

**LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTH OF 210 AVENUE SE AND EAST OF MACLEOD TRAIL SE  
BYLAW 73D2017**

**MAP 13SS**

**EXECUTIVE SUMMARY**

This application is for a Land Use Amendment in the community of Walden. The application seeks to redesignate 5.88 hectares  $\pm$  (14.52 acres  $\pm$ ) from Residential – One Dwelling (R-1) District to Residential – Low Density Mixed Housing (R-G) District, to allow for a greater range of parcel sizes and a variety of low density housing forms and parcel sizes than what is currently allowed.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 December 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 73D2017; and

1. **ADOPT** the proposed redesignation of 5.88 hectares  $\pm$  (14.52 acres  $\pm$ ) located at 1652 – 210 Avenue SE (Portion of SW1/4 Section 13-22-1-5) from Residential – One Dwelling (R-1) District **to** Residential – Low Density Mixed Housing (R-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 73D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with applicable municipal policies including the Municipal Development Plan (MDP) and the East Macleod Area Structure Plan (ASP). This redesignation will allow for a wider variety of low density residential development options within the community of Walden.

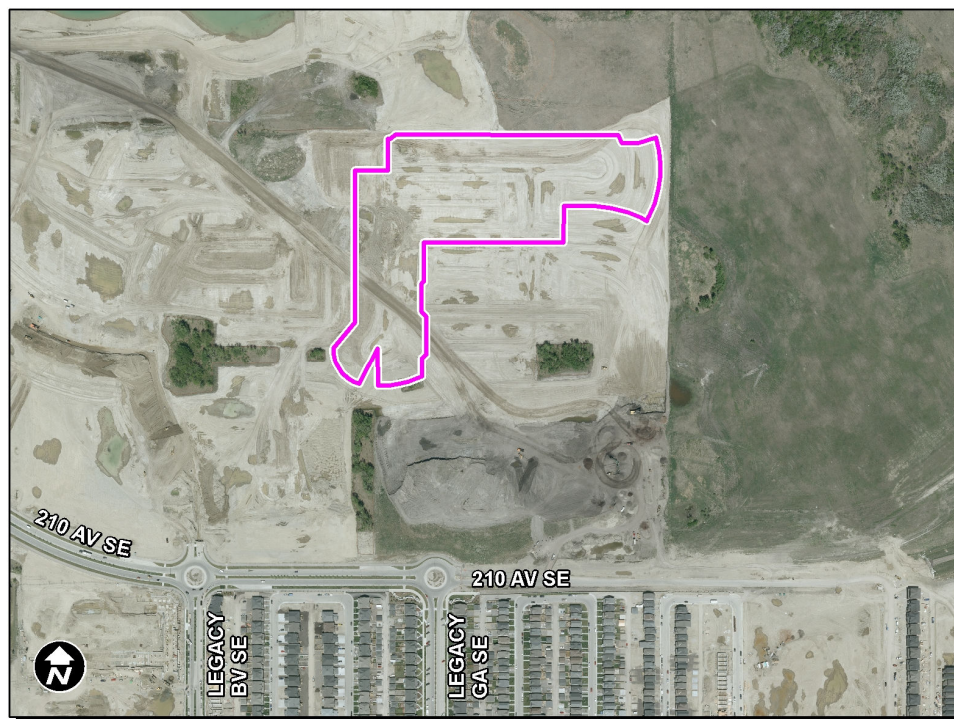
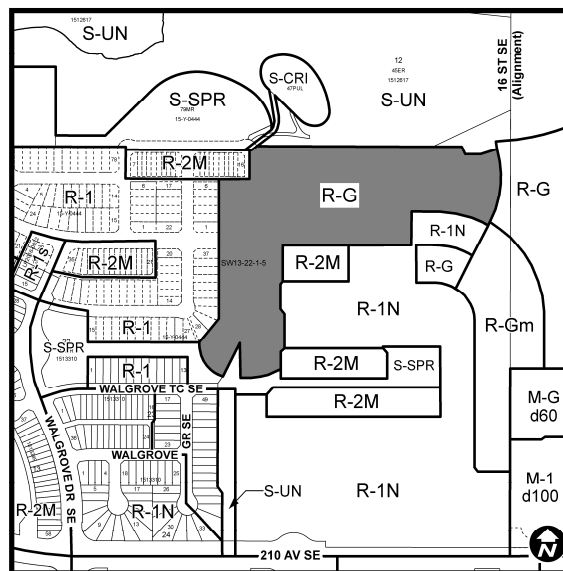
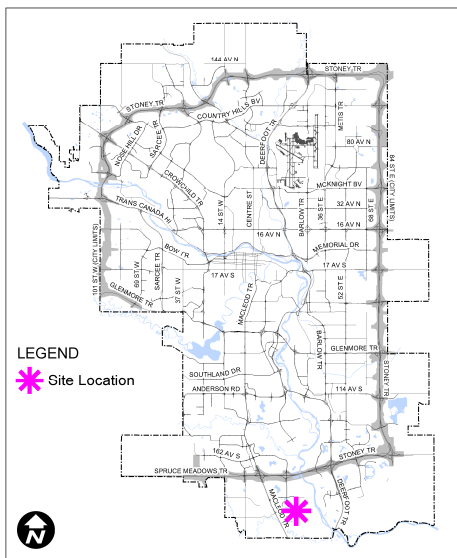
**ATTACHMENT**

1. Proposed Bylaw 73D2017

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**LOCATION MAPS**



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 5.88 hectares  $\pm$  (14.52 acres  $\pm$ ) located at 1652 – 210 Avenue SE (Portion of SW1/4 Section 13-22-1-5) from Residential – One Dwelling (R-1) District **to** Residential – Low Density Mixed Housing (R-G) District.

**Moved by: M. Foht**

**Carried: 9 – 0**

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**Applicant:**

B&A Planning Group

**Landowner:**

1124294 Alberta Limited  
(Genstar Development Company)

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located within the southeast community of Walden in an actively developing area of the city.

Previously the subject lands were designated as Residential – One Dwelling (R-1) District under an Outline Plan and Land Use Amendment application, Bylaw 79D2010, CPC2010-088. Surrounding land uses include various low density residential districts. A private landfill is located north of the site. The northern edge of the subject lands is located along this 300 metres landfill setback line.

<b>Walden</b>	
Peak Population Year	2016
Peak Population	3,859
2016 Current Population	3,859
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**LAND USE DISTRICTS**

The site is currently designated as an R-1 District which is intended to allow for residential development in the form of single detached dwellings in the developing area. This Land Use Amendment application seeks to redesignate this area to the Residential – Low Density Mixed Housing (R-G) District.

The R-G District is intended to allow for a wide range of low-density residential development through a combination of both laned and non-laned product types. This is to encourage housing diversity and intensification of residential neighbourhoods over time. These product types include single detached dwellings, zero lot line single detached, and estate single detached, rowhouse buildings, duplex dwellings, and backyard and secondary suites.

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The Applicant is anticipating that the proposed R-G District on the subject lands would result in 16 additional units. The anticipated development would consist of entirely single detached dwellings with reduced lot widths than what the R-1 District would allow. This would constitute an increase of 0.4 percent in total number of units within the community of Walden. The entire community of Walden at build-out is projected to accommodate up to 4,100 units as shown in APPENDIX II. Under the R-G District, a maximum of 209 units could be achieved on the subject lands if the highest density housing type under the R-G District was used, as shown in APPENDIX III.

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy section of the SSRP in Section 8.14 (p. 108) as follows:

Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.

Municipal Development Plan (MDP) (2009)

The site is within an area in the MDP identified as a "Planned Greenfield with Area Structure Plan (ASP)" as per the Urban Structure Map (Map 1). Planned Greenfield areas include communities that have an Area Structure Plan (ASP) completed and are in the process of developing. Typically, these communities are characterized as relatively low-density residential neighbourhoods containing single-detached housing, smaller pockets of multi-residential and locally-oriented retail.

The MDP also contains general provisions to provide a mix of housing types and tenures, throughout the city including, single detached dwellings, ground-oriented (duplexes, row housing, attached housing, accessory dwellings units and secondary suites), medium- and higher-density and mixed-use residential developments.

East Macleod Trail Area Structure Plan (ASP) (2007)

The site is located within an area identified as "residential" in the East Macleod Trail ASP. The ASP directs Residential areas to provide a variety of housing in the range of low to medium density residential development. The ASP also contains policies to create neighbourhoods that are oriented towards pedestrians, foster social interaction, and create a sense of community. The ASP encourages a range of innovative housing designs that increase housing variety.

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Single family housing, semi-detached housing, low to medium density multi-housing forms of varying heights, secondary suites, zero-lot-line, wide-and-shallow lots and home-based employment uses are all allowed within the ASP's Residential area.

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required for this application. The regional transportation network consists of 210 Avenue SE along the southern boundary of the subject lands, which connects to Macleod Trail SE to the west.

Currently, there is no existing transit service in this area of Walden. The nearest LRT station, the Somerset-Bridlewood station is located approximately 6 kilometres away from the subject lands.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate potential additional density on the site without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An environmental site assessment was not required.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Walden Community Association was circulated and identified no objections to the proposal.

**Citizen Comments**

No citizen comments were received by Administration during the review of this application.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Genstar is proposing a Land Use Amendment for ±5.88 ha (14.53 ac) of R-1 (Residential One Dwelling District) land located in Stage 2 of the Walden community to R-G (Residential – Low Density Mixed Housing District).

The current land use for the site was approved in 2010 as part of the Stage 2 Outline Plan and Land Use Redesignation (LOC2009-0041, Bylaw 79D2010). The site was approved to accommodate (R-1) single family residences.

The proposed R-G land use district is in response to market demand for smaller housing and more affordable housing product. The minimum lot width allowed under the R-1 land use is 10m. The R-G land use will allow Genstar to provide lot widths less than 10m. Genstar is anticipating 9.14m average lot width for this area.

The proposed land use will result in 16 additional units which constitute a 0.4% increase in total number of units in Walden, which is projected to accommodate 4100 units. Furthermore, the increase of 16 units is small enough such that the impact on vehicular transportation is negligible.

We respectfully request City's support for this proposed Land Use Amendment.

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**APPENDIX II**

**PROJECTED WALDEN RESIDENTIAL BUILDOUT**

*Walden Unit Mix (Stages 1-3)*

	ha	ac	Projected # of Units	% of Residential Units
<b>Land Use</b>				
R-1			412	10%
R-1s			42	1%
R-1N			1102	27%
R-2M			752	19%
R-G			228	6%
M-Gd44	3.93	9.71	72	2%
M-Gd60	0.50	1.24	29	1%
M-1d75	2.84	7.01	157	4%
M-1d100	2.20	5.44	189	5%
M-2			363	9%
M-X1			211	5%
M-X2	4.54	11.22	468	12%
<b>Total no. of Units</b>			<b>4025</b>	<b>100%</b>



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**APPENDIX III**

**WALDEN STAGE 2 PROPOSED LAND USE AMENDMENT R-1 to R-G**

**Max Possible Units**

	Land Use	Frontage (m)	Lot Width (m)	Projected Number of Units
Existing Land Use	R-1	1255	10m	125
Proposed Land Use	R-G	1255	6m	209