

# Background and Planning Evaluation

## Background and Site Context

This 0.05 hectare site is located in the community of Scarboro/Sunalta West, immediately west of Crowchild Trail and north of 10 Avenue SW. The site is currently an undesignated road right-of-way which adjoins 2312 – 10 Avenue SW along sections of the southern and eastern property lines.

Surrounding development is primarily comprised of commercial and industrial warehouses designated Commercial – Corridor 2 (C-COR2) District. The adjoining property to the west is a car dealership and uses the subject land for parking through a current Licence of Occupation, issued by The City. As indicated in the Applicant Submission (Attachment 2), the road closure and land use amendment would allow adjacent property, to consolidate with the portion of land subject to this application and formalize ownership and usage of the land.

## Community Peak Population Table

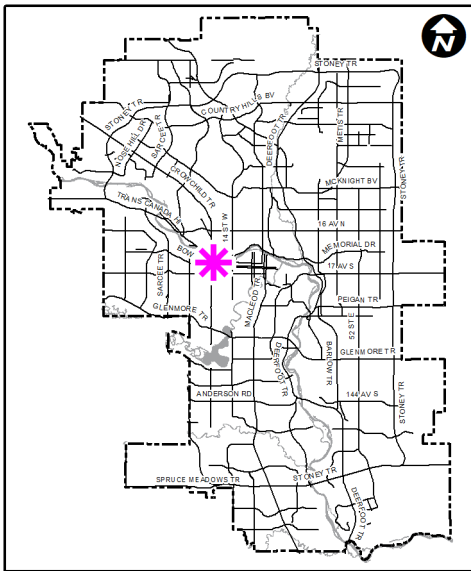
As identified below, the community of Scarboro/Sunalta West reached its peak population in 1968.

<b>Scarboro/Sunalta West</b>	
Peak Population Year	1968
Peak Population	620
2019 Current Population	401
Difference in Population (Number)	-219
Difference in Population (Percent)	-35.3%

Source: *The City of Calgary 2019 Civic Census*

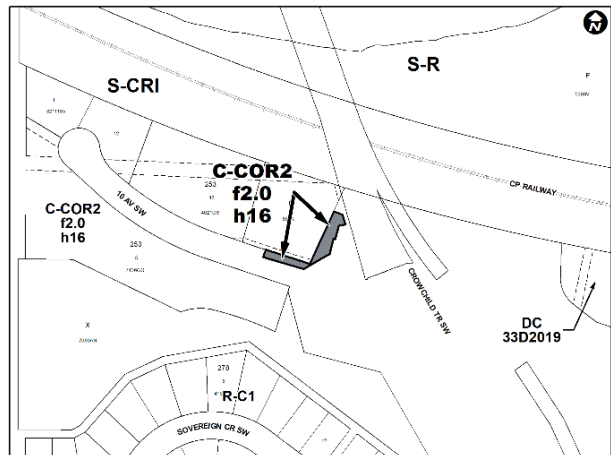
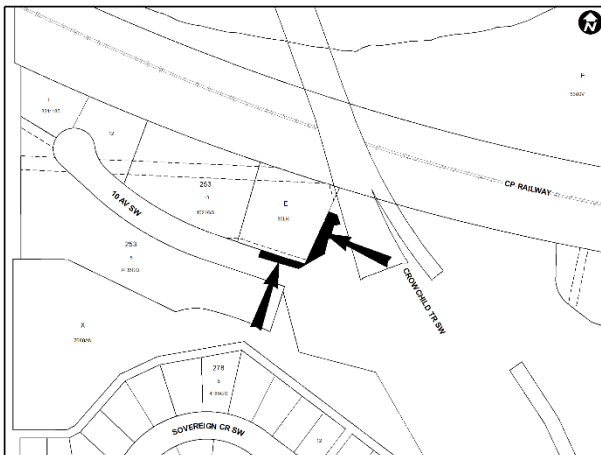
Additional demographic and socio-economic information may be obtained online through the [Scarboro/Sunalta West Community Profile](#)

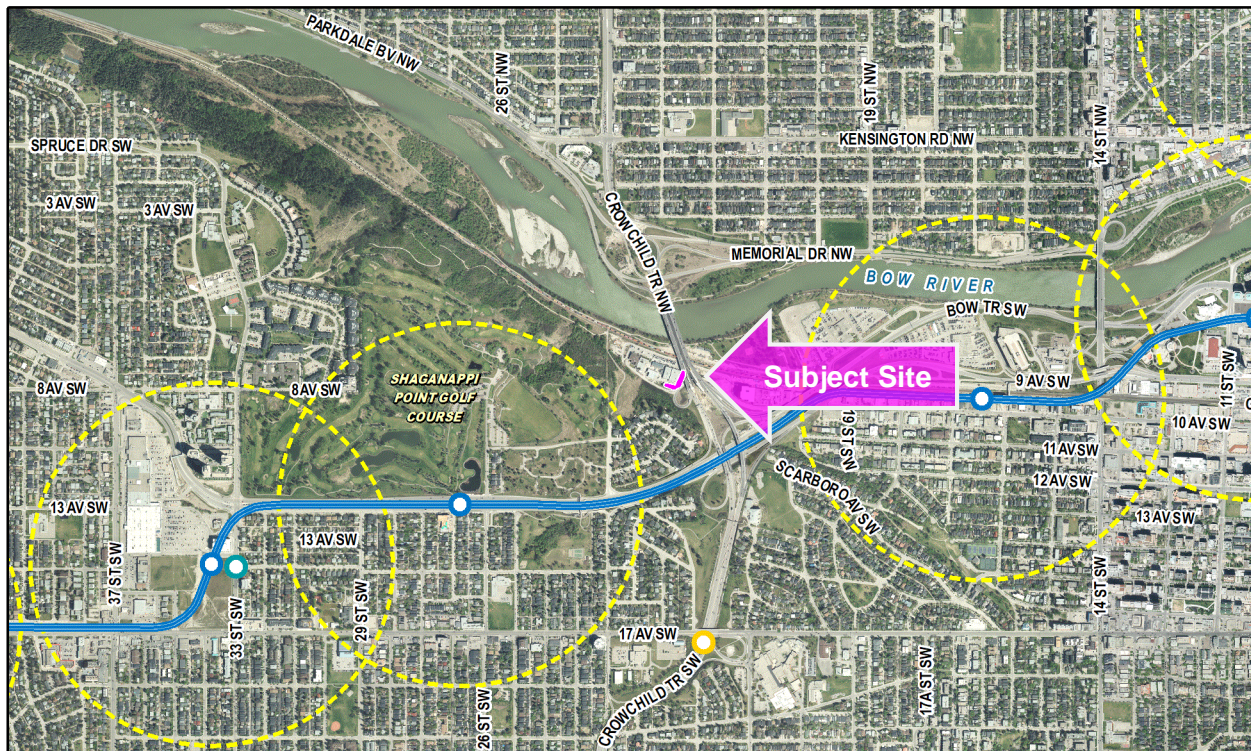
## Location Maps



Road Closure Map

Proposed Land Use





## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

The application proposes to close a 0.05 hectare portion of road right-of-way adjacent to 2132 – 10 Avenue SW and redesignate the land to C-COR2 f2.0h16. The adjacent landowner currently has a Licence of Occupation over this portion of land and utilizes it for parking. The Conditions of Approval for the road closure can be found in Attachment 3.

### Land Use

This application proposes redesignating the undesignated road right-of-way to the C-COR2 f2.0h16 District. This is in alignment with the neighbouring adjacent parcel and along the remainder of 10 Avenue SW. The C-COR2 f2.0h16 District accommodates a range of commercial uses, allows for a maximum floor area ratio of 2.0 and a maximum building height of 16.9 metres (approximately four storeys). The redesignation to C-COR f2.0h16 allows for a seamless consolidation with the neighbouring parcel to the west which shares this designation.

### Development and Site Design

If approved by Council, the rules of the proposed C-COR2 District will provide guidance for future development of the site. Future redevelopment is not expected on the road closure area alone, but could occur on the consolidated parcels.



### **Transportation**

A Transportation Impact Assessment and parking study were not required as part of the land use amendment application. Future redevelopment of the site is not intended or expected based on the size of land; however, if future redevelopment occurs, compliance with the Land Use Bylaw including transportation requirements will be reviewed at that time.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

All utilities that exist within the subject parcel are to be protected by a utility right-of-way. There is an existing Oil Grit Separator (OGS) located within the road closure area. This must be maintained by the owner and located within the utility right-of-way, and the License of Occupation should remain for the OGS.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use application builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developed – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP encourages efficient use of existing infrastructure and public facilities. The proposal is in keeping with relevant MDP policies.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

### **Sunalta Area Redevelopment Plan (Statutory – 1983)**

The site is located within Office Commercial area as identified on Map 2: Land Use Policies of the [Sunalta Area Redevelopment Plan](#) (ARP). The general commercial land use policies of the ARP relate to the subject site. As there is no intention to develop the portion of land, it is considered that the proposal conforms to the relevant ARP policies.