

# Background and Planning Evaluation

## Background and Site Context

This 1.4 hectare parcel is located in the community of Wildwood and is currently developed with a single detached dwelling. The subject site is accessed from a private road that is off Edworthy Park. The private road provides access to an additional two residential parcels.

The subject parcel is currently designated DC District ([Bylaw 58Z91](#)) which provides direction to follow the R-1 Residential Single-Detached District, as per Land Use Bylaw 2P80. The purpose of the existing DC District is to allow for residential development in the form of only a single detached residence and to maintain a minimum parcel area. The surrounding land uses are Special Purpose – Urban Nature District (S-UN). The S-UN designation is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state.

A development permit to accommodate a secondary suite has not been submitted at this time.

## Community Peak Population Table

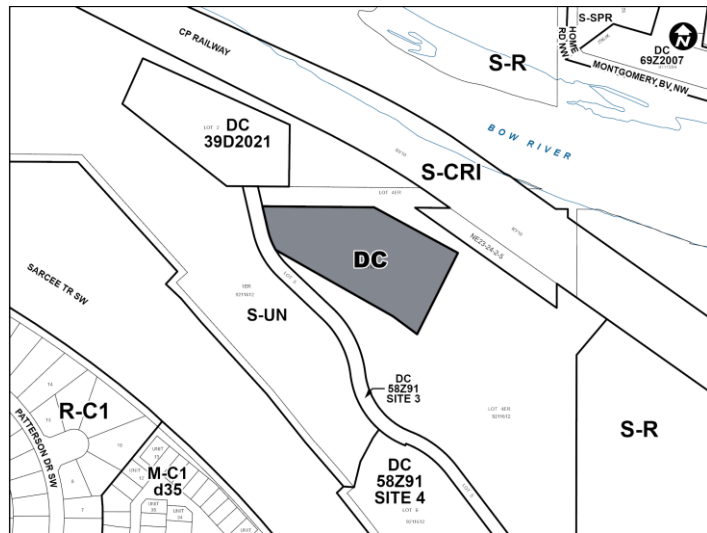
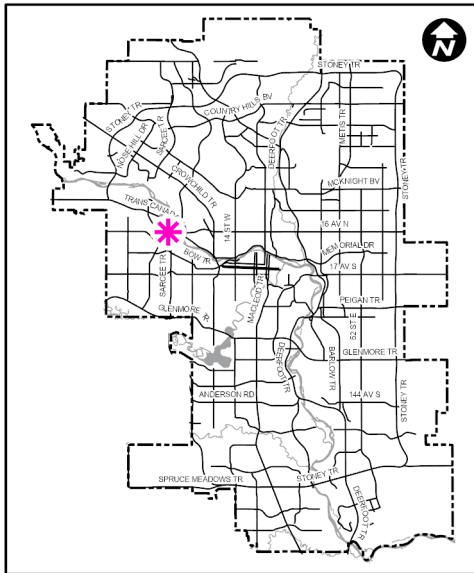
As identified below, the community of Wildwood reached its peak population in 1968.

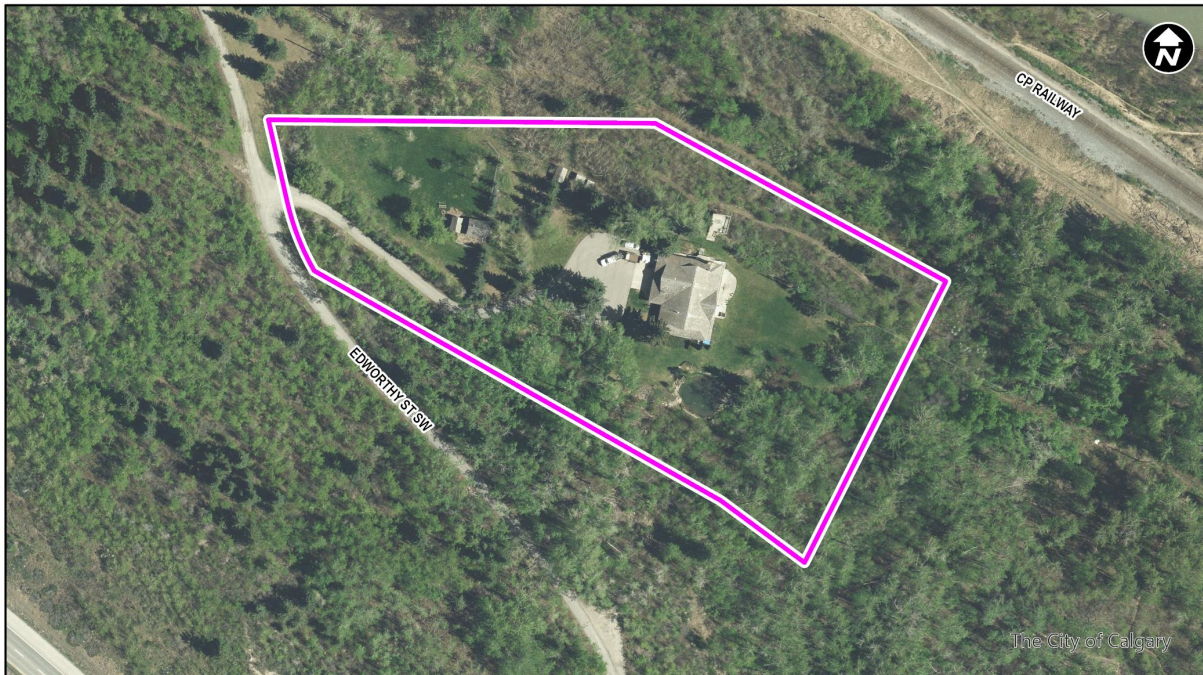
<b>Wildwood</b>	
Peak Population Year	1968
Peak Population	4,294
2019 Current Population	2,709
Difference in Population (Number)	-1,585
Difference in Population (Percent)	-36.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [Wildwood Community Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District is based on the R-1 District of Land Use Bylaw 2P80, which does not allow for a secondary suite and requires a minimum lot area. This land use amendment application proposes a new DC District based on the R-C1 District of Bylaw 1P2007 that also includes the minimum lot area. This DC District is required, at this location, for environmental reasoning and servicing limitations.

The proposed DC District includes a rule (Section 8) that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

### Development and Site Design

If approved by Council, the rules of the proposed DC District and the R-C1 District will provide guidance for development on this site.

### Transportation

The site is accessed via a private road through Edworthy Park which provides access to three parcels. The subject parcel has adequate parking to accommodate both the existing single detached dwelling and a potential secondary suite.

### **Utilities and Servicing**

Servicing is available to accommodate the addition of a secondary suite on the parcel, however future subdivision will not be permitted at this location.

### **Environmental Site Considerations**

No environmental concerns were identified.

## **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 amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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

The subject parcel is located within the Established – Developed Residential as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal conforms to the relevant policies of the MDP, including policy 2.2.5.a, which encourages growth and change in low density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites (secondary suites).

There is no local policy plan for the subject site.

### **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.