

Background and Planning Evaluation

Background and Site Context

The subject property is a country residential parcel that is located on the west edge of Calgary. The irregular, triangle-shaped site is located to the east of 101 Street SW and the municipal boundary of Rocky View County and immediately west of the Calgary Ring Road. The community of West Springs is located across the Ring Road to the east by approximately 525 metres.

The 1.97 hectare (4.87 acre) parcel is covered with gravel, low lying shrubs, grass, and a heavily treed section towards the southern area of the parcel. A derelict residential dwelling currently exists on the site, and the parcel is not served by any municipal utilities. The subject site currently has three access points from the 101 Street SW spur road: an access gate located at the northwest corner, a gravel bermed roadway midway down the site that provides access to the residential dwelling, and a short gravelled roadway located at the southwest corner that provides direct access to the existing residential dwelling.

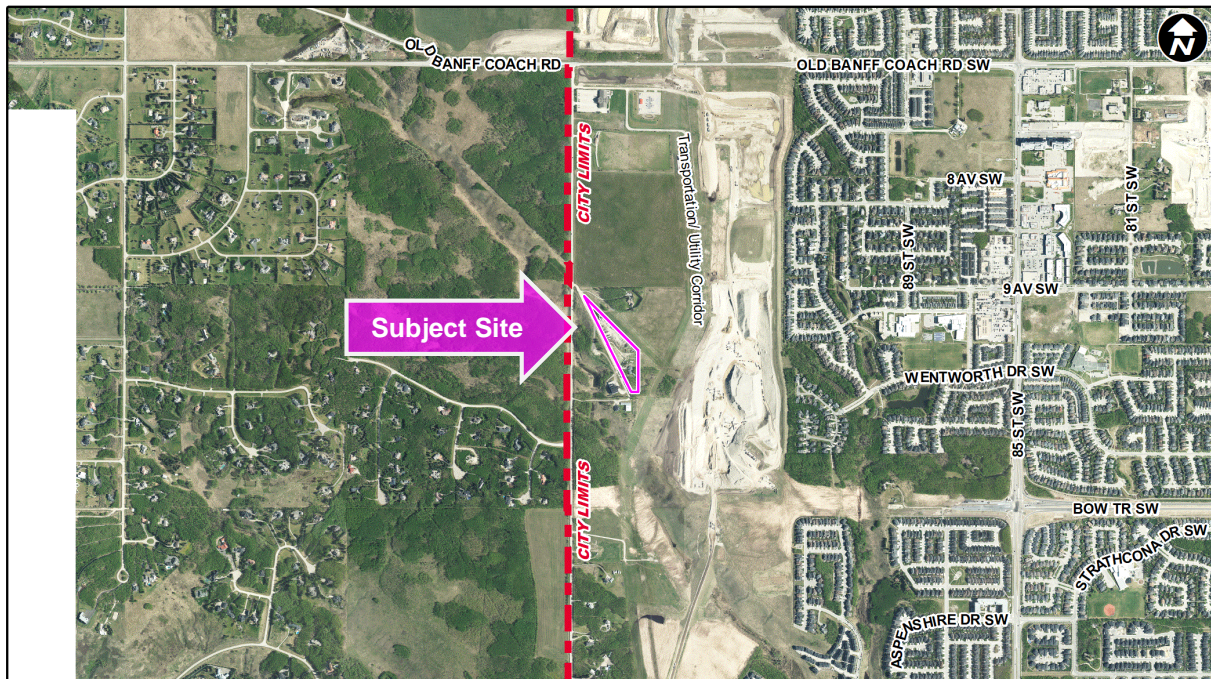
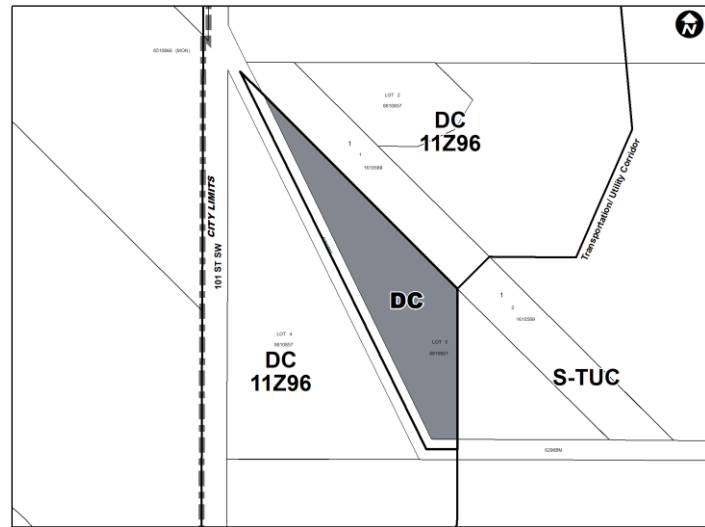
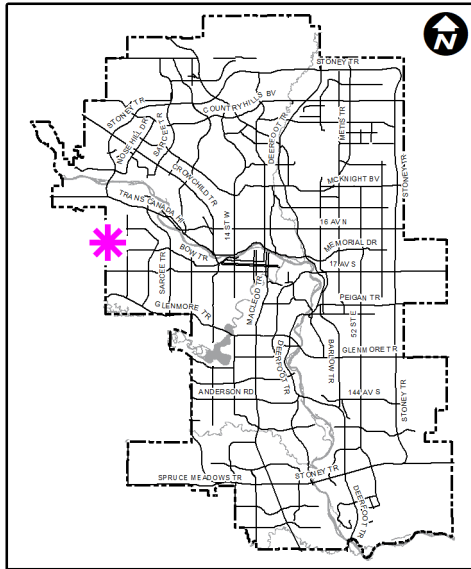
An overhead high tension power line runs parallel to the east/northeast boundary line of the site. Two country residential homes/acreages with the same DC District land use as the subject site are located south of the site and one is located to the north, all within city limits. There are also country residential acreages within Rocky View County that are located approximately 330 metres to the southwest.

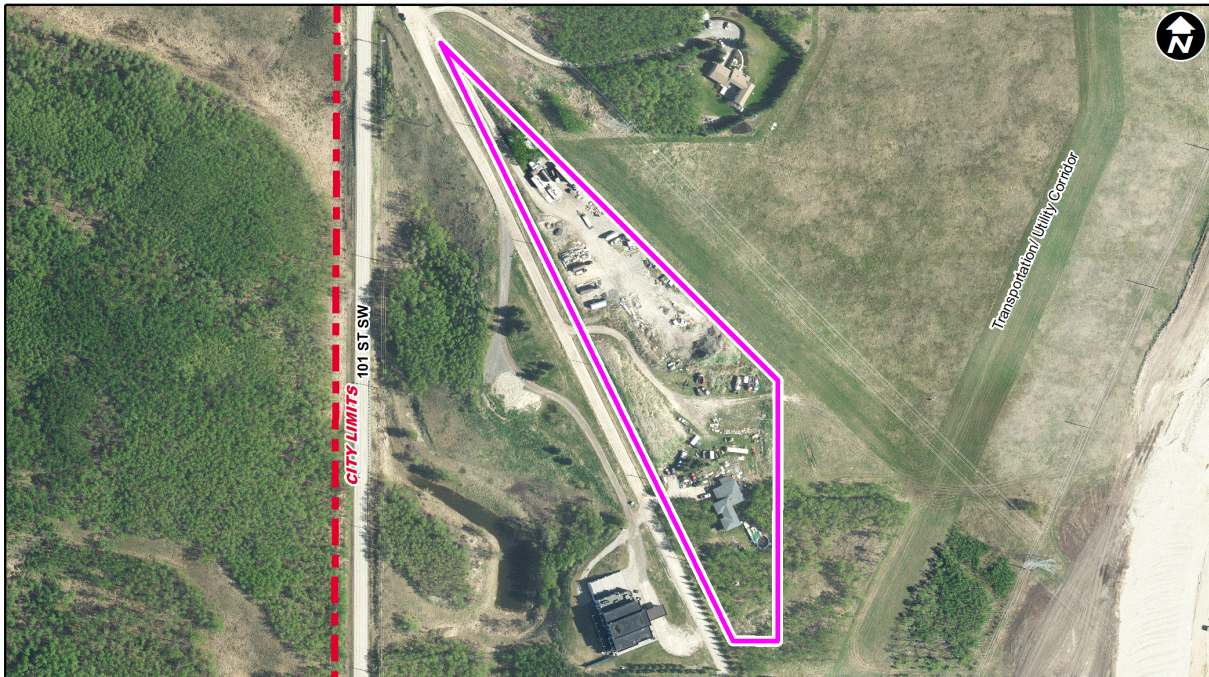
On 2017 July 3 Council approved a policy and land use amendment for a parcel at 756 - 101 Street SW, approximately 450 metres north of the subject property, that changed the land use from country residential acreages to allow for an auto-dealership. A development permit for a Vehicle Sales – Major use was submitted on 2021 July 05 and is currently under review.

Community Peak Population Table

The Community Peak Population Table is not available since the subject area (Residual Ward 6) is an undeveloped area with no population statistics.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The current land use of the site is a DC District based on Land Use Bylaw 2P80 and only allows for country residential acreages that have a minimum parcel size of 0.80 hectares (2.0 acres). Based on the existing land use and parcel size, a maximum of two country residential lots each with one single detached dwelling can currently be achieved on the site.

The proposed DC District is based on the Special Purpose – Future Urban Development (S-FUD) District and would allow the additional discretionary use of Self Storage Facility on a temporary basis. An initial development permit for a Self Storage Facility may be approved on a temporary basis for a maximum of 10 years. Following the initial duration of the temporary approval a new development permit for a Self Storage Facility may be approved for a period of up to five years. The purpose of the temporary approval is to ensure that the long term transition of the site to a more urban form of land use is not compromised.

The proposed DC District also includes rules for the Self Storage Facility for adequate landscaping for the perimeter of the site and visual screening between the setback/landscaping area and buildings to ensure compatibility and consideration of adjacent uses. The landscaping rules included in the DC District for the required number of trees and shrubs are above and beyond what would be typically required for this type of use elsewhere in the city.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6 and 7(a) through (d) of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District 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 District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Section 7(a) through (d) incorporates rules regarding building height, setbacks and landscaping. The rules regarding temporary approval in the associated timeframes cannot be relaxed.

Development and Site Design

The rules of the proposed DC District would provide guidance for the future development of the site including building height and massing, vehicular access, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring the development is compatible with and has minimal impact on surrounding development;
- ensuring the development has minimal impact on the transportation network; and
- ensuring the development is able to properly contain utility servicing on-site.

The applicant has indicated that the proposed development will consist of a series of linear one storey buildings with a total of approximately 711 storage units of various sizes. They have also indicated that the total development will reach approximately 89,500 square feet of self-storage rentable space and each building will consist of steel construction sitting on concrete pads with roll up doors. This type of building can easily be removed in the future.

Transportation

Vehicular access to the site is available via 101 Street SW and its associated spur road that connects to the site. The subject site is located approximately 2.1 kilometres walking distance from bus stop 98 along the 101 Street SW and Old Banff Coach at 87 Street SW stop, and provides service to the 69 Street LRT Station. At the development permit stage, the applicant will be required to provide and execute an Agricultural Driveway Crossing Indemnification Agreement. A Transportation Impact Assessment was not required for this application.

Environmental Site Considerations

The Environmental Site Assessment (ESA) was reviewed by Environmental and Safety Management and has been confirmed there are no risks based on receptors and the proposed land use.

Utilities and Servicing

No public water, sanitary or stormwater servicing is available for the subject site or within the surrounding area and will not be available for many years. The proposed development will be required to provide private interim servicing internal to the site.

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

Rocky View County / City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The subject site lies within the plan area for the [Rocky View County / City of Calgary Intermunicipal Development Plan](#) (IDP). The subject parcel does not specifically fall within policy areas identified as Key Focus Areas, Residual Long Term Growth Areas or Growth Corridors/Areas and Annexation, which means that there is no specific policy direction for the site regarding the intended land use typology for growth. Notwithstanding, the site is subject to the policies identified in Section 6.0 Interface Planning, given its immediate proximity to the Rocky View County and City of Calgary border. Under Section 6.0, any proposed development permit for this site will need to provide an appropriate and compatible transition between the commercial and residential land uses across the municipal boundary. The proposed DC District and East Springbank Area Structure Plan policy amendment will also provide the necessary tools to ensure the appropriate transition is incorporated.

The application was circulated to Rocky View County for their comment, however, Administration did not receive a response.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the 'Developing Residential: Planned Greenfield with Area Structure Plan' area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). MDP policy for this area defers to existing Area Structure Plan policy that was in place prior to the MDP being adopted. Therefore, the East Springbank Area Structure Plan policies apply.

Climate Resilience Strategy (2018)

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

East Springbank Area Structure Plan (Statutory – 1997)

The subject site is located within the existing 'Country Residential Development' land use policy area as identified on Map 2: Land Use of the [East Springbank Area Structure Plan](#) (ASP). This land use policy identifies single detached homes on lots with a minimum parcel size of two acres as the appropriate style of development for this area. The ASP also states that municipal servicing is not likely to be extended to this area for many years.

To accommodate the proposed DC District, a text amendment is required to the East Springbank Area Structure Plan to amend the land use policy for the subject site to allow the specific commercial use of self storage facility (Attachment 2). The policy amendment requires that the Development Authority take a number of matters into consideration in order for a development permit for a self storage facility to be approved, including:

- the use is only approved on a temporary basis;
- the use does not compromise the eventual transition of the site;
- the use can be removed in the future when the area is redesignated to allow for urban forms of development;
- the impact on nearby residential development and the surrounding transportation network; and
- utility servicing is contained within the boundaries of the site without the need for off-site servicing improvements.