

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

**EXECUTIVE SUMMARY**

This Land Use Amendment application is for 26.5 hectares of land in the community of Walden. The subject site is located north of 210 Avenue SE and east of Walden Drive SE atop the Bow River escarpment. The north portion of the subject site is within the 300 metre permanent setback from the disposal area of the BFI landfill site. In addition, a temporary 450 metre setback is in place until the applicant can provide information indicating that the BFI landfill site is in post-closure care. A number of uses, including residential use are not permitted within these setbacks as per the Municipal Government Act Subdivision and Development Regulations.

At build-out, this Outline Plan area will accommodate between 545 and 625 dwelling units, with a mix of single-detached, semi-detached and multi-residential development. The area also incorporates a neighbourhood park and access to natural areas along the escarpment. This is the final phase of development in the community of Walden.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 June 04

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 116D2015; and

1. **ADOPT** the proposed redesignation of 26.50 hectares  $\pm$  (65.48 acres  $\pm$ ) located at 2400 and 1652 – 210 Avenue SE (SE 1/4 Section 13-22-1-5; Portion of SW 1/4 Section 13-22-1-5) from Residential One Dwelling (R-1) District and Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – At Grade Housing (M-Gd60) District, Multi-Residential – Low Profile (M-1d100) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate low density residential development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 116D2015.

**LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015**

**MAP 13SS**

---

**REASON(S) FOR RECOMMENDATION:**

The Land Use Amendment proposed meets and exceeds the policies set out for the subject site. For example, the applicant has proposed a Direct Control District to accommodate a mixture of single detached, semi-detached, rowhouse buildings and secondary suites. This district allows the applicant to adjust the mix of housing to suit demand at the time of subdivision and it allows the community to more easily transition over time.

Higher density land use districts are located surrounding the central amenity space and at key entry points in the neighbourhood. This helps support transit service, provides additional security to the central amenity space and also improves the visual appeal of the community.

The proposal provides access to open space along the escarpment through the placement of Municipal Reserve, the location of walkways and via the regional pathway.

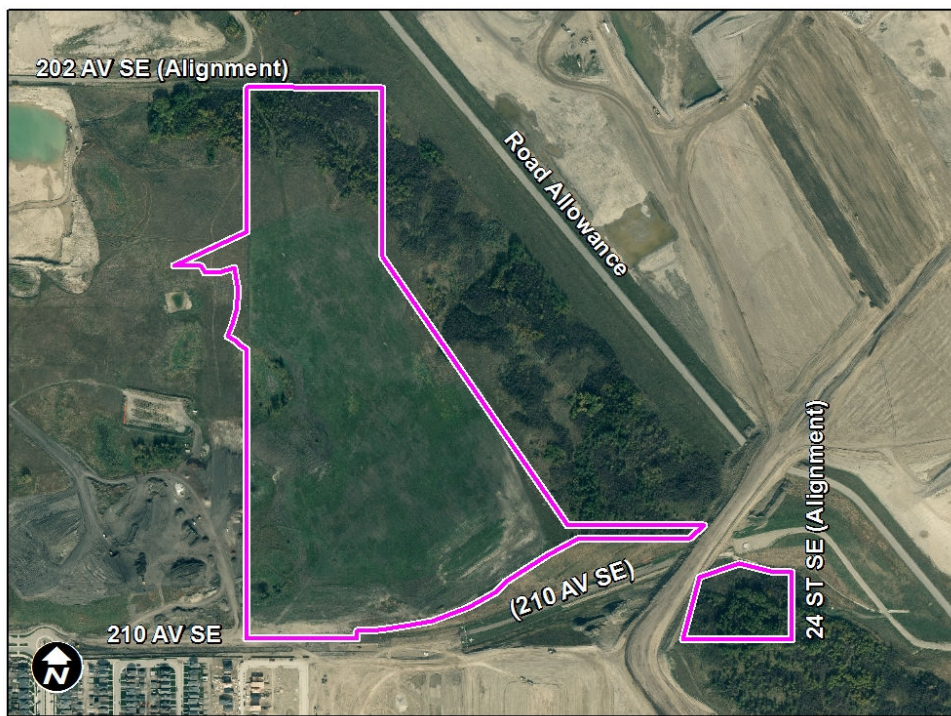
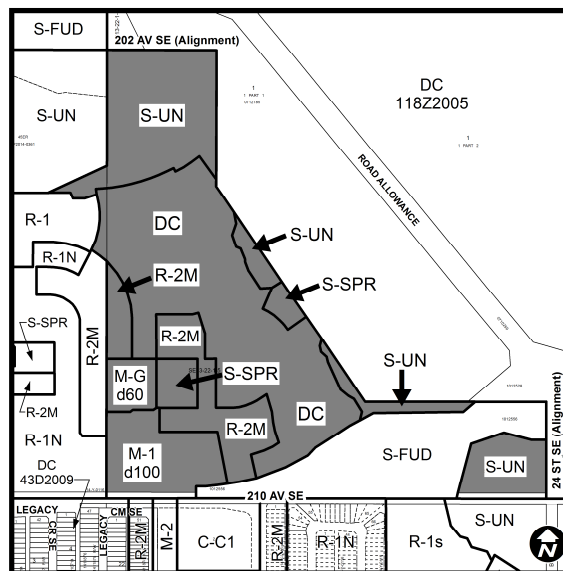
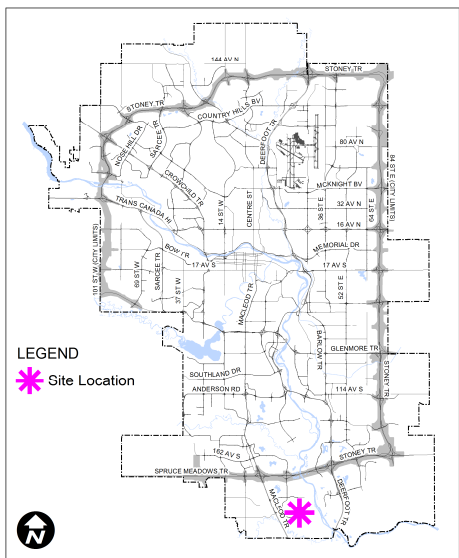
**ATTACHMENT**

1. Proposed Bylaw 116D2015

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

LOCATION MAPS



LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 26.50 hectares  $\pm$  (65.48 acres  $\pm$ ) located at 2400 and 1652 – 210 Avenue SE (SE 1/4 Section 13-22-1-5; Portion of SW 1/4 Section 13-22-1-5) from Residential One Dwelling (R-1) District and Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – At Grade Housing (M-Gd60) District, Multi-Residential – Low Profile (M-1d100) District, Residential – Low Density Multiple Dwelling (R-2M) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, DC Direct Control District to accommodate low density residential development (APPENDIX II).

**Moved by: S. Keating**

**Carried: 8 – 0**

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

**Applicant:**

Brown & Associates Planning Group

**Landowner:**

1124294 Alberta Limited  
(Saul Koschitzky, Sarena Koschitzky,  
Ben Czelenski, Onufry Shinkewski)  
Trafford Titleco Limited

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	-
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	Yes	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

**LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015**

**MAP 13SS**

## **PLANNING EVALUATION**

### **SITE CONTEXT**

The subject site is currently undeveloped. It is situated on an escarpment above the Bow River, north of 210 Avenue SE and south of the closed BFI landfill. The community of Legacy is to the south and the proposed community of Lexington is to the east at the bottom of the escarpment. This site represents the final development phase for the community of Walden.

### **LAND USE DISTRICTS**

The applicant has proposed Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-Gd60) District and Multi-Residential – Low Profile (M-1d100) District are proposed in the community for locations around the central amenity space, and at entry points to the community. A Direct Control District that accommodates a mixture of single detached, semi-detached, rowhouse building and secondary suites have been accommodated elsewhere in the area. This is the same DC District as one approved by Council in the community of Livingston.

A pair of local park spaces are designated Special Purpose – School, Park and Community Reserve (S-SPR) District with the remaining land designated Special Purpose – Urban Nature (S-UN) District along the top of the escarpment and for the area within the 300 metre buffer of the BFI landfill.

### **LEGISLATION & POLICY**

The subject site is identified in the Calgary Municipal Development Plan as Planned Greenfield with Area Structure Plan (ASP). The East Macleod Trail Area Structure Plan identifies the area for residential use and indicates it should contain a Neighbourhood Node.

The Municipal Government Act Subdivision and Development Regulations state that uses such as residential use and others may not locate within 300 metres of the disposal area of a landfill and may not locate within 450 metres of the working area of an operating landfill. As such, the applicant seeks to designate areas within the 300 metre permanent setback of the BFI landfill as Special Purpose – Urban Nature (S-UN) District and, until the BFI landfill is in post-closure care, a temporary 450 metre setback shall be in place as well.

### **TRANSPORTATION NETWORKS**

Primary vehicle access to the area will be from Macleod Trail SE and 210 Avenue SE, a Divided Arterial approved under Legacy Stage 1. Secondary vehicle access to the area will be from Macleod Trail SE and 194 Avenue SE.

**LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015**

**MAP 13SS**

---

Connections to 210 Avenue SE, situated south of the community, will be located at Wallcrest Gate SE and at Walgrove Drive SE. The modified grid network within the community, combined with the network of pathways and walkways, provides excellent pedestrian and vehicle connectivity. All streets adhere to the Complete Streets Policy and Guide. Wallcrest Crescent includes a 3.0 metre wide Regional Pathway which results in minor increase to the required road right-of-way.

Walgrove Drive SE will provide the main transit route for the community. Additional transit routes will be facilitated along 210 Avenue SE. Transit Stops will be located within 400 metre of 95 percent of the residential units within the community. The City of Calgary and the developer will be working together to develop an enhanced transit service plan for Walden community in order to reduce the number of vehicle trips in and to the community.

A Transportation Impact Assessment (TIA) was submitted and approved in support of this application.

## **UTILITIES & SERVICING**

Infrastructure for water, sanitary and storm servicing are available to serve this proposed development. Sanitary pipes will connect the subject site to a trunk available along 210 Avenue SE. Water and storm water servicing will be provided via tie-ins from Walden Stage 2.

Based on the Transportation Impact Assessment recommendations for the East and West Macleod area, additional upgrades to Macleod Trail intersections are required to support further growth in the area. The Developer shall enter into an agreement to contribute to the cost to upgrade the intersections of Macleod Trail / 210 Avenue S and Macleod Trail / 194 Avenue S.

## **ENVIRONMENTAL ISSUES**

Through CPAG review, overland drainage from lots backing on to the escarpment was identified as a potential cause of erosion and slope stability issues. The Conditions of Approval will ensure drainage from these lots will be captured in an engineered drainage system and diverted from the escarpment.

Residential development has been restricted from the northern portion of the subject site in compliance with provincially regulated setbacks. Instead all areas within the 300 metre permanent setback of the BFI landfill site are designated S-UN or will become road rights-of-way. In addition, a temporary 450 metre setback shall be in place until the applicant can confirm that the BFI landfill is in post-closure care.

**LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015**

**MAP 13SS**

---

**ENVIRONMENTAL SUSTAINABILITY**

No particular features of note.

**GROWTH MANAGEMENT**

There are no growth management issues with the subject site

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received

**Citizen Comments**

No comments were received

**Public Meetings**

The applicant held an open house on 2015 April 08 for the public to view information and ask questions. According to the applicant, no concerns were raised by those in attendance.



**LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015**

**MAP 13SS**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

Walden Stage 3 Outline Plan and Land Use application, 26.5 hectares (65.4 acres) in area, completes the Eastern Residential Village in Walden and forms the last and final land use approval for the community.

The concept plan for Stage 3 builds on the overall vision of sustainability and provides connections from the community to the Bow River escarpment. The Plan area is guided by the policies of East Macleod Trail Area Structure Plan (ASP), 2007 and the City's Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), 2010.

The plan is laid out to enhance multimodal connectivity in a modified grid pattern which respects the existing topography. The layout facilitates east-west open space and street connections. The East Macleod Trail ASP identifies a Neighbourhood Node along the western boundary of the plan area. Centred on the neighbourhood park framed by street oriented higher density residential development, the Node is designed to be the visual and social focus. A 1.5 hectare (3.7 acre) community commercial site located immediately to the south in the community of Legacy will enhance the viability of the Neighbourhood Node. The Node meets density requirements of the ASP as well as MDP intensity thresholds.

Approximately 27% or 7.1 hectares (17.6 acres) of the land is proposed as environmental reserve to add to the Conservation Area. An open space park is proposed along the escarpment where Genstar is exploring opportunities to build interpretive displays which trace the geological evolution of the Bow River Valley and integrate the significance of archaeological findings in the area. The intent will be to increase awareness of the area's history for the park users. 1.2 hectares (3 acres) of the municipal reserve owing in Walden Stage 3 will be paid as cash-in lieu towards the regional high school site in Legacy.

A variety of housing types is proposed in Walden Stage 3 to meet the needs of a wide range of socio-economic spectrum. The proposal includes 40% multifamily which will provide opportunities to integrate affordable housing types. The proposed flexible DC land use for low density residential creates additional opportunities for ground-oriented multifamily. The plan area is projected to yield a density of 28.2 units per hectare (11.4 units per acre) and intensity of 84 people and jobs per gross developable hectare which well exceeds both the ASP and MDP requirements.

In summary, we request the City's support for the proposal as it will:

- complete the Eastern Residential Village and the community of Walden
- provide direct connections to the Bow River escarpment
- dedicate approximately 27% of the land area towards environmental reserve and enhance the natural open space (Conservation Area)
- contribute 3.0 acres cash in lieu payment towards the high school site in Legacy
- be cost-effective to develop with leading infrastructure in place or budgeted for
- add to the serviced land supply in the south half of the City

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

**APPENDIX II**

**PROPOSED DIRECT CONTROL GUIDELINES**

**Purpose**

- 1 This Direct Control District is intended to accommodate a diversity of low density residential ***development*** in the form of **Rowhouse Buildings, Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings** and accessory suites in the ***Developing Area***.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Part 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

- 4 (1) The following ***uses*** are ***permitted uses*** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Home Based Child Care – Class 1;**
- (e) **Home Occupation – Class 1;**
- (f) **Park;**
- (g) **Protective and Emergency Service;**
- (h) **Secondary Suite;**
- (i) **Semi-detached Dwelling;**
- (j) **Sign – Class A;**
- (k) **Single Detached Dwelling; and**
- (l) **Utilities.**

- (2) A **Rowhouse Building** is a ***permitted use*** in the Direct Control District where it is located on a ***laned parcel***.

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

**Discretionary Uses**

5 (1) The following *uses* are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

(2) A **Rowhouse Building** is a **discretionary use** in this Direct Control District where it is located on a **laneless parcel**.

**Rules**

6 In addition to the rules in this District, all *uses* in this District must comply with the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1.

**Number of Main Residential Buildings on a Parcel**

7 The maximum number of **main residential buildings** on a **parcel** is one.

**Density**

8 The maximum **density** for a **parcel** is 50 **units** per hectare for a **Rowhouse Building**.

**Parcel Width**

9 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Backyard Suite**;
- (c) 13.0 metres for a **parcel** containing a **Duplex Dwelling**;

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

- (d) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**; and
- (e) 5.0 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse Building**.

**Parcel Area**

**10** The minimum area of a *parcel* is:

- (a) 233.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 330.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 330.0 square metres for a *parcel* containing a **Secondary Suite** or **Backyard Suite**;
- (d) 330.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 160.0 square metres must be provided for each **Dwelling Unit**; and
- (e) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse Building**.

**Parcel Coverage**

- 11** (1) Unless otherwise referenced in subsections (2), (3), (4), (5) or (6), the maximum *parcel coverage* is 50.0 per cent of the area of the *parcel*.
- (2) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Single Detached Dwelling** is 45.0 per cent of the area of the *parcel* where the *parcel* area is greater than 400.0 square metres.
- (3) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Single Detached Dwelling** is 60.0 per cent of the area of the *parcel* where the *parcel* area is less than 300.0 square metres.
- (4) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Duplex Dwelling** or **Semi-detached Dwelling** is 60.0 per cent of the area of the *parcel* where the *parcel* area is less than 600.0 square metres.

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

- (5) Unless otherwise referenced in subsection (6), the maximum cumulative **building coverage** for a **Rowhouse Building** over all the **parcels** subject to a single **development permit** is 60.0 per cent of the area of the subject **parcels**.
- (6) The maximum **parcel coverage** referenced in subsections (1), (2), (3), (4) and (5), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

**Building Setback Areas**

- 12 The depth of all **setback areas** must be equal to the minimum **building setback** required by sections 13, 14 and 15.

**Building Setback from Front Property Line**

- 13 The minimum **building setback** from a **front property line** is:

- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

**Building Setback from Side Property Line**

- 14 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **parcel** with a **Rowhouse Building** or **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (3) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
  - (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (4) The **building setback** required in subsection 3(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

- (b) provides unrestricted vehicle access to the rear of the *parcel*.
- (5) For a *corner parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 1.2 metres, provided there is no portion of a *building*, except for a projection allowed in 337(3), located within 3.0 metres of:
  - (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (6) One *building setback* from a *side property line* may be reduced to zero metres where:
  - (a) the owner of the *parcel* proposed for *development* and the owner of the *adjacent parcel* register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
    - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a *building* on an *adjacent parcel*; and
    - (ii) a 0.60 metre footing encroachment easement; and
  - (b) all roof drainage from the *building* is discharged through eavestroughs and downspouts onto the *parcel* on which the *building* is located.

**Building Setback from Rear Property Line**

**15** The minimum *building setback* from a *rear property line* is 7.5 metres.

**Building Height**

- 16**
- (1) Unless otherwise referenced in subsections (2) and (3), the maximum *building height* is 10.0 metres for a **Single Detached Dwelling**.
  - (2) The maximum *building height* is 11.0 metres for **Single Detached Dwellings** where:
    - (a) the area of the *parcel* is equal to or greater than 400.0 square metres; and
    - (b) the *parcel width* is equal to or greater than 10.0 metres.

LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

---

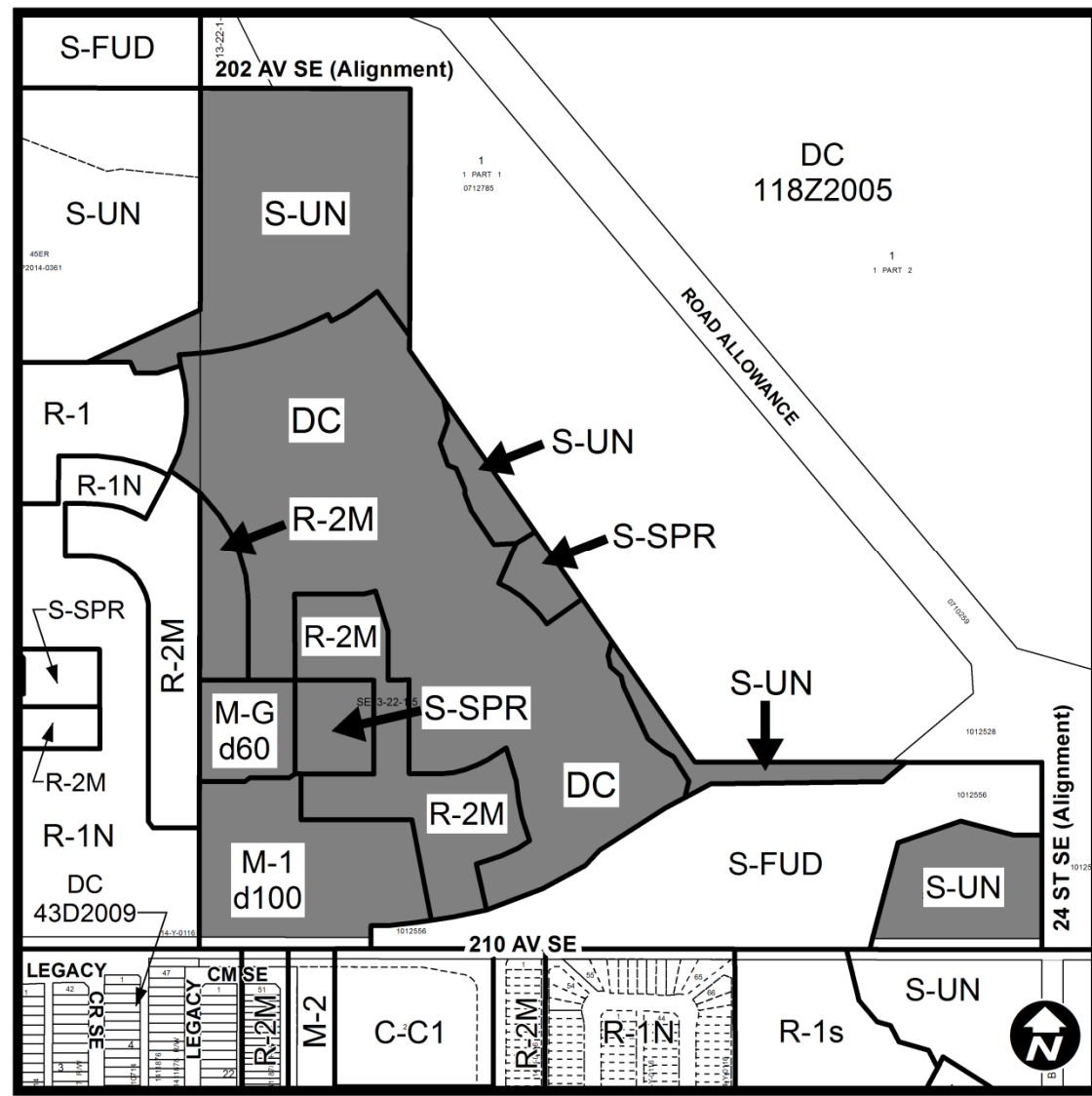
- (3) The maximum ***building height*** is 12.0 metres for **Single Detached Dwellings** where the ***parcel width*** is equal to or greater than 15.0 metres.
- (4) The maximum ***building height*** for **Duplex Dwellings** and **Semi-detached Dwellings** is 11.0 metres.
- (5) The maximum ***building height*** for a **Rowhouse Building** is 12.0 metres.
- (6) The maximum ***building height*** for all other ***uses*** is 10.0 metres

**Motor Vehicle Parking Stalls**

- 17 (1) The minimum number of ***motor vehicle parking stalls*** for a **Duplex Dwelling**, **Semi-detached Dwelling** and **Single Detached Dwelling** is 2.0 stalls where:
- (a) the ***parcel*** width is less than 9.0 metres; or
  - (b) the area of the ***parcel*** is less than 270.0 square metres.
- (2) In all other cases, the rules of Bylaw 1P2007 apply.

**MAP 13SS**

## PROPOSED LAND USE DISTRICT MAP





LAND USE AMENDMENT  
WALDEN (WARD 14)  
NORTHEAST OF 210 AVENUE SE AND WALDEN DRIVE SE  
BYLAW 116D2015

MAP 13SS

APPENDIX IV

PROPOSED OUTLINE PLAN

