

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Canyon Meadows, along Cantrell Drive SW and just north of Canyon Meadows Drive SW. The parcel is approximately 0.19 hectares (0.46 acres) in size. The parcel is currently being used as open space and dedicated as Municipal Reserve (MR) under Special Purpose – School, Park, and Community Reserve (S-SPR) District. Stewardship of parcel is with The City of Calgary's Parks and Open Spaces.

Surrounding land use to the north consists of area designated as park and open space (S-SPR) and to the west consisting of single detached dwellings across Cantrell Drive SW. To the east of the parcel are the Red Line Light Rail Transit (LRT) and Canadian Pacific (CP) Railway lines. To the southwest of the parcel across Canyon Meadows Drive SW is a multi-residential building. A regional pathway runs along the east boundary of this site.

Development of a new utility building is part of the Fish Creek West sanitary upgrade project. The new sanitary line will transport sanitary flows (wastewater) from the communities of Woodbine, Woodlands, and Canyon Meadows, as well as wastewater from Tsuut'ina Nation. In addition to this, it will also provide increased sanitary sewer capacity to Woodbine and Woodlands. This wastewater will travel through Calgary's wastewater collection system to the Fish Creek wastewater treatment plant. As part of construction for this project The City has identified the need to build an odour control building near the LRT/CP tracks at 490 Canyon Meadows Drive SW.

The purpose of the odour control building is to mitigate the odours near residential areas. The proposed building and associated infrastructure is proposed to be located on Municipal Reserve (MR) land. As a result, there is a concurrent subdivision application (SB2023-0018) submitted by the applicant for disposition of the existing MR to allow for this development to proceed, as the use is not permitted within lands designated as MR as per the *Municipal Government Act*.

The Joint Use Coordinating Committee (JUCC) indicated their support for this application on 2022 September 15. The JUCC recommendation was that the affected MR land be formally disposed of and registered as a Public Utility Lot (PUL) under the Special Purpose – City and Regional Infrastructure (S-CRI) District.

Community Peak Population Table

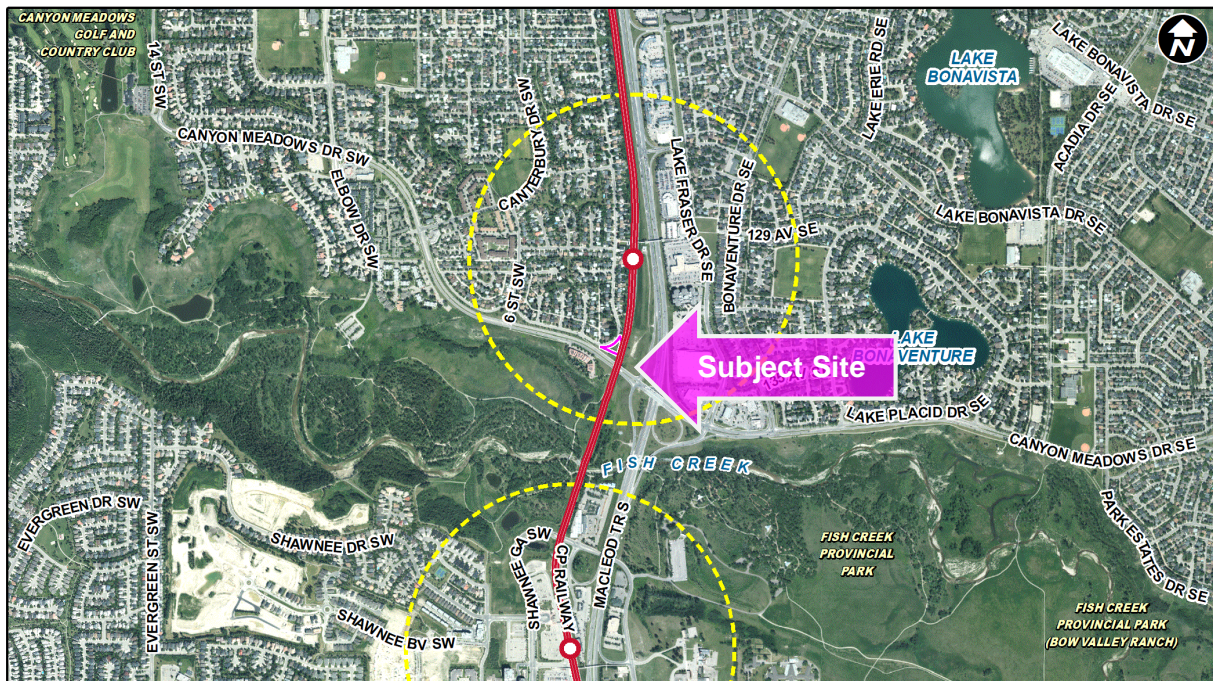
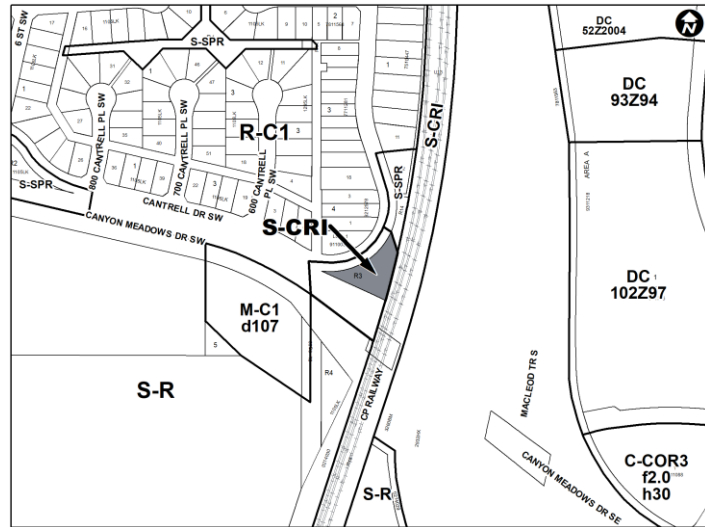
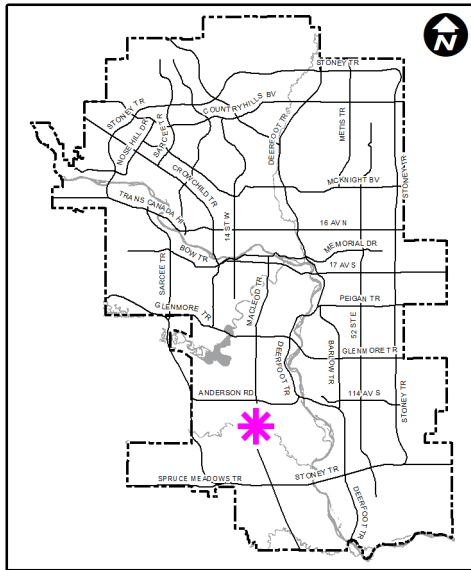
As identified below, the community of Canyon Meadows reached its peak population in 1990, and the population has decreased since then.

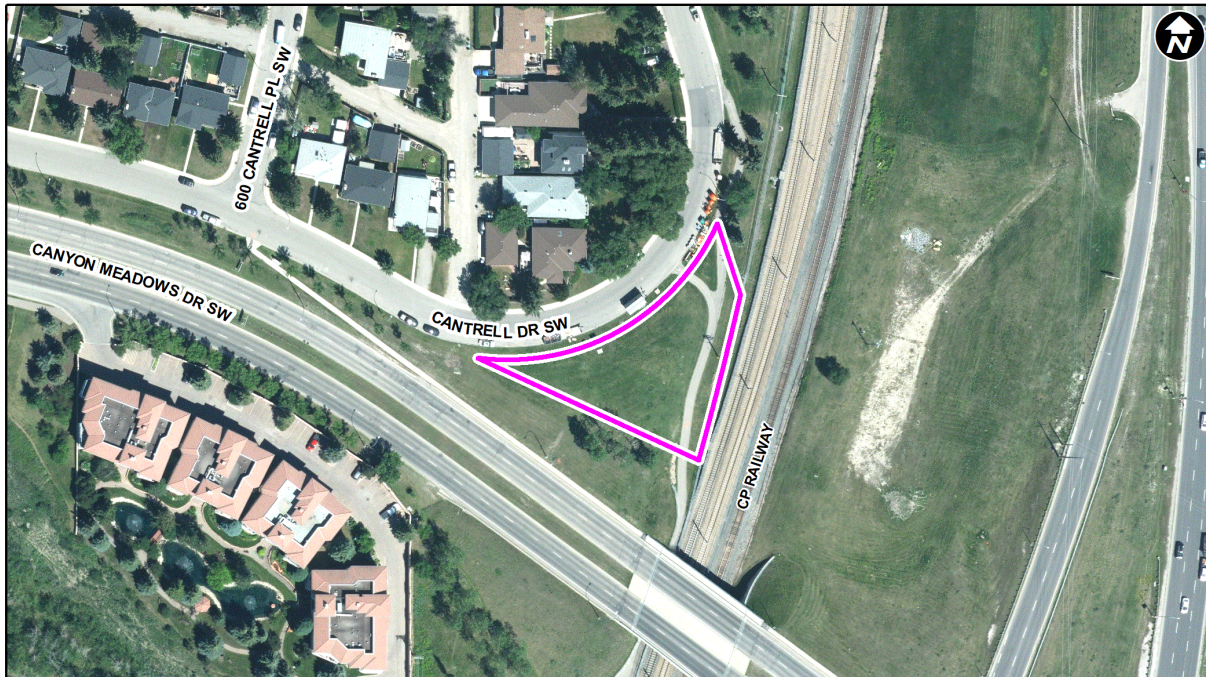
Canyon Meadows	
Peak Population Year	1990
Peak Population	8,727
2019 Current Population	7,624
Difference in Population (Number)	-1,103
Difference in Population (Percent)	-12.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – School, Park, and Community Reserve (S-SPR) District is intended to accommodate parks, open space or recreational facilities. The S-SPR District should only be applied to land dedicated as school reserve, municipal school reserve, community reserve, public reserve, and reserve pursuant to the *Municipal Government Act* or its predecessors. In this case, the parcel is currently used as open space that is dedicated as MR.

The proposed Special Purpose — City and Regional Infrastructure (S-CRI) District is intended to provide for infrastructure and utility facilities. The district also allows uses operated by Federal, Provincial and Municipal levels of government. To support the development of a utility building, this application proposes to formally dispose of the identified MR, designate it as a Public Utility Lot (PUL) and redesignate the parcel to Special Purpose – City and Regional Infrastructure (S-CRI) District. The S-CRI District is typically used to accommodate PULs.

Redesignating from S-SPR to S-CRI will not only allow for the utility infrastructure to be placed and installed in the subject site, but will also give full responsibility and accessibility to The City's water services department to maintain the utilities and the site.

After the disposition of the subject S-SPR parcel, the percentage of open space for Canyon Meadows will remain above 10%. There are no other park amenities currently on the site, except for a regional pathway running along the east boundary. This pathway will remain and

will continue to provide full pathway function with sufficient setback from the proposed utility building.

Development and Site Design

The rules of the proposed S-CRI District would provide guidance for future development of the site, including appropriate uses, building height, massing and landscaping. Other key factors that are being considered during the review of the development permit application include the following:

- ensuring controlled access through the provision of a fence;
- safety of residents; and
- building massing and relationship with the nearby residential parcels.

Transportation

Site access will be solely from Cantrell Drive SW. Routes 35 and 37 are approximately 400 metres from the development site. Route 35 services Bonavista and Canyon Meadows, whereas Route 37 services Heritage and Canyon Meadows. The site is approximately 220 metres from the Canyon Meadows LRT Station and 430 metres from the Canyon Meadows Park and Ride Station.

Parking is available on the east side of Cantrell Drive SW. However, the west side is located within the residential parking zone (OO) and thus no long-term residential street parking is available. There are no existing bicycle parking facilities. There is an existing off-street paved pathway as part of the 5A (Always Available for All Ages & Abilities) Network, and to the south there is an on-street portion that is recommended to be constructed to connect to the existing on-street bikeway.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the subject location. Servicing requirements will be determined at the time of development.

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.

Growth Plan (2022)

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

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Municipal Development Plan (Statutory – 2009)

The site is located within the Developed Residential – Established Area typology as identified on Map 1 of the [Municipal Development Plan](#) (MDP). The MDP, Volume 2: Implementation Guidebooks recognizes that development within a neighbourhood will be assessed to ensure that water and sanitary sewer needs can be met. Utility rights-of-way, easements and public utility lots must be provided as required to accommodate the development or the extension of municipal utilities necessary for development.