

Land Use Amendment in Walden (Ward 14) at 969 Walden Drive SE, LOC2023-0017

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.79 hectares ± (1.95 acres ±) located at 969 Walden Drive SE (Plan 1912127, Block 12, Lot 52) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Community Service (S-CS) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to accommodate a new library. The library would be part of a comprehensive multi-service facility including the construction of a new permanent fire station.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *East Macleod Trail Area Structure Plan* (ASP) and follows Council's direction to plan and deliver multi-service facilities that utilize City-owned land more efficiently.
- What does this mean to Calgarians? The proposal would facilitate the development of a new library and a permanent fire station to provide essential protective services, learning and social services to residents within the community and surrounding areas.
- Why does this matter? The proposed Special Purpose – Community Service (S-CS) District would allow for the opportunity to provide multi-service facilities on City-owned land which would allow multiple providers to efficiently deliver community services from one location and better serve communities.
- A development permit has not been submitted at this time.
- Calgary City Council has approved funding for a permanent fire station to meet the long-term needs of the community as well as a new branch of the Calgary Public Library on the subject site.

DISCUSSION

This application, in the southeast community of Walden was submitted by The City's Real Estate and Development Services on behalf of the landowner, The City of Calgary, on 2023 January 19. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a new library that would be part of a comprehensive multi-service facility development with the construction of a permanent fire station.

The approximately 0.79 hectare (1.95 acre) parcel is located at the northwest corner of Walden Drive SE and Walden Common SE. The site is currently developed with a temporary fire station on the western portion of the site that currently has all-turns access to Walden Drive SE. The site is located near 210 Avenue SE with public transit bus stops, including Route 167 (Walden/Legacy), located on Walden Drive SE. Council has approved funding for a permanent fire station to meet the long-term needs of the community as well as a new branch of the Calgary Public Library, which is expected to be constructed by the end of 2025. The site's current Special Purpose – City and Regional Infrastructure (S-CRI) District can accommodate the Fire Station use, but Library is not a listed use, so the site must be

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redesignated to accommodate the multi-service facility. The proposed redesignation to the S-CS District would enable the use of the site for a Library as well as for Protective and Emergency Service.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant created a comprehensive project [website](#) with additional information, project timelines and opportunities for online feedback. The applicant contacted the Walden Community Association to discuss the proposal and corresponded with residents that provided comments online. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters in support and one letter of opposition. The letters of support indicated the desire for additional community facilities including a library and that the City should explore opportunities for other recreational facilities such as an indoor pool or skating rink. The letter of opposition expressed concerns with potential noise, traffic and lighting impacts by the future permanent fire station and library.

The Walden Community Association indicated no objection and commented that the proposal would be great for Walden and the surrounding communities (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, setbacks, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use amendment would enable a multi-service facility that would contribute to the vibrancy of the community. The development would promote the use of nearby public transit, city bike paths and encourage walking and cycling.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This proposal would enable more efficient use of the City’s land and infrastructure and provide employment opportunities for Calgarians. The proposed multi-use facility would allow for the efficient development of a library and fire station, especially when compared to a typical standalone facility.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform