

Applicant Submission

Real Estate & Development Services is acting on behalf of the internal clients, Facility Management and Calgary Fire Development, to submit this land use amendment application. The request is to redesignate the 1.95 acres (more or less) of land at 969 Walden Drive SE from the existing land use Special Purpose-City and Regional Infrastructure (S-CRI) District to the proposed Special Purpose-Community Services (S-CS) District, to allow for the future development to include library as an additional use to the primary use, Protective and Emergency Service (that permits a fire station). S-CRI does not include library as a permitted or discretionary use.

The parcel was acquired in 2019 by the Calgary Fire Department, for the purpose of developing a two-bay fire station to serve the surrounding communities. The added library is in response to the need to provide service coverage in the Walden area due to growth of the surrounding communities.

The proposed change has the benefits of the optimal use of city-owned land and the added library as another public asset to the surrounding communities. The proposed amendment is only for the technical correction of including library as an allowed use and should be considered minor. No negative impact on the communities is identified through the due diligence.