

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Walden, at the northwest corner of Walden Drive SE and Walden Common SE. The site is approximately 0.79 hectares (1.95 acres) in size and the site is generally flat. Existing vehicular and pedestrian access is available from Walden Drive SE. The Calgary Fire Department constructed a temporary fire station on the western portion of the site to serve residents in Walden and nearby communities.

The immediately surrounding area consists of low density single detached residential developments, townhouses and park space, with a large shopping centre located south of 210 Avenue SE. The adjacent land use designations include townhouses with Multi-Residential – At Grade Housing (M-Gd44) District to the west, park and open space with Special Purpose – School, Park and Community Reserve (S-SPR) District to the north and east and townhouses with Multi-Residential – Low Profile Support Commercial (M-X1) District to the south.

Rapid growth in southeast Calgary created an urgent need for emergency fire services to be delivered from within Walden. In 2020, the Calgary Fire Department built a temporary station that could meet the operational needs more quickly and the temporary station enabled an innovative, relatively inexpensive and short-term solution. In 2021, The City engaged with Civic Partners and the Calgary Public Library identified the need to open a branch to serve this area. The site location and size were appropriate to serve the Library's space needs and was identified as an ideal location for a multi-use facility.

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 to be constructed by the end of 2025. By building a Library branch with the fire station in Walden, The City is meeting their objectives to build multi-service and mixed-use facilities by using City-owned land more efficiently and allowing multiple providers to deliver community services from one location to better serve communities.

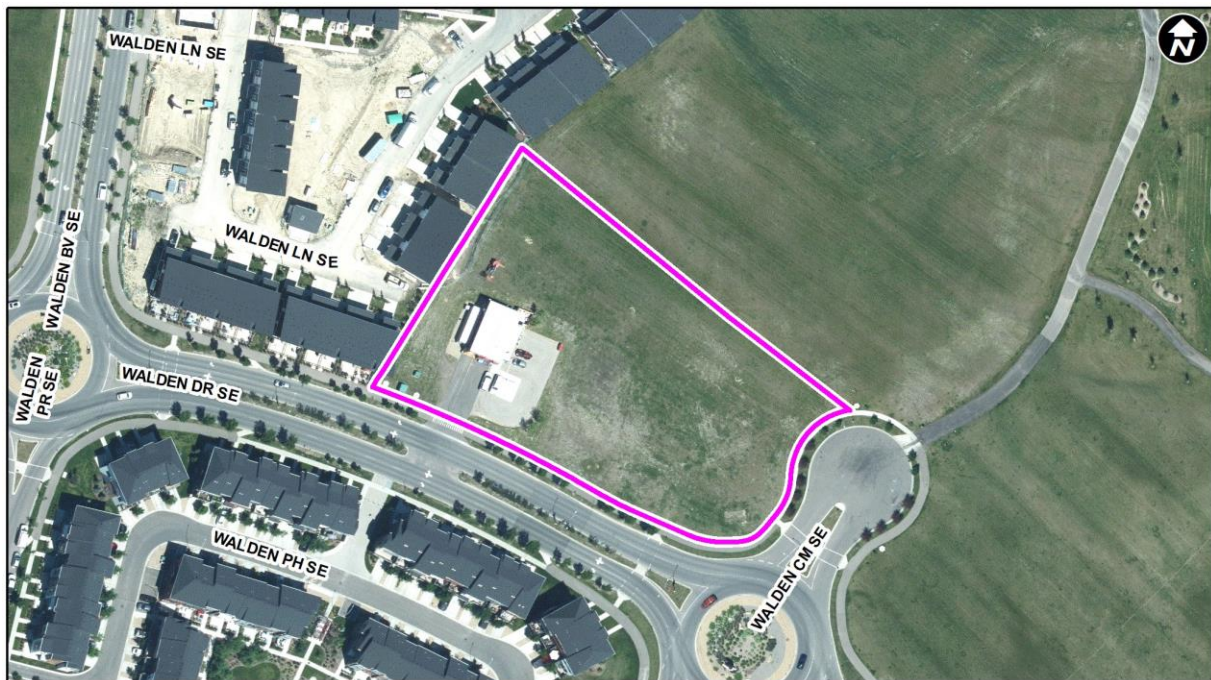
Community Peak Population Table

As identified below, the community of Walden reached its peak population in 2019.

Walden	
Peak Population Year	2019
Peak Population	6,228
2019 Current Population	6,228
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

In 2015, Council directed Administration to shift away from planning and delivering single-use facilities where appropriate. In response to Council's direction, Administration formed the Integrated Civic Facility Planning program with the mandate to develop and facilitate a coordinated, corporate-wide approach to planning and delivering facilities ([LAS2016-75](#)).

Planning Evaluation

Land Use

The existing Special Purpose – City and Regional Infrastructure (S-CRI) District is intended to accommodate infrastructure and utility facilities, vehicle maintenance, work depots and training facilities and systems for public transportation. The District does not prescribe maximum building height or building size requirements. The S-CRI District accommodates Protective and Emergency Services but does not allow for the use of a Library.

The proposed Special Purpose – Community Service (S-CS) District would accommodate both Library and Protective and Emergency Service as discretionary uses. The S-CS District is intended to accommodate education and community uses with a limited range of small scale, public indoor and outdoor recreation facilities, and may be applied to parcels that are not designated as reserve. The District does not prescribe maximum building height or building size requirements.

Development and Site Design

A development permit has not been submitted at this time, however based on preliminary information shared by the Walden Fire Station and Library project team, the proposal would include a two-bay permanent fire station (approximately 15,291 square feet or 1,420 square

metres) and a public library (approximately 11,163 square feet or 1037 square metres). The master planning for this project is ongoing and the development permit application is anticipated to be submitted in early 2024.

The rules of the proposed S-CS District would provide guidance for the future redevelopment of the site, including appropriate uses, setbacks, landscaping and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- specific consideration given to the interface between the future library, the permanent fire station and adjacent developments;
- traffic and pedestrian circulation while still meeting the fire station's functional requirements;
- an engaging outdoor amenity space for the broader community use while being sensitive to fire station's operational needs; and
- the transition of building scale to mitigate building massing and shadowing on adjacent developments.

Transportation

Future vehicular access for the proposed library is to be from Walden Common SE. Walden Drive SE is classed as a primary collector road and Calgary Transit Route 167 (Walden/Legacy) currently runs along Walden Drive SE. A future bus stop along Walden Drive SE will be required at the development application stage. An existing Always Accessible for All Ages and Abilities (5A) pathway is available along the north side of Walden Drive SE. There are currently no parking restrictions for this block.

A Transportation Impact Assessment (TIA) and a Parking Study were not required for the land use amendment application.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Walden stage 1 outline plan (LOC2007-0003). This proposed land use amendment does not raise any additional environmental concerns or risks. Since that time, a temporary fire station has been constructed on the site. A current Environmental Site Assessment confirms that there are no known environmental concerns at this time.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously planned and constructed with the Walden stage 1 outline plan (LOC2007-0003). The proposed minor change in use does not significantly impact the services for the area, which have capacity to support the proposed land use. Detailed servicing requirements will be assessed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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.

Municipal Development Plan (Statutory – 2009)

The site is identified as Developing Residential – Planned Greenfield with Area Structure Plan on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Planned Greenfield areas are comprised of residential communities that have been planned and are still being developed. The planned greenfield areas policies, in existence prior to adoption of the MDP, are recognized as appropriate to provide specific direction for development of the local community. The proposal aligns with the local area plan policy direction and relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

East Macleod Trail Area Structure Plan (Statutory – 2007)

The site is identified as Residential Area on Map 3: Land Use Concept in the [East Macleod Trail Area Structure Plan](#) (ASP). A Neighbourhood Node, Community Centre, and Fire/E.M.S. Site are also identified in proximity to this site. The Residential Area allows for low to medium density development and alternative housing forms and uses such as community-oriented institutional uses, recreational uses and public uses may be allowed, where appropriate. The proposed land use amendment aligns with the policy direction in the ASP by providing community-oriented uses and protective and emergency services to support the neighbourhood area.