

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Varsity and is situated southeast of the Crowchild Trail NW and Silver Springs Gate NW interchange. The parcel is approximately 0.36 hectares (0.88 acres) in size and is irregularly shaped. The portion of the parcel to be redesignated is approximately 0.02 hectares (0.05 acres) in size and approximately 14.5 metres wide by 14 metres deep. The parcel is currently undeveloped with no vehicular access.

The subject site is currently designated Special Purpose – Recreation (S-R) District. It is bounded to the west by Silver Springs Gate NW, to the south by another large parcel designated S-R, and to the north and east by three parcels designated Residential – Contextual One Dwelling (R-C1) District (610, 612, and 614 Varsity Estates Place NW).

The site is remnant land associated with the completed Crowchild Trail NW and Silver Springs Gate NW interchange construction. In 2017 another nearby landowner proposed consolidating some of this remnant land into their own parcel. This resulted in a subdivision application (SB2017-0023) during which The City opted to create additional new parcels (9 in total) to accommodate potential similar requests in the future. Several of these 9 parcels were designated R-C1 District at the time of subdivision (e.g. 608R and 540R Varsity Estates Place NW); however, given the size of 612R Varsity Estates Place NW, it was designated S-R District, mirroring the existing S-R District of the parcel to the south.

There is an existing License of Occupation between Carly McMorris and Kenneth Steinsvik, the owners of 614 Varsity Estates Place NW (the licensee), and The City of Calgary (the licensor) for the purpose of allowing the licensee to maintain the landscaping and improvements on the licensor’s land. This License of Occupation has existed since February 2022.

## Community Peak Population Table

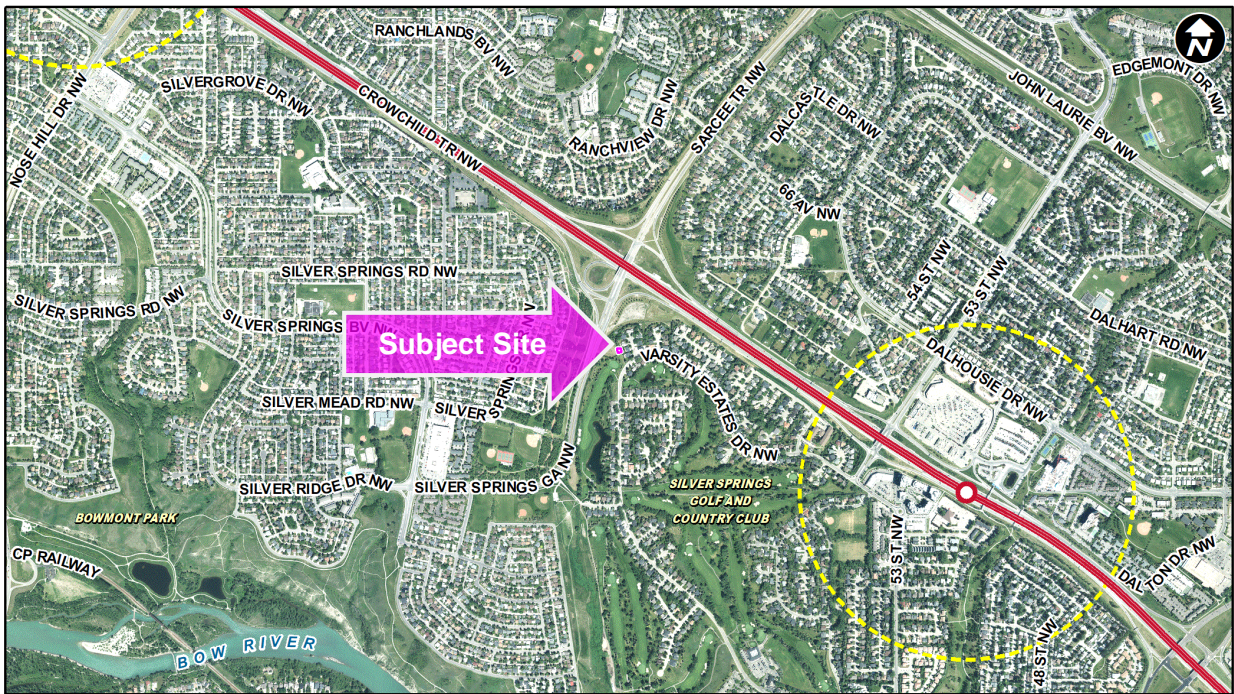
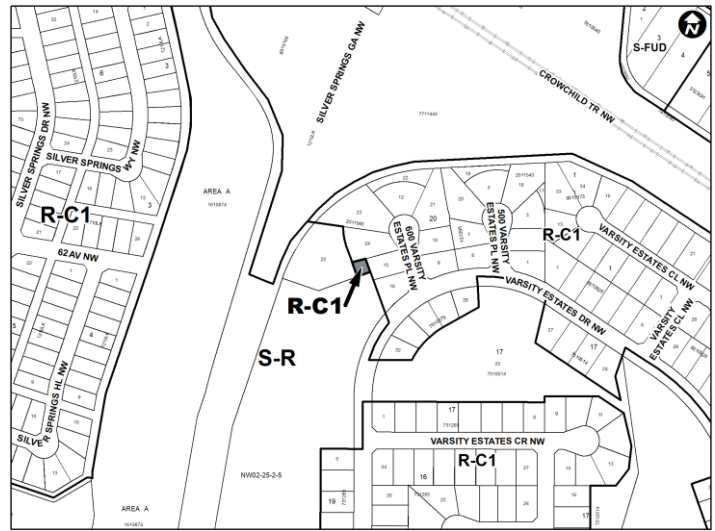
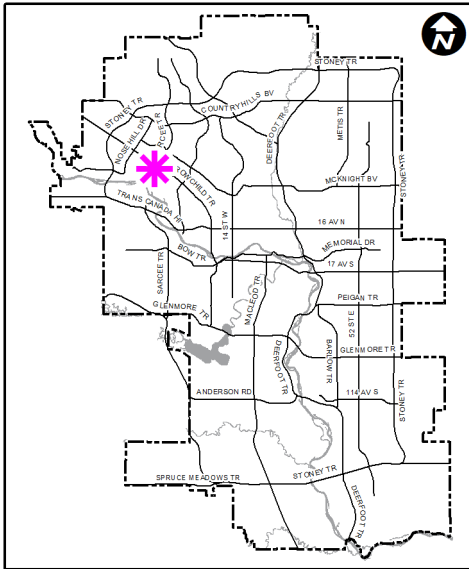
As identified below, the community of Varsity reached its peak population in 1981.

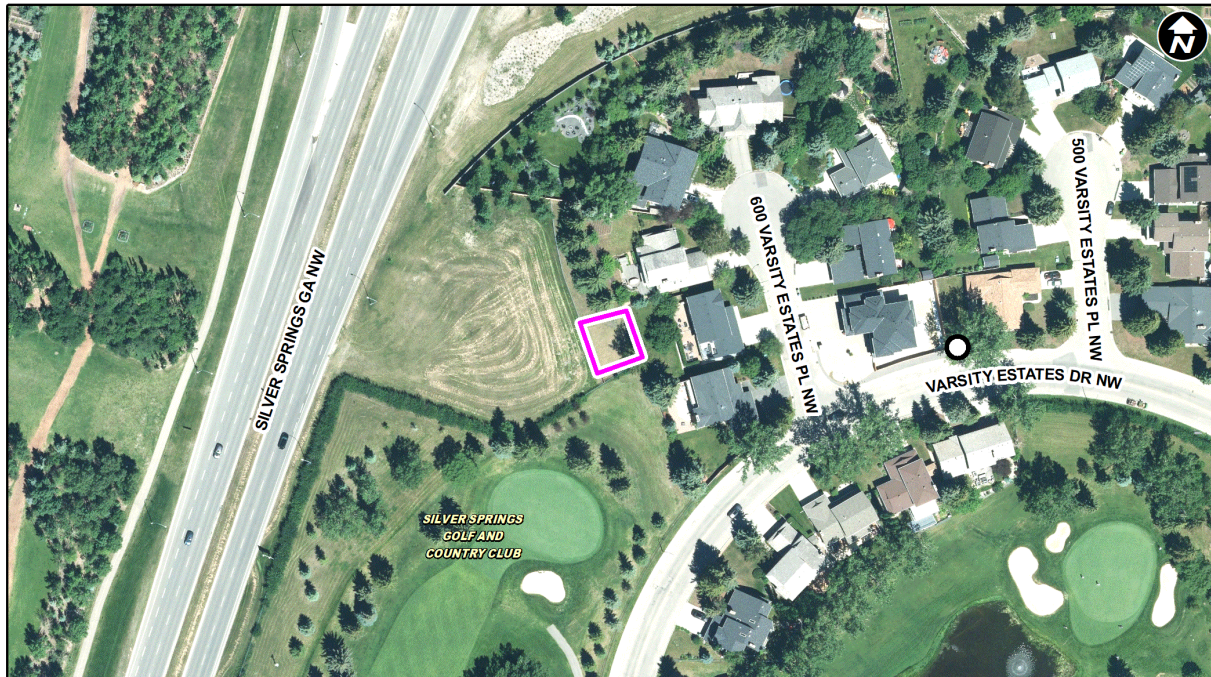
<b>Varsity</b>	
Peak Population Year	1981
Peak Population	13,645
2019 Current Population	12,874
Difference in Population (Number)	- 5.7%
Difference in Population (Percent)	- 1.3%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject site is currently designated S-R District. It is intended to accommodate a range of indoor and outdoor recreation uses and provide for complementary uses located within buildings occupied by indoor and outdoor recreation uses.

The proposed redesignation of a 0.02-hectare portion of the subject site to R-C1 District will allow for residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. If a consolidation application with the adjacent parcel (614 Varsity Estates Place NW) is subsequently approved, the portion of the subject site being redesignated will become part of a parcel already developed with a single detached dwelling.

Should a consolidation application with the adjacent parcel not be submitted or approved, the portion of the subject site will retain full R-C1 development potential; however, development potential will be influenced by the lack of vehicle access, as well as parcel size implications, etc. These details would be investigated at a subsequent development permit stage.

### Development and Site Design

The rules of the R-C1 District will provide basic guidance for future site development, including appropriate uses and landscaping. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- adherence to density requirements; and
- parking and access to the site.

### **Transportation**

Northbound and southbound bus stops for Route 422 (Dalhousie/Montgomery), providing a north-south transit option that loops through several northwest communities, are located approximately 150 metres (a three-minute walk) south of the subject site.

The subject site does not have direct vehicular access. There are no parking restrictions adjacent to the property.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, storm and sanitary sewer mains are available to service the subject site. Development servicing requirements will be determined through any development permit review and development site servicing plan processes.

## **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 application is subject to the policies and regulations established by the [Municipal Development Plan](#) (MDP). The subject site is classified as Developed Residential – Established in the MDP. The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. These are stable residential communities with limited redevelopment potential over the next 30 years. This application meets the policies established by the MDP.

### **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 any future development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **South Shaganappi Communities Area Plan (Non-Statutory – 2011)**

The application is subject to the policies and regulations established by the [South Shaganappi Communities Area Plan](#) (SSCAP). The SSCAP furthers the goals of the MDP and sets a vision for eight specific northwest Calgary communities (Varsity, Parkdale, Point McKay, St. Andrews Heights, University Heights, Montgomery, Banff Trail, and a portion of Brentwood). The SSCAP establishes six strategic objectives that relate to advancing the local economy; shaping strong, successful, well-designed neighbourhoods; and ensuring the sustainability of the environment and transportation services.

The proposed land use redesignation is aligned with the policies established by the SSCAP, which designates the subject site as “Established Residential” in accordance with the MDP.

### **South Shaganappi Communities Local Area Planning Project**

Administration is currently working on the [South Shaganappi Communities local area planning project](#) which includes Varsity and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.