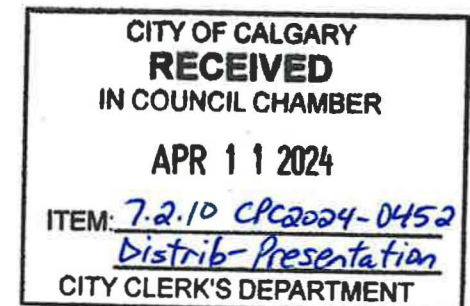




## LOC2024-0003/CPC2024-0452 Land Use Amendment

April 11, 2024

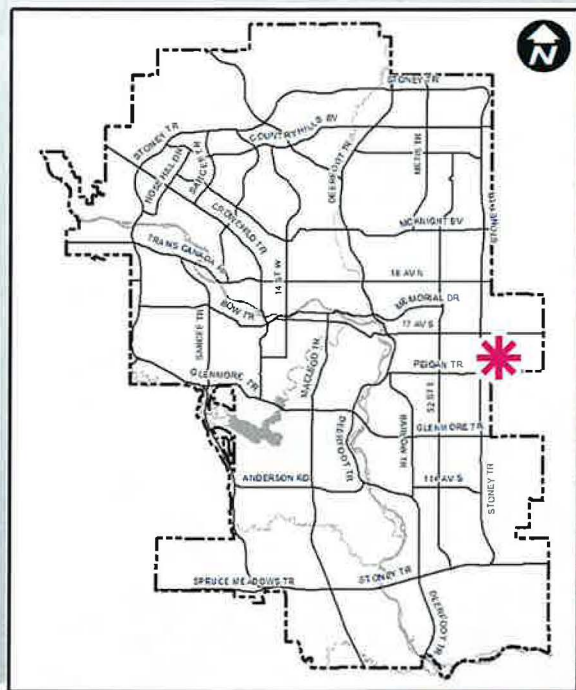


# RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

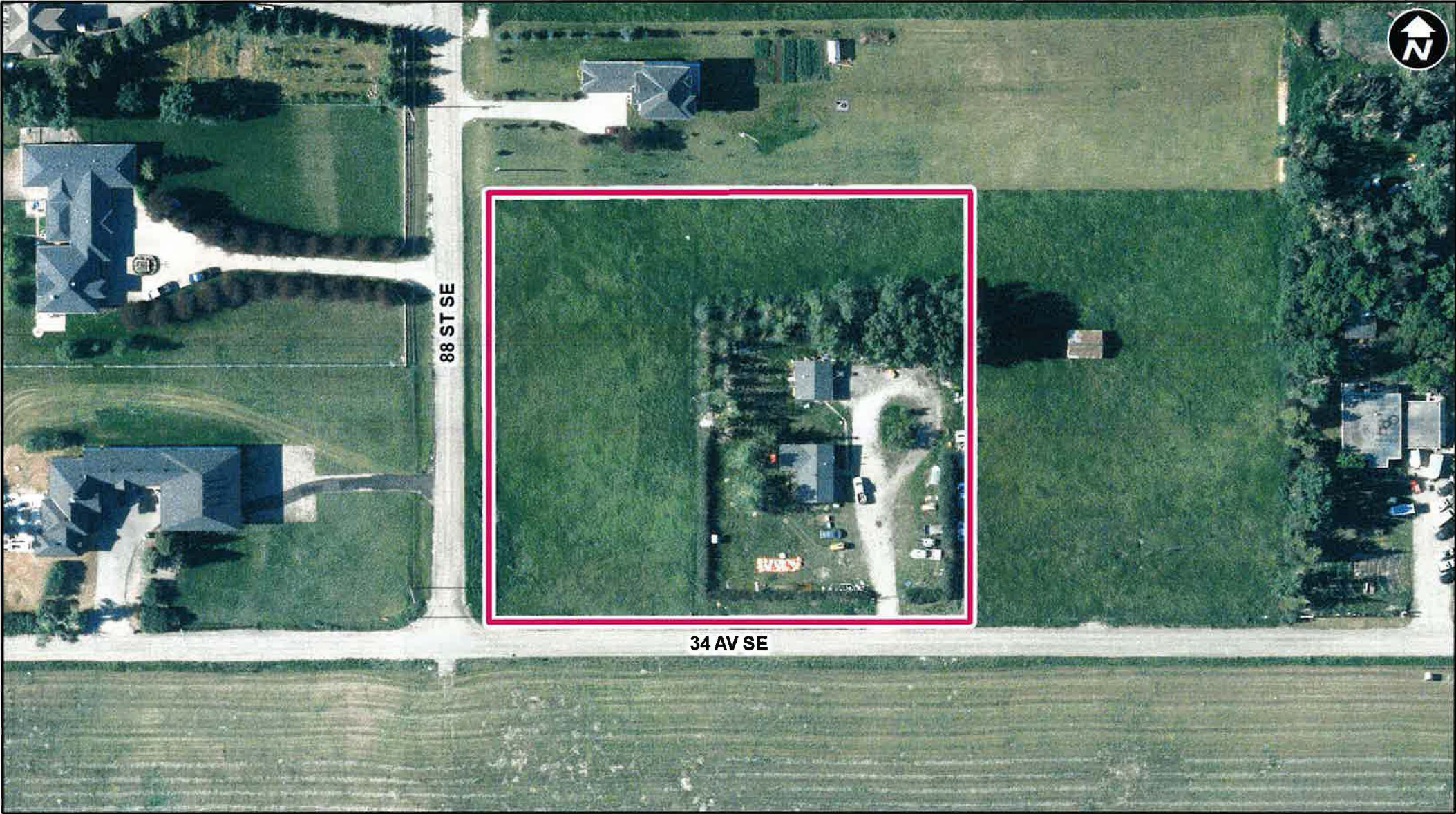
REFUSE the proposed bylaw for the redesignation of 1.22 hectares ± (3.01 acres ±) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).





**LEGEND**

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

1.22 ha  
116m x 104m

Facing northeast from 34 Ave SE

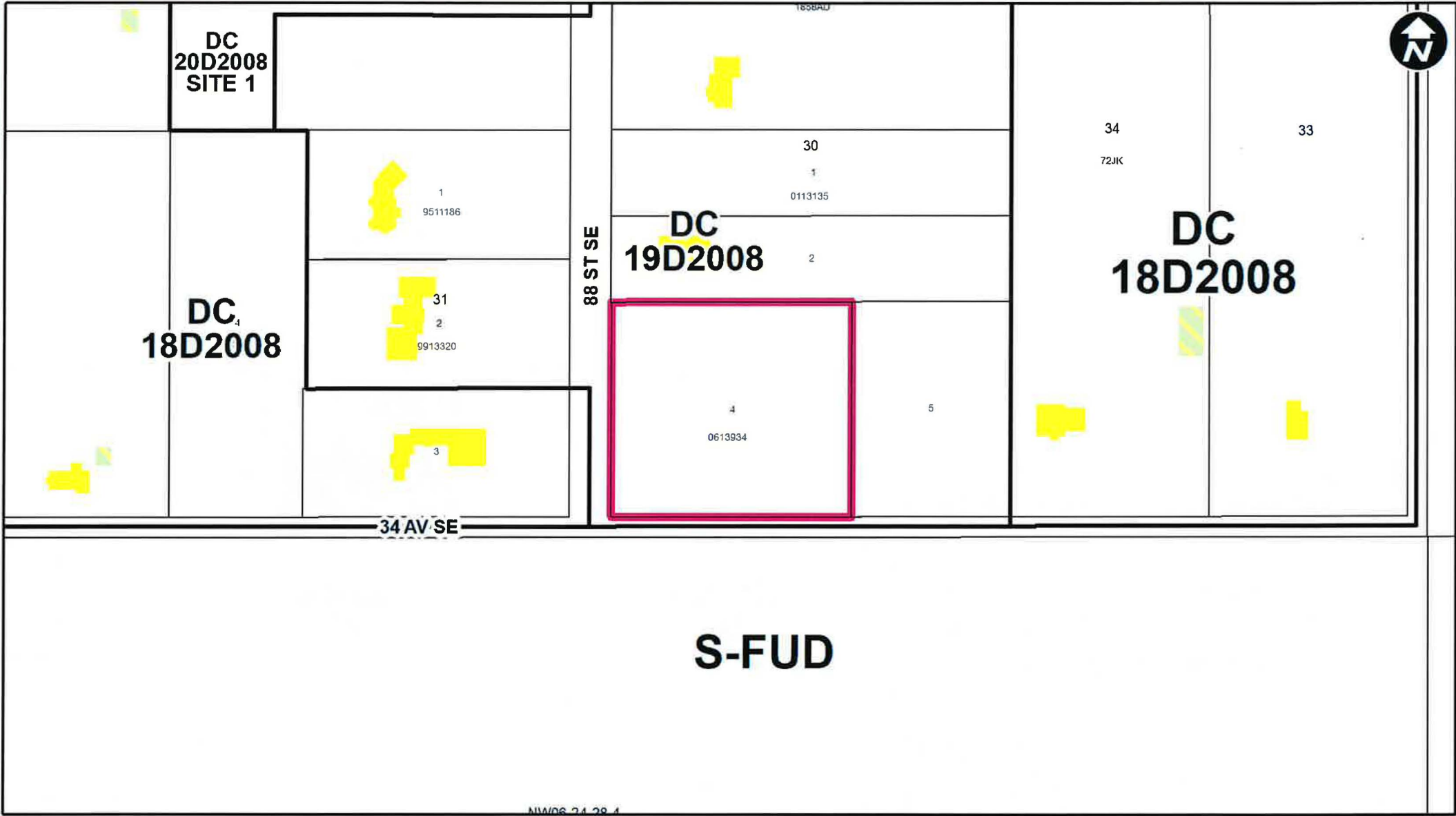


Facing north from the access off 34 Ave SE

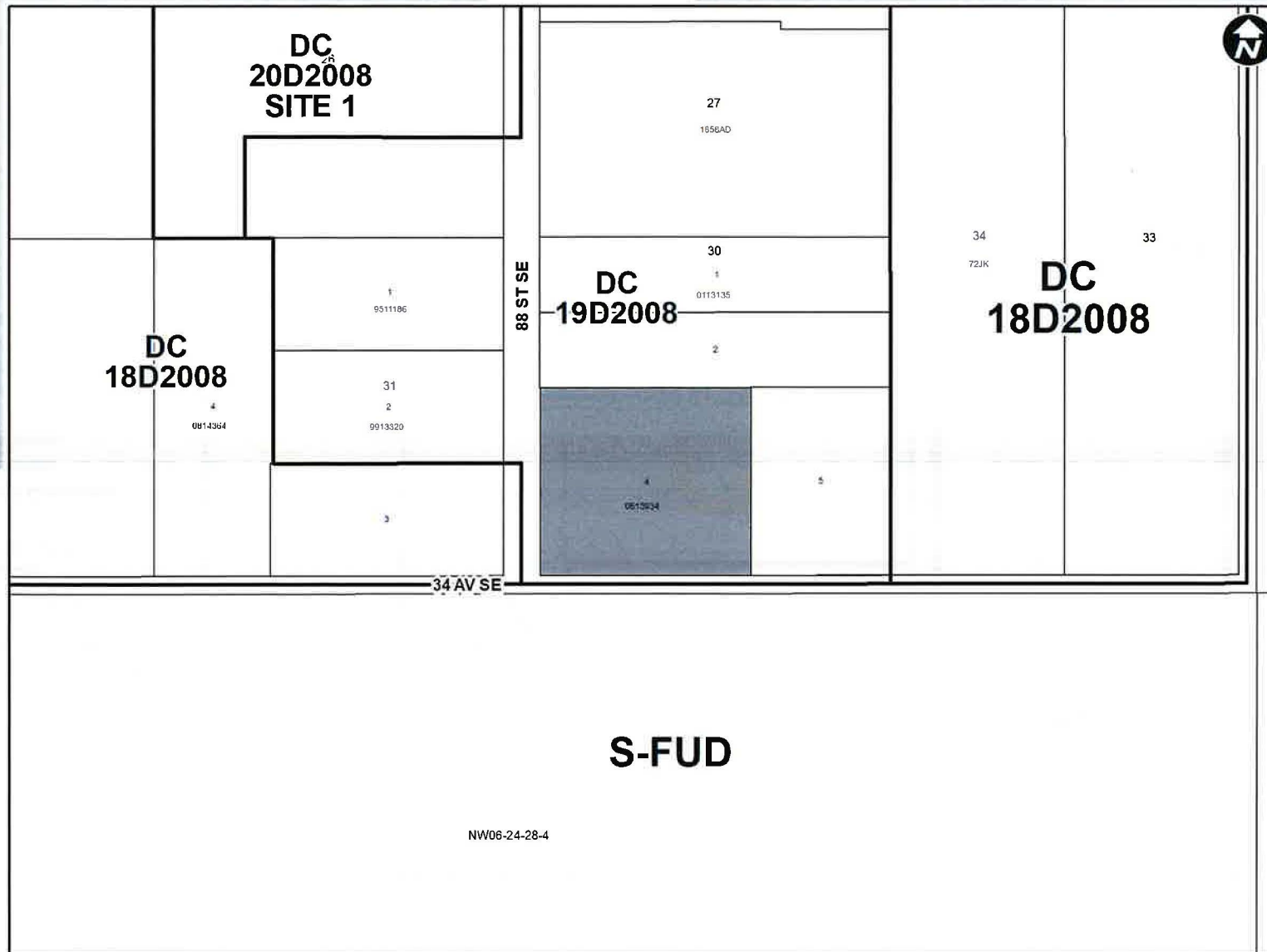


# Surrounding Land Use

- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



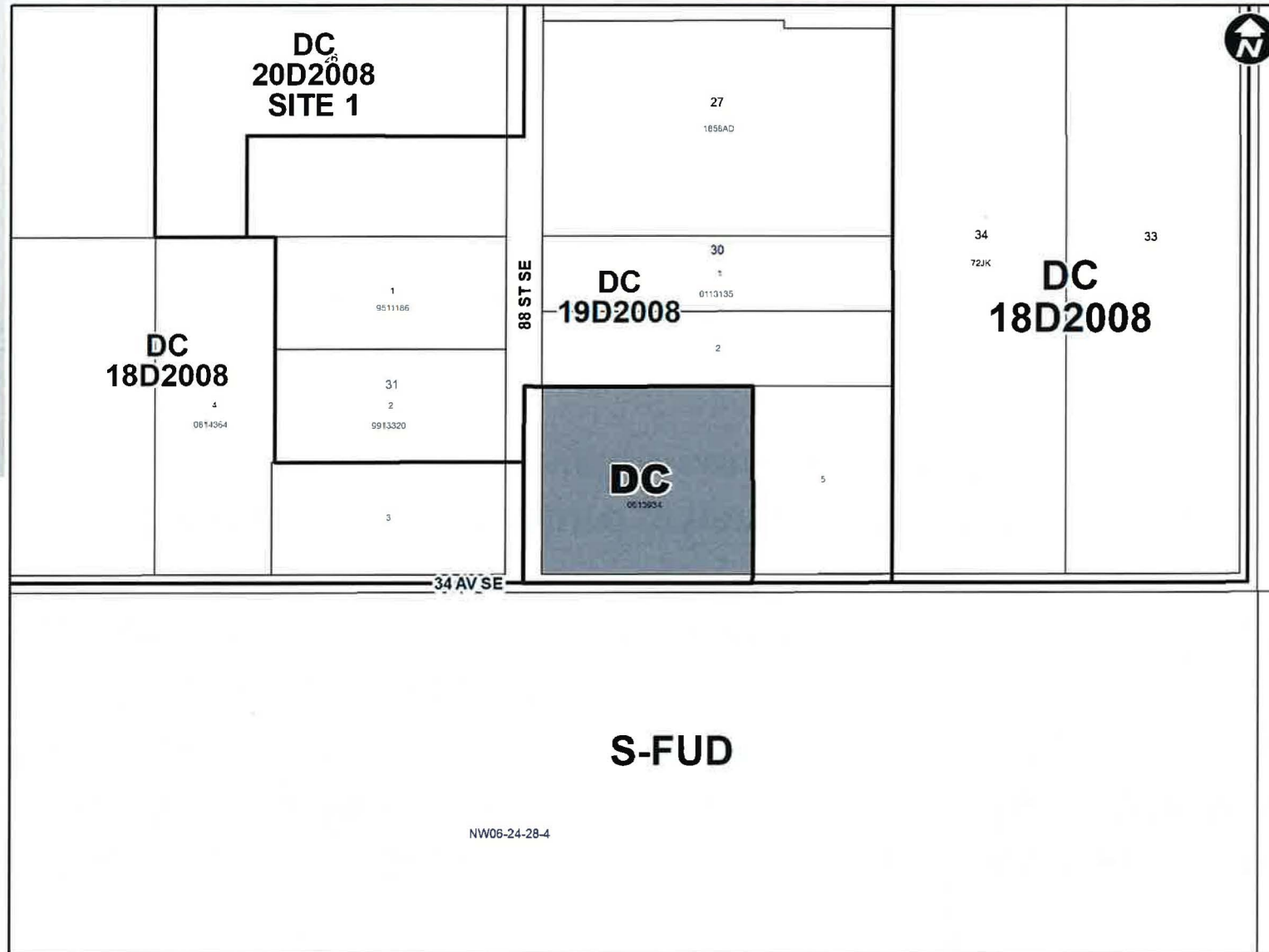
# Existing Land Use Map



## Existing Direct Control (DC) District:

- Provides for unserviced residential use on parcels that are 0.8 hectares or larger.
- Maximum of 1 dwelling unit





## Proposed Direct Control (DC) District:

- Provides for unserviced residential use on parcels that are 0.6 hectares or larger.
- Maximum of 1 dwelling unit

### Reasons for Refusal Recommendation:

The proposed redesignation to a DC District is not in keeping with applicable policies of the Municipal Development Plan and the South Saskatchewan Regional Plan.

#### **“MDP Land Use Policies**

##### **a. Future Greenfield Areas should:**

- i. Be protected for future urban development by restricting premature subdivision and development on parcels.**
- iii. Allow for a limited range of uses that will not compromise the developability of the land for urban purposes. “**

### Reasons for Refusal Recommendation:

Further ownership fragmentation in the area could negatively impact the establishment of a future ASP.

Parcels will be challenging to develop cohesively, which could lead to inefficient land use patterns with underutilized spaces or gaps between developments.

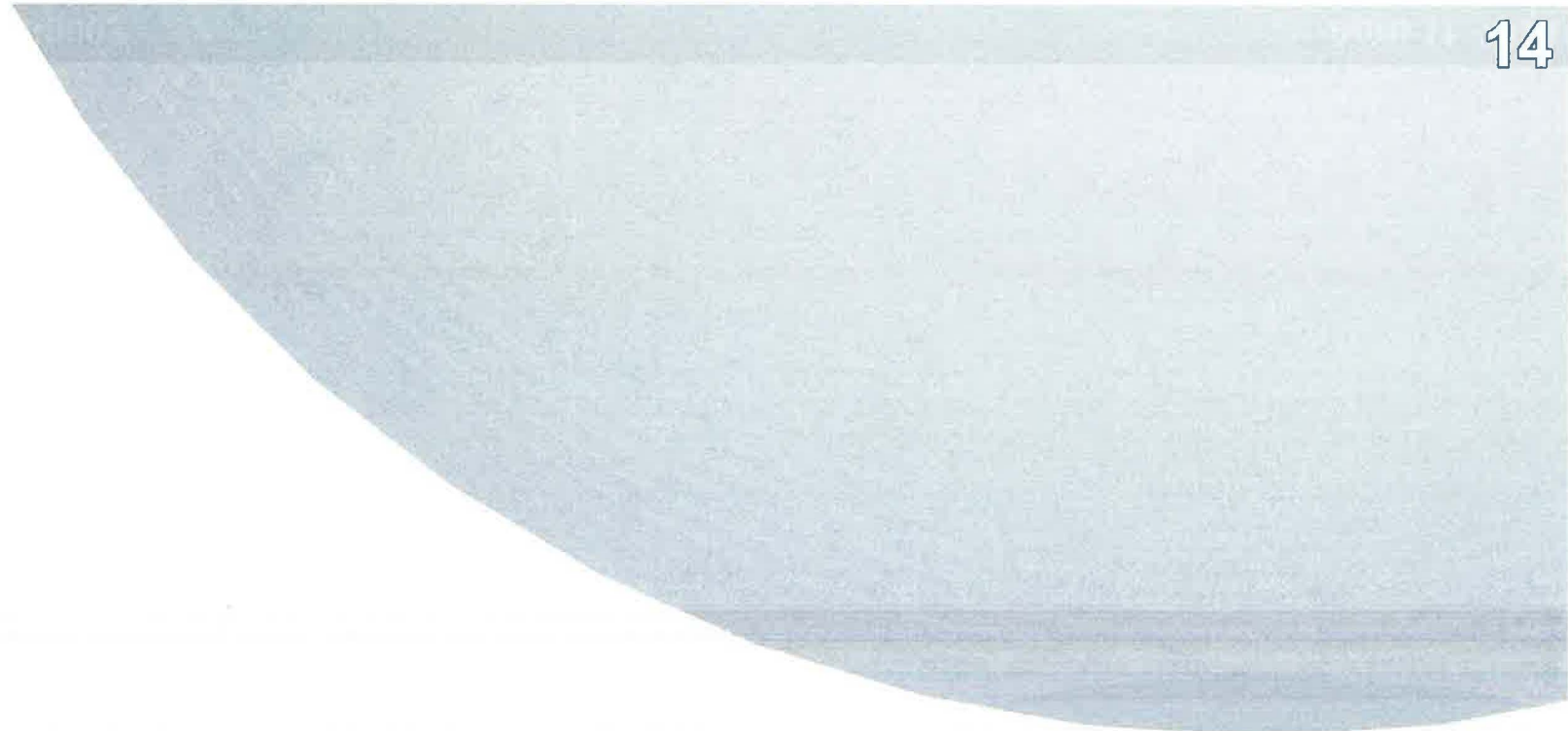
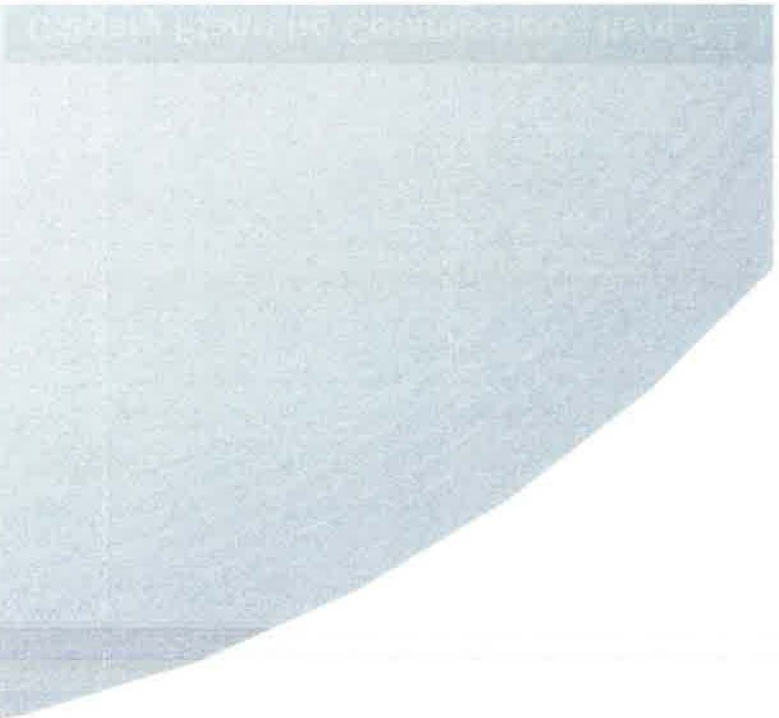
Future infrastructure planning could also be more complex and costly.

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

REFUSE the proposed bylaw for the redesignation of 1.22 hectares  $\pm$  (3.01 acres  $\pm$ ) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

## Supplementary Slides



## 5.2.2 STRATEGIC DECISIONS ON WHERE WE GROW

### Objective

Maintain Calgary's ability to grow over the long term by ensuring that growth and change decisions facilitate a land supply that aligns with the direction, goals, policies and key directions of the CMRB Growth Plan, South Saskatchewan Regional Plan, MDP and CTP.

The MDP and CTP are aligned with the policy directions of the Alberta Land Use Framework and the CMRB Growth Plan. The MDP and CTP contain a 60 year perspective that provides policies for Calgary that:

- Guide where growth occurs.
- Reflect the desired urban structure (Map 1).
- Define the city's transportation networks.

The policies of the MDP provide the primary source of direction for strategic growth and change decisions and should remain the primary source. Since 1985, Calgary's population and land area roughly doubled, with almost all growth occurring in new communities. Each new community requires investments in new schools, roads, fire stations, and other city services.

In 2009 the MDP encouraged balancing growth within the city to make the best use of our existing land, reduce the cost of City services, locate residents closer to where they work, shop and play, and support increased mobility options. Between

### Policies

- a. Continue to protect and manage Calgary's long-term growth requirements through the policies of the CMRB Growth Plan and through Intermunicipal Development Plans with adjacent neighbours.
- b. Maintain within The City's jurisdiction a 30-year supply of developable land for all uses.
- c. To realize the efficiencies and objectives of achieving a more compact city form, The City will balance future growth between and endeavor to:
  - i. Accommodate 33 per cent of Calgary's future population growth within the Balanced Growth Boundary (map 1) Residential Areas of the city by 2039.
  - ii. Accommodate 50 per cent of Calgary's future population growth over the next 60 to 70 years, starting in 2009, within the Balanced Growth Boundary (map 1).
- d. City planning and investment decisions must support the policy and growth directions of the CMRB Growth Plan, the Municipal Development Plan and the Calgary Transportation Plan.

### 3.6.2 FUTURE GREENFIELD AREA

Future Greenfield areas are those large land areas in the city identified for future urban development that do not have an approved ASP in place. Planning for these areas should identify Activity Centres and Main Streets that provide for a variety of housing types, opportunities for daily needs within walking distance to residential communities, and centres for transit access. Supporting the land use pattern is a street network that connects residents, jobs and commercial services through direct automobile, transit, bicycle, and pedestrian routes. The overall community design should integrate natural area protection within the open space and natural infrastructure systems.

#### Land Use Policies

##### a. Future Greenfield Areas should:

- i. Be protected for future urban development by restricting premature subdivision and development on parcels.
- ii. Retain environmentally significant natural areas, water courses and tree stands.
- iii. Allow for a limited range of uses that will not compromise the developability of the land for urban purposes.
- iv. Allow for local food production.

##### b. Plans for new communities in Future Greenfield areas will be established through an Area Structure Plan (ASP), and may require completion of a regional context study (RCS).

- ##### c. ASPs for new communities in Future Greenfield areas will achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare. This community intensity level includes NACs, CACs, Urban Main Streets and Neighbourhood Main Streets, as identified in the ASP. ASPs must also demonstrate how a target density of 70 people and jobs per gross developable hectare can be achieved over the life of the plan.

In addition to the intensity threshold, other factors should be considered in the development of an ASP. These include:

- i. land use diversity
- ii. residential diversity

- iii. accessibility to the Primary Transit Network
  - iv. street and walk/cycle connectivity
  - v. ecological networks and natural infrastructure
  - vi. mix of local and regional retail
- ##### d. New communities should be organized to include the following:
- i. A number of distinct neighbourhoods that are defined by a 400-metre or five-minute walking distance from a NAC or Neighbourhood Main Street.
  - ii. A physical combination of public realm and related built form that establishes a "heart" or focus for the community.
  - iii. A NAC or Neighbourhood Main Street to serve each neighbourhood that contains multi-family housing and an enhanced transit stop, and may contain local employment, retail services or a school.
  - iv. A CAC may be provided to serve the needs of one or more communities. The location and scale of the CAC may be determined through the RCS and and/or ASP processes.
  - v. Retail developments should be planned in accordance with the retail policies contained within Part 4.
- ##### e. NACs or Neighbourhood Main Streets should be identified through the ASP process and appropriately separated from higher order Activity Centres or Main Streets.
- ##### f. Encourage the concentration of residential density in areas adjacent to open space, parks, wetlands and sports fields, especially where the area is served by transit, services and other community amenities. These locations should be identified through the ASP process.
- ##### g. Create a hierarchy of recreation facilities and parks and open spaces that accommodate as many recreation functions as possible, appealing to a range of users, age groups and abilities (See Section 2.3).
- ##### h. New communities and neighbourhoods should be designed and have a built form that allows for adaptation, which can evolve and be reused over time.



Facing northwest from 34 Ave SE

