

# Background and Planning Evaluation

## Background and Site Context

The subject site is a corner parcel located in Residual Ward 9 – Sub Area 9P, at the northeast intersection of 88 Street SE and 34 Avenue SE. The approximately 1.22 hectare (3.01 acre) site is about 116 metres wide by 104 metres deep. The parcel is currently developed with a single detached dwelling and an accessory residential building (detached garage).

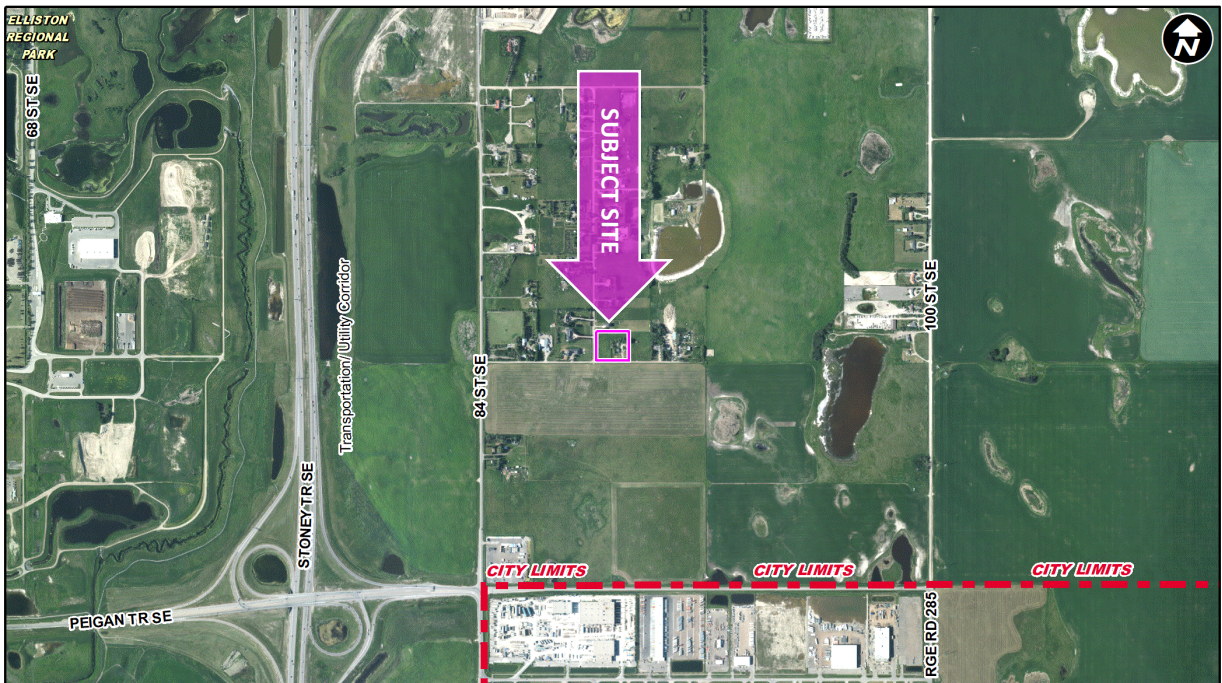
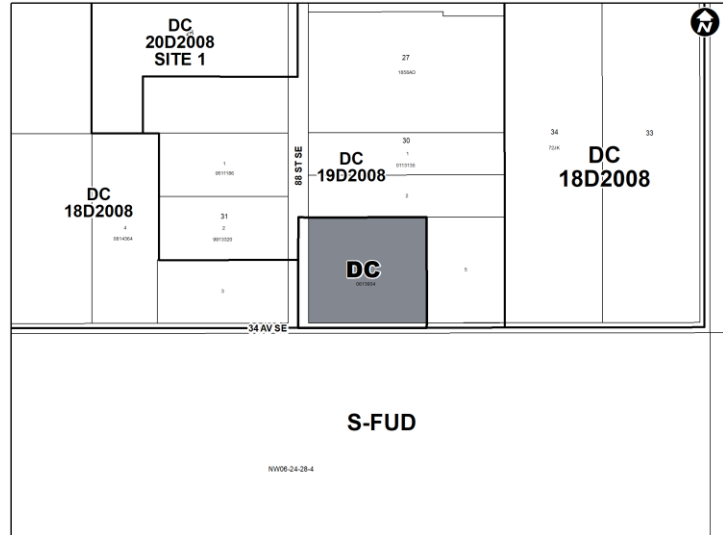
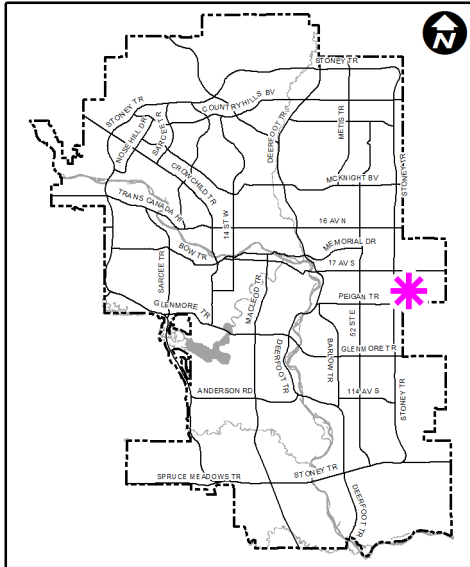
The surrounding development is characterized by a mix of unserviced residential developments, large vacant land parcels and agricultural uses designated as Direct Control (DC) District (Bylaw [18D2008](#), [19D2008](#) and [20D2008](#)) and Special Purpose – Future Urban Development (S-FUD) District. The site is approximately 1.9 kilometres east of Stoney Trail SE and 1.2 kilometres north of Peigan Trail SE.

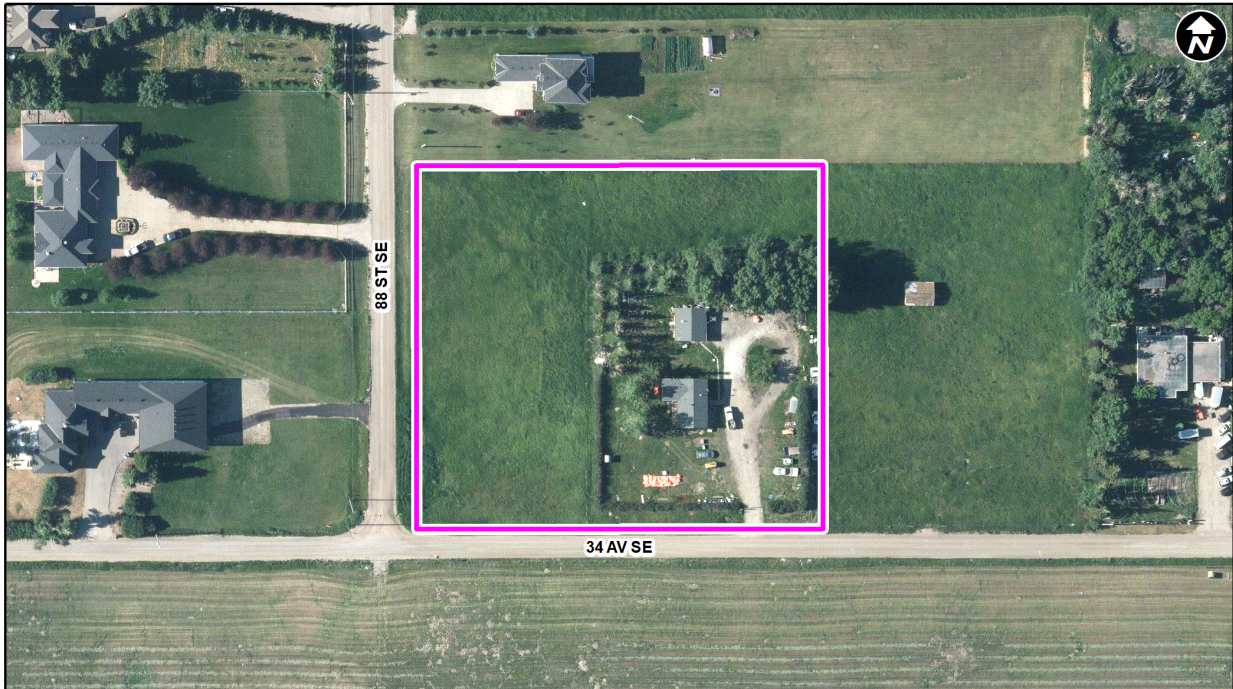
The subject parcel was amongst the areas of land annexed by the City of Calgary in August 2007 (Provincial Government Order 333/2007) which resulted in the annexation of areas west, north, and east of the City from Rocky View County. In November 2007, administration proceeded with a comprehensive redesignation of these lands. Since there was no comparable district in Land Use Bylaw 1P2007, the subject parcel was redesignated to a DC District (Bylaw 19D2008) based on the S-FUD District. This DC District brought the parcel under the authority of Land Use Bylaw 1P2007. The minimum parcel size requirement of 0.8 hectares (2.0 acres) was carried over from the Residential – One (R-1) District under the previous Rocky View County designation.

## Community Peak Population Table

A peak population table is unavailable for the subject site as it is in a Developing Residential (Future Greenfield) Area.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control ([Bylaw 19D2008](#)) District is based on the Special Purpose – Future Urban Development (S-FUD) District which is intended to provide for unserviced residential on parcels that are 0.8 hectares or larger. The permitted and discretionary uses of the S-FUD District of 1P2007 apply to this DC District. The DC District allows for a maximum of one dwelling unit on a parcel.

The proposed DC District retains the base S-FUD District and is intended to allow for the parcel to be subdivided into two parcels to accommodate an additional single detached dwelling on the site. The proposal aims to accommodate the subdivision of the subject parcel by reducing the minimum parcel size requirement from the current 0.8 hectares to 0.6 hectares. The 1.22 hectare parcel is not large enough to accommodate the subdivision hence the need for a new DC District to reduce the minimum parcel size requirement.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to unique characteristics. The following justifies the use of a DC District:

- subdivision of the parcel beyond the minimums prescribed in the DC District would be beyond the scope of relaxation granted to the Subdivision Authority; and

- there are no stock districts that provide for parcels that are 0.6 hectares.

Additionally, the proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the proposed DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated by this DC District can also be relaxed in the same way that they would be in a standard district.

The proposed land use redesignation is not supported by Administration. In the absence of an Area Structure Plan (ASP), the proposed redesignation by the applicant represents a premature subdivision and subsequent development on the subject parcel. This contradicts MDP policies on the protection of Greenfield Areas by exacerbating ownership fragmentation in the area.

Further ownership fragmentation in the area could negatively impact the establishment of a future ASP. Parcels will be challenging to develop cohesively, leading to inefficient land use patterns with under utilized spaces or gaps between developments. Future infrastructure planning could also be more complex and costly.

### **Development and Site Design**

Should Administration's recommendation be overturned by Council, the rules of the proposed DC District would provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the subdivision and development permit review process include, but are not limited to:

- the layout and configuration of the dwelling unit and parcel;
- site access and provision of parking; and
- servicing provisions for the future lots.

### **Transportation**

Access to the site is available by vehicle from 34 Avenue SE. 34 Avenue SE does not have pedestrian sidewalks or pathways to support alternative modes of transportation. There is no transit service near the site and no street parking available adjacent to the site.

A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

A sanitary sewer main is available along 84 Street SE and a 500 metre sanitary extension would be required to service the subject site. Water and storm servicing are unavailable. A Stormwater Management Report (SWMR) would also be required. Generally, subdivision applications without servicing are not supported. Should Administration's recommendation be overturned by Council, details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP), which directs population growth in the region to cities and towns, and promotes the efficient use of land. Section 5 of the SSRP Implementation Plan promotes the efficient use of land through the use of a number of principles. These principles are founded on the understanding that land is finite and non-renewable, emphasizing the importance of avoiding wastefulness. Specifically, Principle 3 suggests that new development on previously undeveloped lands is minimized. Additionally, Principle 4 advocates for development that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure. The proposed redesignation does not align with these principles as it is located in an unserviced area and will lead to the development of a single detached dwelling on the proposed 0.6 hectare parcel, which would not represent the efficient use of the 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 does not align with the principles of the GP, which promote efficient use of land and regional infrastructure to establish strong, sustainable communities.

### **Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)**

The [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) encourages that in the absence of an Area Structure Plan, redesignation applications should be evaluated based on MDP policies and with respect to the impacts on nearby existing and planned uses.

### **Municipal Development Plan (Statutory – 2009)**

The City-wide Growth Strategy outlined in the City of Calgary [Municipal Development Plan](#) (MDP), under the Strategic Decisions on Where we Grow section, aims to maintain Calgary's long term growth capacity by ensuring that growth and change decisions facilitate a land supply that aligns with the direction, goals, policies and key directions of the GP, SSRP, MDP and [Calgary Transportation Plan](#). As mentioned above, the proposal does not align with the direction of the SSRP.

Additionally, the MDP identifies this site as part of the Developing Residential (Future Greenfield) area as per Map 1: Urban Structure. The applicable MDP policy encourages the protection of Greenfield Areas for future urban development by restricting premature subdivision and development on parcels. The Developing Residential (Future Greenfield) policy area also encourages the allowance of a limited range of uses that will not compromise the developability of the land for future urban purposes. The proposal does not comply with the relevant MDP policies as the proposed DC District seeks to allow for a premature subdivision in the absence of an Area Structure Plan. The proposed DC District may compromise the developability of the land for future urban purposes.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).