

**Land Use Amendment in Walden (Ward 14) at 20200 Walden Boulevard SE,
LOC2024-0007**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 2.06 hectares \pm (5.09 acres \pm) located at 20200 Walden Boulevard SE (Plan 1911279, Block 1, Lot 14) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

HIGHLIGHTS

- This application seeks to redesignate the site to the Commercial – Community 1 (C-C1) District to allow for a range of commercial uses in small to mid-scale developments that serve the surrounding community.
- This proposal would allow for a range of uses that are complementary to the surrounding commercial and business industrial uses of the area and conforms to the relevant policies of the *Municipal Development Plan* (MDP) and the *East Macleod Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal would allow for additional business and employment opportunities and enable residents to access additional commercial services in their community.
- Why does this matter? This application would allow for the development of undeveloped land and more efficient use of existing infrastructure in a growing community.
- No development permit has been submitted.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Walden, was submitted by B&A Studios on behalf of the Southview Alliance Church on 2024 January 5. As noted in the Applicant Submission (Attachment 2), the intent of the application is to enable the development of commercial uses adjacent to an existing commercial and industrial area.

The 2.06-hectare site is located on the south side of Walden Boulevard SE. Lands to the north and east are designated a Direct Control (DC) District and contain the non-operating B.F.I. Landfill, which stopped accepting waste in 2013. A small-scale commercial and business industrial area is located north of the site on both sides of Walden Boulevard SE, with lands designated as Industrial – Business f0.5 (I-B f0.5) District and Commercial – Corridor 2 f0.5h12 (C-COR2 f0.5h12) District. Lands to the west and south are part of the undeveloped lands owned by the Southview Alliance Church; these lands are designated a DC District based on the Special Purpose – Community Institution (S-CI) District that is intended to accommodate the place of worship with the addition of several recreational uses and moderately increased allowable building height.

A subdivision application (SB2023-0380) has been submitted to subdivide the subject site from the remaining parcel owned by and containing the Southview Alliance Church. As indicated in the Applicant Submission (Attachment 2), the Church intends to subdivide, redesignate and sell

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this parcel to a developer for the expansion of the commercial area adjacent to the site. Redesignation of this site to the C-C1 District provides the desired range of uses for the developer and maintains the community-centred scale and commercial character of the adjacent lands while providing additional commercial amenities for the community.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1). No development permit application has been submitted at the time of writing this report.

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. As a result, the applicant discussed the project with the site's neighbours and with the Ward 14 Councillor. Please see the Applicant Outreach Summary (Attachment 3) for more details.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. There is no community association for the area. Two public submissions were received, inquiring about details of stormwater management in the area and impacts to the B.F.I Landfill.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal will provide additional commercial uses for the growing community of Walden and provides consistency in uses and building form with adjacent development. The building and site design and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district adds additional commercial uses to a growing community area in a location where residents may already be accessing businesses and services locally.

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Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored at the development approval stages.

Economic

The proposed land use amendment would support business growth, create jobs in a residential area and provide access to commercial amenities for the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform