

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Walden on the south side of Walden Boulevard SE, just south of the intersection with 194 Avenue SE. The site is approximately 2.06 hectares ± (5.09 acres ±) and an irregular rectangle shape that is just under 150 metres by 140 metres. There is a roughly 30 metre by 10 metre extension at the northwest edge of the proposed parcel, which is intended to provide direct access to Walden Boulevard SE. The subject site is currently undeveloped and used informally as a dog walking area.

Surrounding development is characterized by commercial, industrial and institutional uses. Lands to the north and east contain the non-operating B.F.I. (Browning Ferris Industries) 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. Lands to the west and south are part of the undeveloped lands owned by the Southview Alliance Church that are designated a Direct Control (DC) District ([Bylaw 46D2013](#)) based on the Special Purpose – Community Institution (S-CI) District.

The site is in close proximity to significant transportation corridors; it is 450 metres (seven-minute walk or two-minute drive) from 194 Avenue SE and 1.6 kilometres (25-minute walk or four-minute drive) from Macleod Trail S/ Highway 2A. The Southview Alliance Church and the Southview Links Disc Golf Course are located 300 metres (an approximately four-minute walk) south of the site on the parcel owned by the Southview Alliance Church.

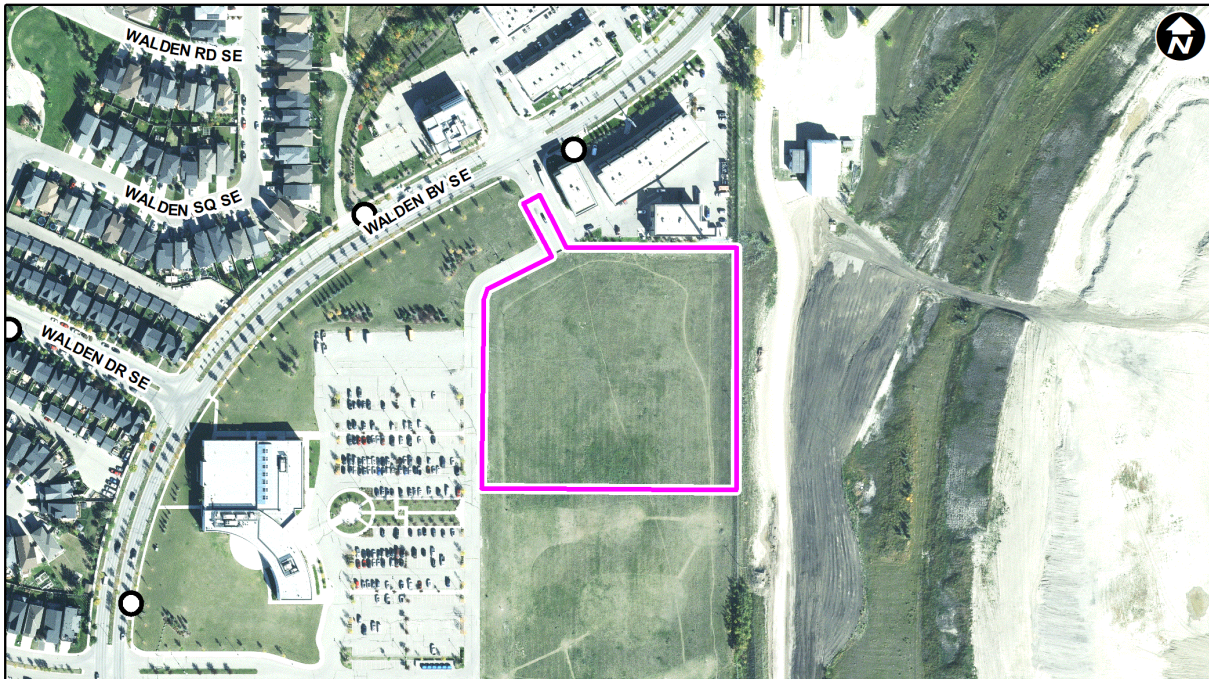
Community Peak Population Table

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 \(calgary.ca\)](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [46D2013](#)) is based on the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007, to accommodate the place of worship with the addition of several recreational uses and moderately increased allowable building height. The landowner has deemed these lands surplus and is intending to subdivide, redesignate and sell the lands to a developer.

The proposed C-C1 District allows for a range of small- and mid-scale commercial uses with both vehicular and pedestrian access that serve the surrounding community. The proposed land use change would enable development that provides additional commercial amenities adjacent to existing commercial and business area, where community members may already be accessing local businesses and services.

The proposed C-C1 District would allow for development with a maximum floor area ratio of 1.0 and a maximum building height of 10 metres, which is similar to surrounding development.

Development and Site Design

The rules of the proposed C-C1 District will provide basic guidance for future site development including landscaping, parking, building orientation, use areas and access.

Transportation

Adjacent to the parcel, Walden Boulevard SE is recommended for an On-Street Pathway to form part of the Always Available for All Ages and Abilities (5A) Network. The subject site is served by Calgary Transit Route 194 (Chaparral Valley) and Route 78 (Chaparral). Bus stops for Route 194 are located 50 metres (a one-minute walk) and bus stops for Route 78 are located 750 metres (a 12-minute walk) from the subject parcel, respectively.

Vehicle access will be from the mutual access located on the north side of the parcel. At the development permit stage, the applicant will be responsible for installing the missing sidewalks on the west side of the access.

Environmental Site Considerations

The environmental site conditions of this development area were previously reviewed and addressed with the Walden Stage 1 Outline Plan (LOC2007-0003). No environmental concerns have been identified at this time and the proposed land use amendment does not raise any additional environmental concerns or risks. The site is located within the 300 metre setback of a landfill, therefore, as outlined in the Provincial *Matters Related to Subdivision and Development Regulation*, the site cannot support the use of school, hospital, or residential without an application for a variance at the subdivision or development permit stage.

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 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 has considered, and is aligned 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 [Municipal Development Plan](#) (MDP) identifies this site as part of the Residential Developing Planned Greenfield with Area Structure Plan (ASP) area on Map 1: Urban Structure. The proposal is consistent with the policies for Developing Residential Communities (Section 3.6) and the general policies of 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 strategies may be explored and encouraged at subsequent development approval stages.

East Macleod Trail Area Structure Plan (Statutory – 2007)

The [East Macleod Trail Area Structure Plan](#) (ASP) shows the site within the 'Landfill Restricted Area', which encompasses the area around the B.F.I. Landfill site to the east and north. The East Macleod ASP was approved in 2007 prior to the closure of the adjacent landfill in 2017; the landfill is currently non-operating. The purpose of the Landfill Restricted Area is to protect from the encroachment of incompatible uses as per the *Matters Related to Subdivision and Development Regulation*. Section 6.10 of the ASP provides guidance on the conditions that must be met (in addition to those required in other municipal and provincial legislation) for the City to support a proposed variance. Variances are considered at the subdivision or development permit stage, and the proposed land use redesignation is in alignment with the applicable policies of the ASP.