

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast area in Ward 12 and located on the northwest corner of 114 Avenue SE and 87 Street SE. The parcel is approximately 0.17 hectares (0.42 acres) in size and is approximately 46 meters wide and 38 meters long. The parcel is currently developed with a single detached dwelling, secondary suite and detached garage with access from 87 Street SE.

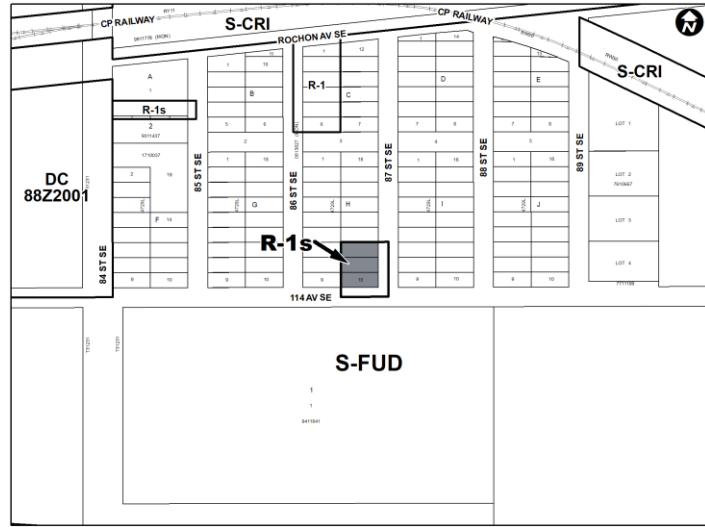
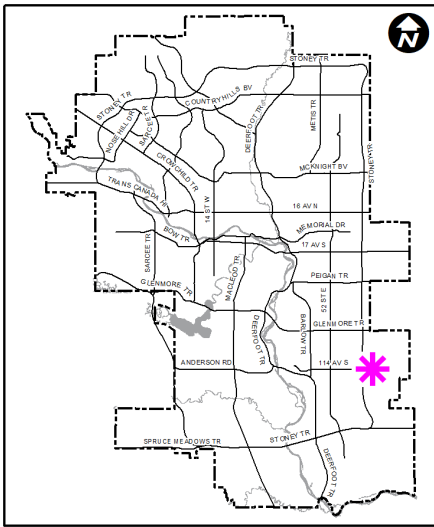
The surrounding development is characterized primarily by single detached dwellings on parcels designated S-FUD District. When the parcel was annexed by the City of Calgary from Rocky View County, the parcel was designated as S-FUD in 2008 to allow for future urban development to take place. There are two parcels in close proximity that are designated as R-1 and R-1s District to accommodate places of worship.

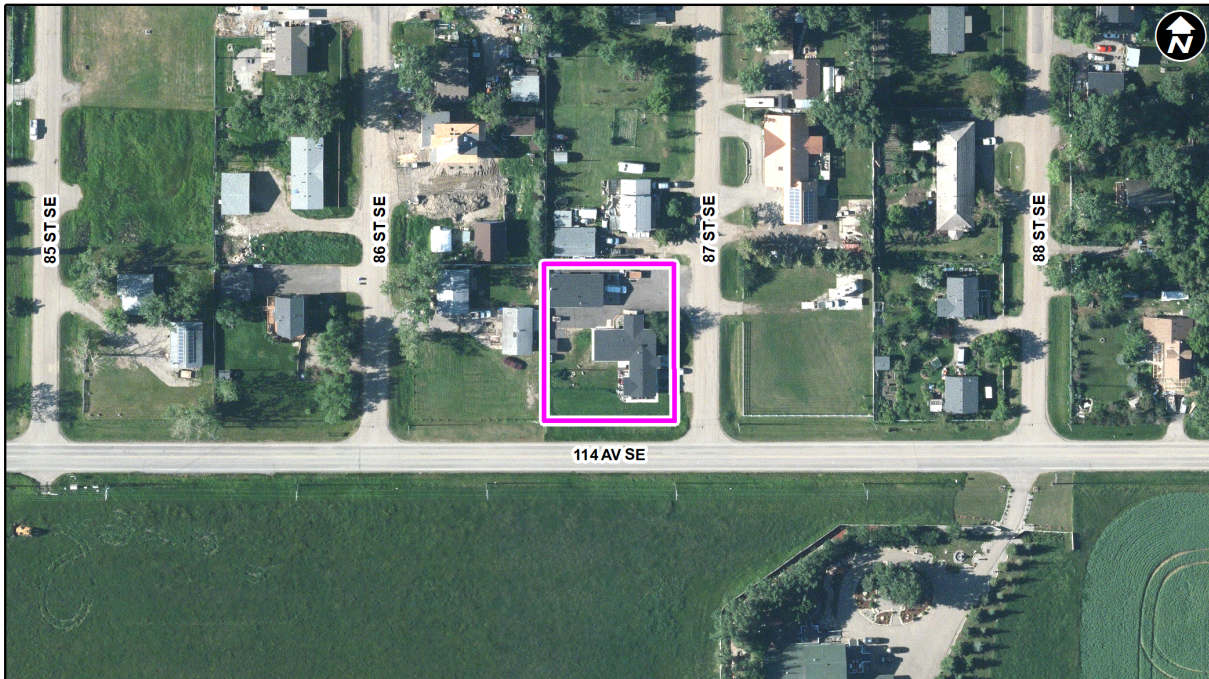
This site is not serviced by public transit and there are limited community amenities in the surrounding area. The Shepherd Community Hall is located 750 meters (9-minute walk) to the north of the site.

## Community Peak Population Table

Not available because the subject area is located on the edge of the City and has not been developed fully to an urban level.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing S-FUD District allows for minimal development while the land awaits future urban development. This can include single detached dwellings and agricultural uses. Surrounding the subject site are single detached dwellings that are also designated S-FUD District. The S-FUD District allows for a maximum building height of 12 meters and a maximum of one dwelling unit. Secondary suites are not a permitted or discretionary use.

The proposed R-1s District would allow for additional uses on the site, including secondary suites. The R-1s District has a maximum building height of 12 meters and a maximum of one dwelling unit. Secondary suites are a permitted use within the R-1s District.

During the review of this application Administration considered Residential – One Dwelling (R-1) District and Residential – One Dwelling (R-1s) District for this site. The R-1s District allows for secondary suites as a permitted use compared to R-1 District where secondary suites are a listed as a discretionary use. By recommending a R-1s District it would allow the owner to pursue legalizing the existing secondary suite without the additional appeal risk period required for discretionary uses. In addition, Administration considered if any other land use districts would be appropriate at this time as the subject site is located within an Area Structure Plan which supports a variety of housing types. As the surrounding area is primarily Special Purpose - Future Urban Development (S-FUD) District and is comprised of single detached dwellings

with no servicing, it was determined that the R-1s district would allow for a modest increase in density and urban development can take place in the future when servicing becomes available.

### **Development and Site Design**

The concurrent Development Permit (DP2023-04556) does not propose any changes to the subject site. The rules of the proposed R-1s District would provide guidance for the development of the site, including parking and amenity space.

### **Transportation**

Vehicular access for the parcels will only be permitted to and from 87 Street SE. No vehicular access shall be permitted to 114 Avenue SE. Currently 114 Avenue SE is classified as an industrial arterial. A Transportation Impact Assessment (TIA) and a Parking Study were not required for this land use application as there are no changes to the site proposed. Existing public transit service is not available for this area, or any area east of Stony Trail SE. The nearest transit routes are available at the intersection of 52 Street SE and 114 Avenue SE. A future 5A (Always Available for All Ages and Abilities) pathway is planned along 114 Avenue SE.

### **Environmental Site Considerations**

At this time, there are no known environmental concerns associated with the site and/or proposal.

### **Utilities and Servicing**

Water, sanitary, and storm mains are not available to service the subject site at this time and there are no plans for servicing this area in the near future. At the Development Permit stage, in lieu of extending municipal services to this location, it is anticipated that a Deferred Servicing Agreement would be required, and the site would continue to operate on an appropriate interim servicing arrangement. Any private servicing solutions are subject to Alberta Health Services' approval.

As per the *South Shepard Area Structure Plan (ASP)*, when municipal water and sewer services are extended nearby in the future, Administration may consider appropriate approaches, such as, but not necessarily limited to, Local Improvement Bylaw to implement municipal servicing in this area or developer-funded main extensions in conjunction with a large-scale redevelopment application.

## **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.

**Rocky View/Calgary Intermunicipal Development Plan (2012)**

This application is aligned with the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP). Rocky View County was circulated this application as per the requirements of the IDP. Rocky View County had no comment or concerns. The subject site is not located in any of the Key Focus Areas, or the Residual Long-Term Growth Areas identified in the plan.

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

The subject site is located within the Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Planned Greenfield with Area Structure Plan typology is intended for areas that are still developing and have policy direction on how they should develop. The proposed land use amendment is in alignment with the 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 opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**South Shepard Area Structure Plan (Statutory– 2013)**

The subject site is located in the Shepard Residential Area as identified in Map 5: Land Use & Transportation Concept in the [South Shepard Area Structure Plan](#) (ASP). The policies included in the ASP regarding the Shepard residential area speaks to having land uses in the area that are compatible with residential uses. The ASP speaks to the future development that meets housing affordability and lifestyle needs of all ages. The proposed land use amendment is in alignment with the applicable policies in the ASP.