

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Arbour Lake, and formerly accommodated a pipeline regulation facility which was decommissioned in 2021. The site is now vacant, but has been remediated and now presents an excellent opportunity for providing infill development in an existing community. It is north of Arbour Wood Mews NW and is bounded on the south edge by an existing residential lane. The west edge is bounded by the closed 85 Street NW road right-of-way, which currently is home to a regional pathway, but also provides access to the pump station. Directly to the north is a right-of-way for a gas pipeline. While the pipeline regulation facility has been decommissioned, the gas pipeline remains active within the right-of-way. The subject site itself is approximately 0.25 hectares (0.63 acres) in size and is approximately 83 metres wide by 30 metres deep.

Surrounding development is low density residential to the south and west, a telephone maintenance building and City of Calgary water reservoir and pump station directly north of the site, with Multi-Residential – Contextual Low Profile (M-C1) development located directly northwest of the site. St. Ambrose School (Kindergarten – Grade 9) and the associated playfields are located to the east of the site.

The site is located approximately 250 metres (a four-minute walk) to Arbour Lake School. Crowfoot Town Centre, which provides shops and services for Arbour Lake and the surrounding communities is located approximately 600 metres (a ten-minute walk) from the site. Robert Thirsk High School is located approximately one kilometre away (a 17-minute walk). The site is well connected to the community through a series of pathways and walkways.

Community Peak Population Table

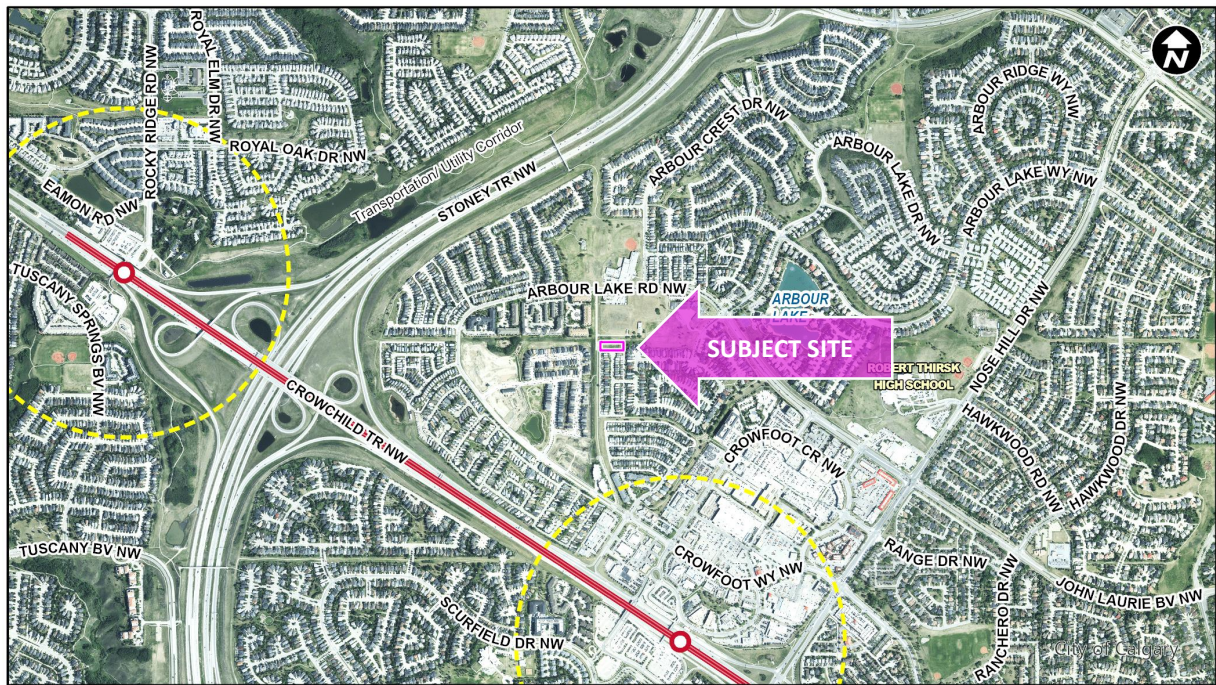
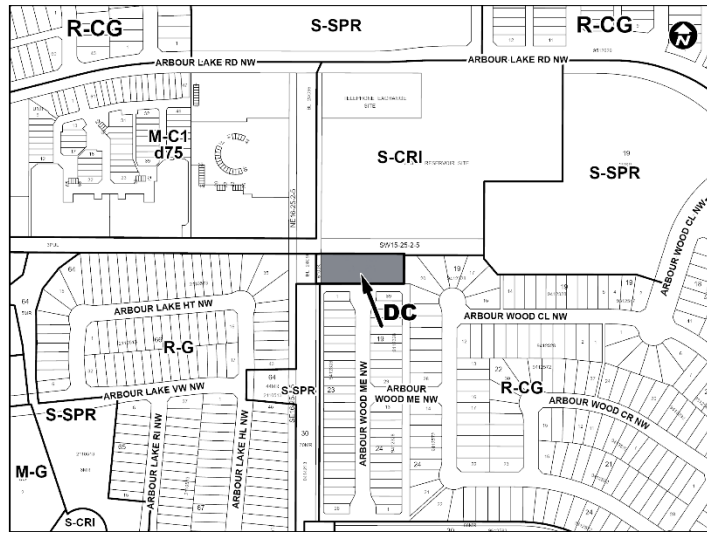
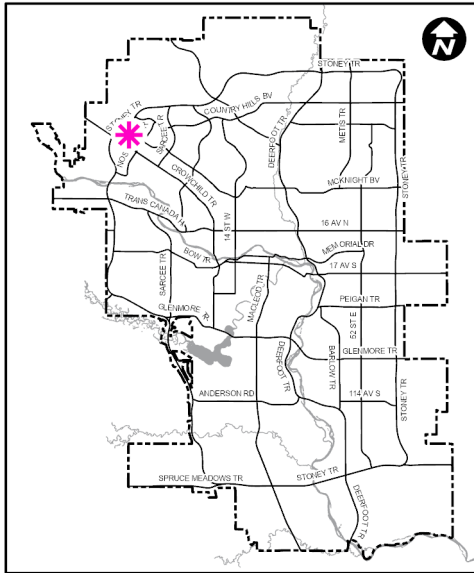
As identified below, the community of Arbour Lake reached its peak population in 2014.

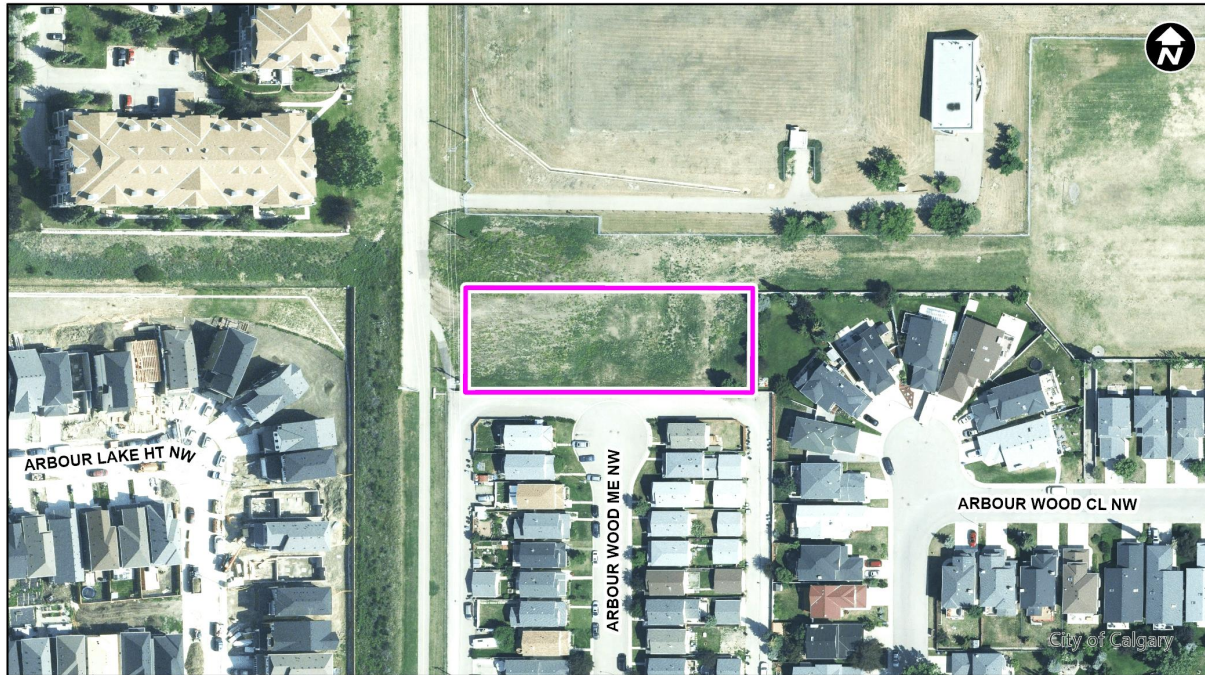
Arbour Lake	
Peak Population Year	2014
Peak Population	10,987
2019 Current Population	10,619
Difference in Population (Number)	-368
Difference in Population (Percent)	-3%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Arbour Lake Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – City and Regional Infrastructure (S-CRI) District accommodates infrastructure and utility facilities, including work depots, public transportation and uses operated by varying levels of government. There are no building height or density requirements.

The proposed Direct Control (DC) District is based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District, which provides for multi-residential development that is flexible in form but respects the existing context of the adjacent low-density development. The maximum building height is 12.0 metres, only one metre higher than achievable on the closest properties to the south, which are designated Residential – Grade-Oriented Infill (R-CG) District. Likewise, the proposed density of 63 units per hectare is lower than the 75 units per hectare within the R-CG District.

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 the unusual site constraints of having no street frontage and being a residual development parcel. This proposal allows for the applicant's intended multi-residential development to be achieved through the M-CG District base while accommodating the unusual context of the site. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District provides for setback rules that reference the property lines rather than using street frontage. Furthermore, the density, landscaping and parking rules have been modified to ensure appropriate treatment of the site relative to its context.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. 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 in this DC District can also be relaxed in the same way that they would be in a standard district. Relaxation powers have also been granted for Sections 8 to 22 to allow some flexibility if there are design changes to the proposed dwelling modules, or to account for minor adjustments to the landscaping.

Development and Site Design

The rules of the proposed DC District would provide guidance for the development of the site including setbacks, building separation, building height, landscaping and density. Given the specific context of this site, other items that will be considered during the development permit process include the following:

- interface with existing residential development to the south;
- traffic and parking;
- amenity space; and
- mitigating shadowing and privacy concerns.

Transportation

Pedestrian access is available from the existing pathway adjacent to the site on the 85 Street NW right-of-way. The pathway is part of the Always Available for All Ages and Abilities (5A) Network and supports a range of non-motorized modes of transport. The 85 Street NW right-of-way also provides service access to the existing pump station. An existing on-street bicycle route is also available along Arbour Lake Road NW, approximately 250 metres (a four-minute walk) from the site. Future vehicular access will be via the lane, south of the site, at the northern end of Arbour Wood Mews NW.

The nearest bus stop is 250 metres away (a four-minute walk) to the north along Arbour Lake Boulevard NW. Route 299 (Arbour Lake) and Route 815 (St. Francis/South Ranchlands/Arbour Lake) are located at this stop.

No major concerns have been identified in terms of mobility requirements, following review of the Traffic Impact Assessment memo, submitted as part of the application.

Environmental Site Considerations

The site was the former location of a natural gas pipeline metering facility that was decommissioned in 2021. Phase 1 and Phase 2 Environmental Site Assessments were completed in 2017, and a Remedial Action Plan in 2021 upon decommissioning. All required site remediation has been completed. No environmental concerns remain.

Utilities and Servicing

Water, sanitary and storm sewers are all available from Arbour Wood Mews NW. Details of the site servicing are being reviewed through the development permit.

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.

Municipal Development Plan (Statutory – 2009)

The site is located in the Developed Residential – Established Area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities, and transit. This application complies with the relevant land use policies as the rules of the DC District provide for a development that is of moderate intensity and sensitive to existing residential in terms of height and built form.

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 the site with applicable climate strategies are being explored and encouraged through the development permit.