

# Background and Planning Evaluation

## Background and Site Context

The subject site is a corner parcel located in the community of Skyview Ranch, at the southwest corner of Skyview Ranch Drive NE and Skyview Link NE. The approximately 0.85 hectare (2.10 acre) site is about 95 metres wide by 90 metres deep. The parcel is currently developed with a multi-residential development (one building) with commercial retail units on the ground floor.

The surrounding development is characterized by a mix of uses including a school site, park space, and residential developments in the form of single detached, rowhouse, townhouse and multi-residential developments. The site is located 180 metres (a three-minute walk) north of Country Hills Boulevard NE and 100 metres (a two-minute walk) east of 52 Street NE. Country Hills Boulevard NE is identified as part of the Primary Transit Network in the Municipal Development Plan (MDP).

On 2020 March 16, the subject site was redesignated from Multi-Residential – High Density Low Rise (M-H1) District to Direct Control (DC) District ([Bylaw 44D2020](#)) to include additional support commercial multi-residential uses on the ground floor. The additional support commercial uses that were included in addition to what is allowed under the base M-H1 District were Supermarket, Medical Clinic, Fitness Centre and Pet Care Service. The applicant now intends to accommodate an Instructional Facility use within the existing building at 151 Skyview Bay NE. A new development permit for a change of use will be required to accommodate the Instructional Facility use following this land use redesignation application.

## Community Peak Population Table

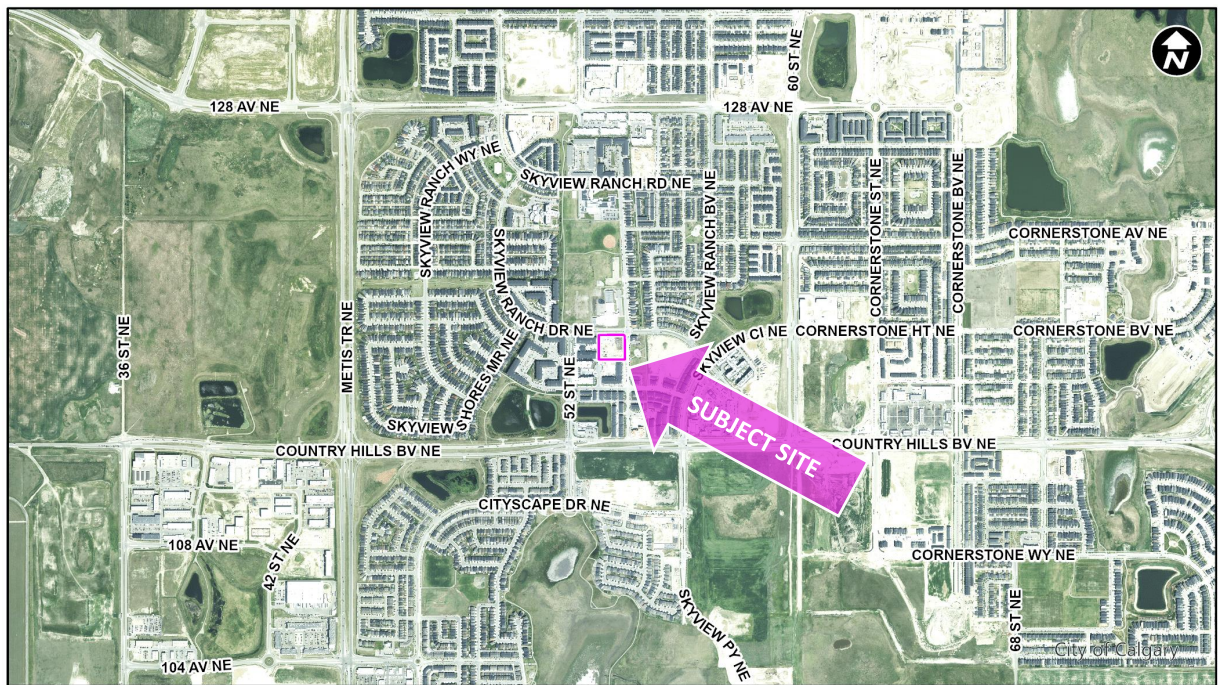
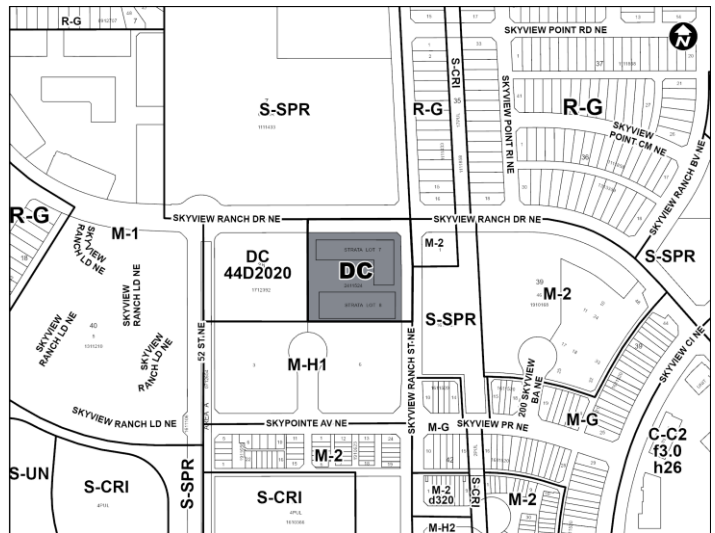
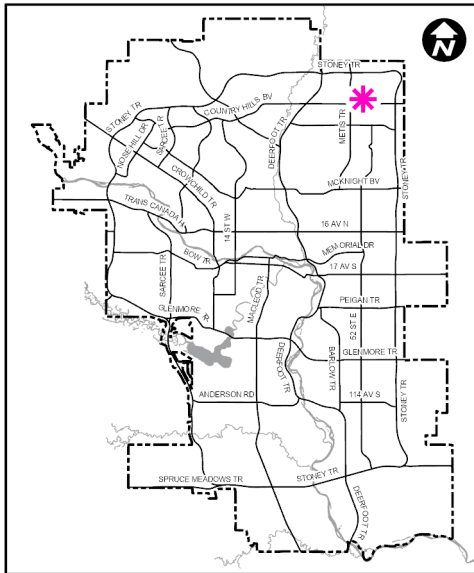
As identified below, the community of Skyview Ranch reached its peak population in 2019.

<b>Skyview Ranch</b>	
Peak Population Year	2019
Peak Population	11,707
2019 Current Population	11,707
Difference in Population (Number)	0
Difference in Population (Percent)	0%

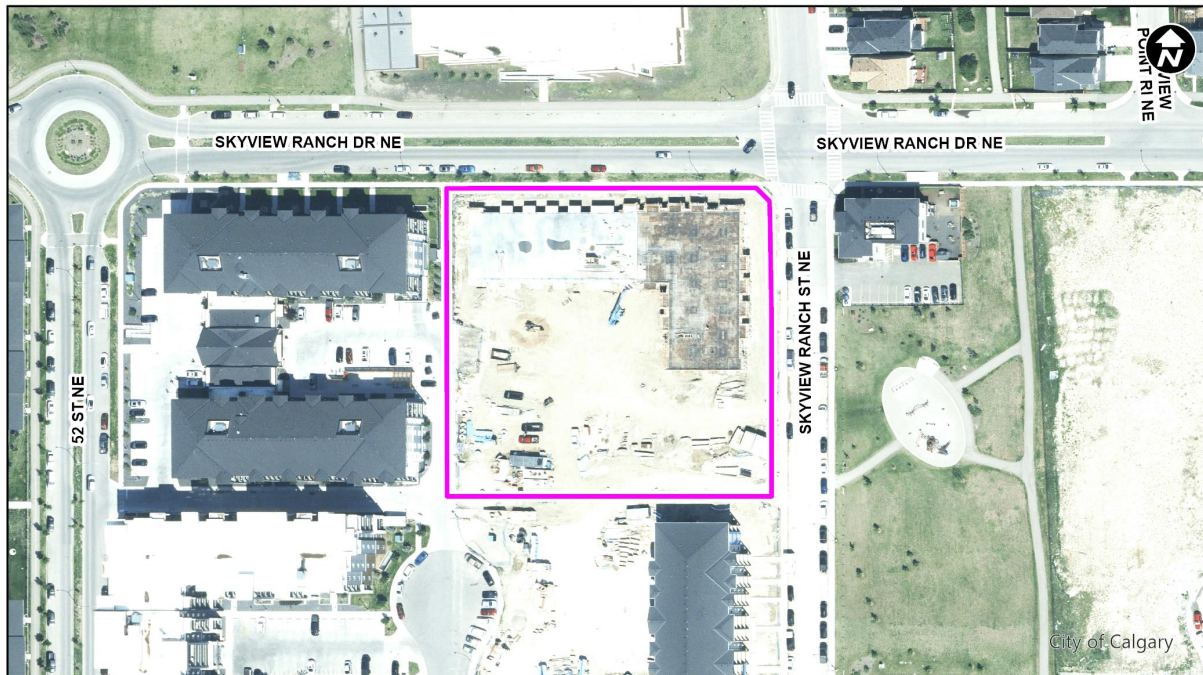
Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control District ([Bylaw 44D2020](#)) is based on the Multi-Residential – High Density Low Rise (M-H1) District which is intended to provide for multi-residential buildings in a variety of forms with support commercial multi-residential uses. Additionally, this District is intended to be typically located at community nodes and transit and transportation corridors and nodes. The permitted and discretionary uses of the M-H1 District of 1P2007 apply to this DC District. There is no maximum density requirement but a minimum density of 150 units per hectare is required. The current DC District does not have a relaxation clause.

The proposed DC District retains the base M-H1 District and the additional commercial uses of the current DC District. It is intended to allow for the additional use of Instructional Facility to accommodate an instructional facility. The proposed land use redesignation application is supported by Administration. The proposed additional use of Instructional Facility represents the changing needs of a growing community. Additionally, the proposed Instructional Facility will contribute to the creation of a complete community where residents and visitors can live, learn, work and play.

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 existing land use limits the allowable uses in an area identified as a neighbourhood node, thus preventing

adaptation to changing community needs. As such, this is considered a unique characteristic that justifies the use of a DC District.

Additionally, the proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC 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 rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

### **Transportation**

The site is located 180 metres (a three-minute walk) north of Country Hills Boulevard NE and 100 metres (a two-minute walk) east of 52 Street NE. Country Hills Boulevard NE is identified as part of the Primary Transit Network in the *Municipal Development Plan* (MDP). The subject site is close to a regional pathway along 52 Street NE, and another regional pathway along Skyview Ranch Drive NE, which are identified as part of the City of Calgary's Always Available for All Ages and Abilities (5A) Network. These pathways serve as an integral link connecting to other pathways, bike paths and bus stops.

Vehicular access to the subject parcel is available from 52 Street NE, Skyview Link NE, Skyview Parade NE and Skyview Bay NE. Pedestrian-only access is available from Skyview Ranch Drive NE. There are transit stops within 600 metres of the site including Route 145 (West Skyview Ranch / Redstone), Route 755 (Fowler/ SkyView), Route 756 (Fowler/Cornerstone), Route 136 (Corner Meadows / Cornerbrook), Route 752 (Fowler /Redstone), Route 128 (East Skyview Ranch / Redstone) and Route 823 (Bishop McNally/ Redstone/Skyview). The subject parcel is also located approximately 800 metres (a 10-minute walk) from the future Country Hills LRT Station (Blue Line Extension).

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review.

## **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)**

Map 1: Urban Structure of [Municipal Development Plan](#) (MDP) identifies the subject parcel as part of the Planned Greenfield with Area Structure Plan (ASP) typology. Policy 3.6.1(a) of the MDP directs that Area Structure Plans in existence prior to the adoption of the MDP are recognized as appropriate policies to provide specific direction for development of the local community. Thus, the policies of the *Northeast Community 'A' Area Structure Plan* (ASP) provide direction.

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

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

### **Northeast Community 'A' Area Structure Plan (Statutory – 2007)**

The subject parcel is located within the area covered by the [Northeast Community 'A' Area Structure Plan](#) (ASP). Map 3: Land Use Concept of the ASP shows the subject parcel within the Predominantly Residential Area typology and as part of a Neighbourhood Node. Section 6.2 of the ASP details the purpose and policies of the Neighbourhood Node. The purpose of the Neighbourhood Node is to provide a transit focus and meeting place for the surrounding residential area. These nodes are intended to have transit stops, a concentration of higher density housing as well as other suitable transit supportive uses such as local commercial uses or child care facilities. The ASP suggests that the Major Activity Centres (MACs) and Neighbourhood Nodes provide logical opportunities for a flexible approach to land use zoning. The proposed DC District aligns with the applicable ASP policies as it provides flexibility with the addition of more support commercial multi-residential uses to meet the changing needs of the community.