

Background and Planning Evaluation

Background and Site Context

The subject site consists of 8.09 hectares (20.00 acres) and is a portion of a larger 19.38 hectare (47.89 acre) parcel located in Residual Ward 12 in southeast Calgary. The site is situated directly south of Stoney Trail SE and west of 104 Street SE. The approximate dimensions of the subject site are 267 metres by 292 metres.

The developing communities of Hotchkiss and Sora are located directly north of Stoney Trail SE. The developing community of Mahogany is located approximately one kilometre to the west of the subject site.

The site and surrounding area were included in a 2007 annexation of land from Rocky View County. The parcel was previously subdivided (prior to annexation) from the larger quarter section parcel. The site owes municipal reserve and development levies. The site does not have an approved Area Structure Plan (ASP), and municipal utility services are not available. Growth management considerations to provide capital infrastructure to the area has not been reviewed for this application, given it has been advanced prior to an ASP. A Growth Application review process to consider whether City investment is appropriate in a new community occurs after an ASP is approved.

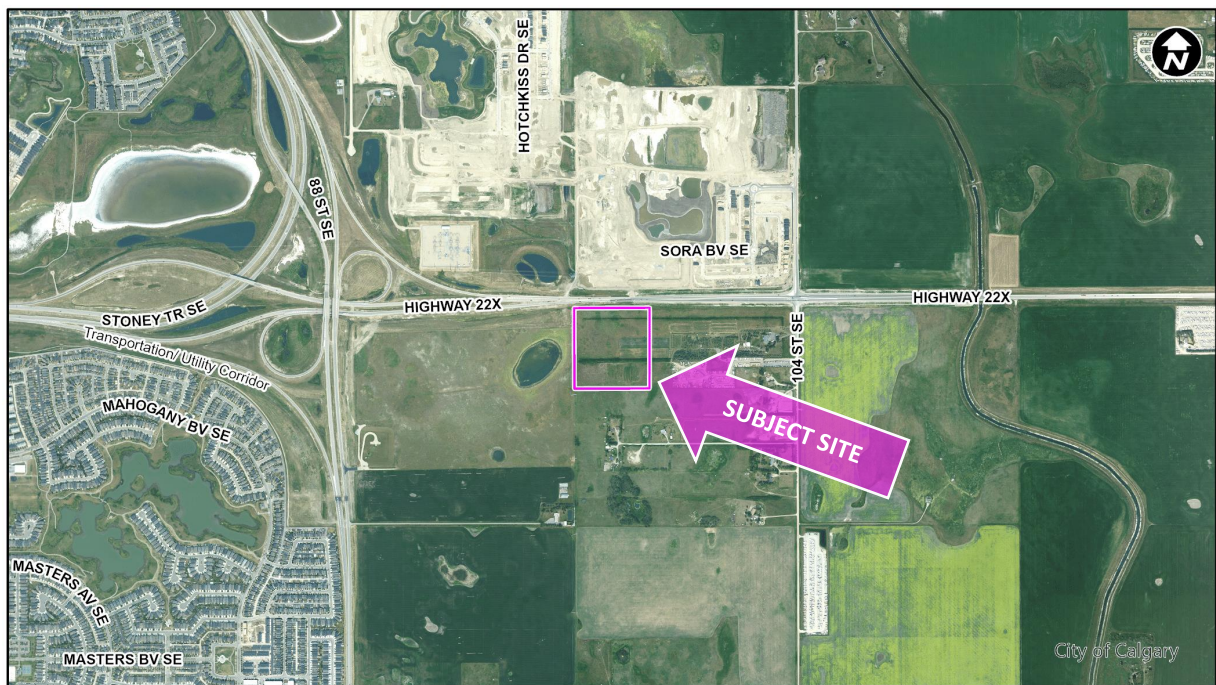
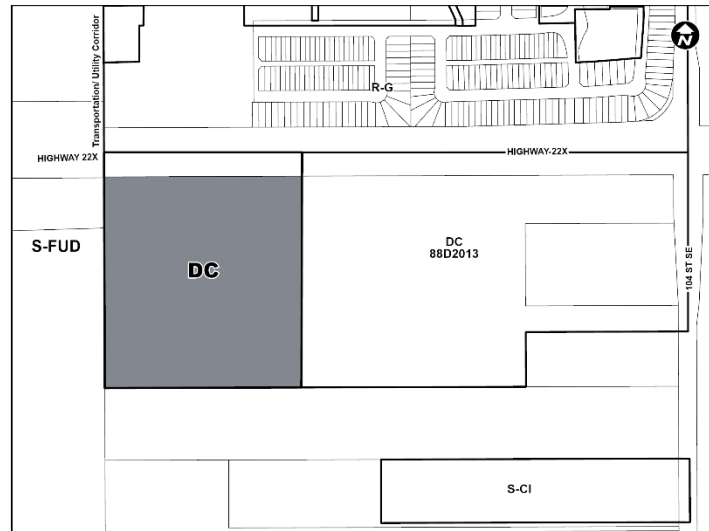
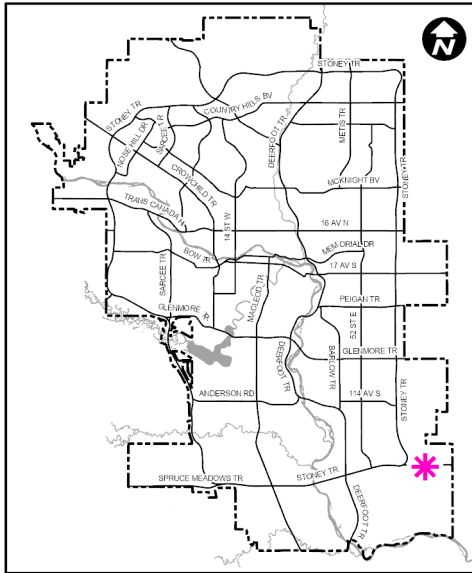
The subject site is currently undeveloped with a portion of it used for agricultural purposes. The entire parcel is currently designated Direct Control District ([Bylaw 88D2013](#)) and the remaining parcel area consists of an outdoor storage yard and a tree farm.

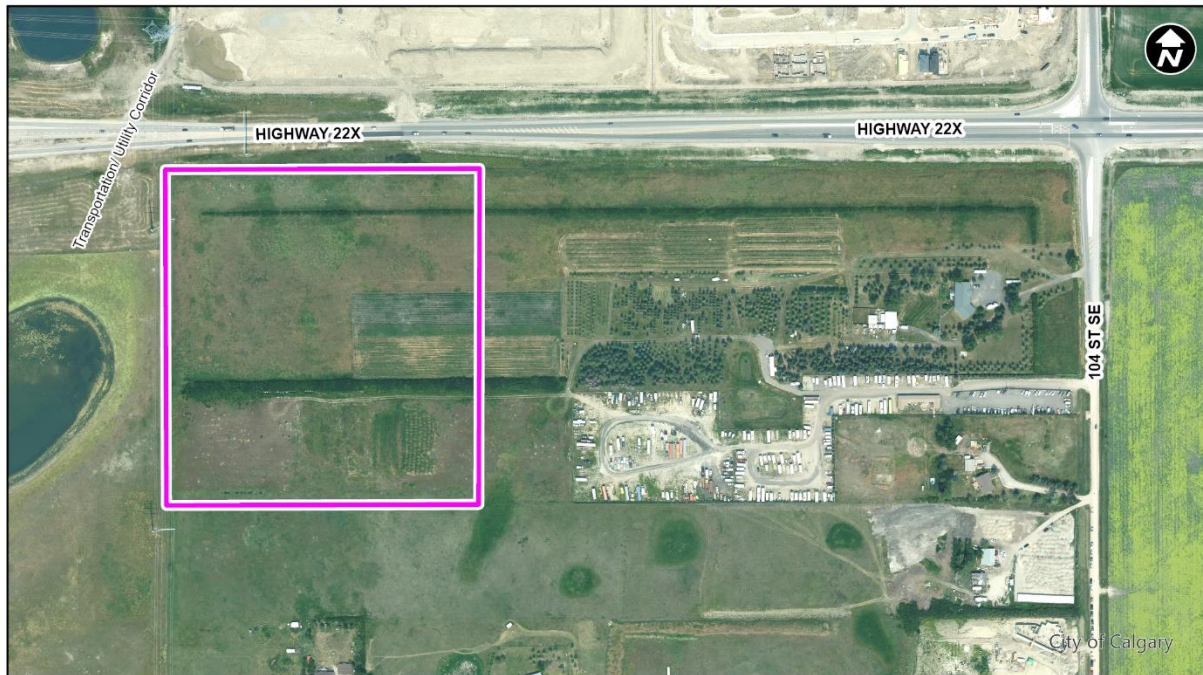
The surrounding area is generally characterized by agricultural uses and country residential development predominantly designated Special Purpose – Future Urban Development (S-FUD) District. There is a Special Purpose – Community Institution (S-CI) District located approximately 100 metres south of the subject site. The land use was approved in 2013 and a development permit was approved in 2019 for a place of worship, but has yet to be fully constructed.

Community Peak Population Table

There is no community population data available for this area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use on the subject site is Direct Control District (Bylaw 88D2013). The DC District is based on the Special Purpose – Future Urban Development (S-FUD) District and the intent is to accommodate the existing Tree Farm use on the parcel and accommodate one future subdivision that contains an existing Dwelling Unit.

The S-FUD District is intended for parcels that are awaiting urban development and utility servicing. A very limited number of uses are included in this District, including Vehicle Storage, Outdoor Recreation Area, Bed and Breakfast, Single Detached Dwelling and Utility Building. The included uses are intended to be temporary and easily removed when land is redesignated to allow for urban forms of development.

The proposed DC District is based on the existing S-FUD District with the additional uses of Place of Worship – Small, Medium, and Large, School – Private, Child Care Service, Instructional Facility, Food Kiosk, Service Organization and Social Organization. A rule regarding a maximum building height of 25 metres is included in the DC District. The DC District also contains a parcel area rule stating the minimum parcel area is 19.3 hectares, which is the size of the existing parcel. This rule ensures no premature subdivision of the smaller 8.0 hectare redesignation area can take place. Further subdivision and development of the parcel would be considered premature before an ASP is in place along with an approved outline plan and land use redesignations.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for the DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the specific regulations required for the district. Since the proposed application does not have higher level planning approvals or city services, Administration prefers to restrict the uses allowed on site to only those deemed necessary by the applicant for their development vision. The S-FUD District remains as the base district to limit the available uses on the site and prevent premature development. The same objectives could not be achieved through the use of a standard district in the Land Use Bylaw.

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 S-FUD 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 these DC Districts can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for the future development of the site including appropriate uses and building height. Other key factors that would be considered through the development permit process include, but are not limited to:

- the location of uses on the site and how the site could integrate with future urban uses;
- parking lot design;
- how development addresses the direction contained within *Improving Calgary's Entrances: A Guide for Development Adjacent to Entrances* which provides guidelines for development adjacent to Stoney Trail SE;
- site servicing including stormwater management; and
- how a proposed development and interim services would transition in the future to a fully serviced site.

Transportation

The regional road network consists of Stoney Trail SE along the north boundary of the plan area. Stoney Trail SE is classified as a skeletal roadway. No vehicular access from the subject site will be allowed directly onto Stoney Trail SE.

Vehicle access to the site is via 104 Street SE, a rural roadway that is located on the eastern boundary of the parcel. Access to the subject site would be from 104 Street SE, through the south 'panhandle' of the existing parcel. The rules of both the proposed DC Direct Control District and existing DC Direct Control District (Bylaw 88D2013) ensure the parcel will not be further subdivided, thus ensuring the proposed redesignation area would continue to have access to 104 Street SE until future public roadways are planned and developed in the area.

A Transportation Impact Assessment (TIA) was submitted to evaluate the proposed impacts on the regional road network and ensure the existing road network could accommodate the proposed uses. The TIA was reviewed and approved by Administration.

There are no existing transit routes in the immediate area. Local transit routes will be planned and accounted for in a future ASP. There is no pedestrian access or cycling facilities serving the

subject site. There is a future recommended off-street pathway along Stoney Trail SE to be part of the Always Available for All Ages and Abilities (5A) Network, however the alignment of that pathway has yet to be determined

In conjunction with a future ASP, a regional level transportation study is recommended to establish the regional transit network, community layout, and road network requirements to service broader urbanization of the area.

Environmental Site Considerations

There are no known environmental concerns at this time based on a desktop environmental review. Recent uses on the site (storage yard and tree farm) introduce a risk of contamination, therefore an Environmental Site Assessment is recommended at the development permit stage and in advance of any proposed development. Any required remediation associated with the previous uses on the site will be addressed through Alberta Environment and Protected Areas (AEPA) prior to development of the affected areas.

Utilities and Servicing

City water, sanitary and stormwater services are not currently available for this site and are not expected to be constructed in the near future. Therefore, land use redesignation or subdivision is not recommended until a servicing solution has been approved. Future utility systems are not known or planned at this time and existing systems serving already approved communities north of Stoney Trail SE have not been sized or designed to accommodate these lands as they fall into a different catchment area. A significant amount of infrastructure will be required before this site is serviceable in the future, including extending a sanitary system from more than five kilometres away and installing at least one lift station. Allowing development in advance of municipal servicing may hinder the ability to construct and finance servicing in the future; this may be due to the placement of structures on the site, location of interim servicing infrastructure and future road patterns and servicing mains that may not align with what is developed on the site now.

If development is proposed in advance of city servicing being available, interim solutions can be determined through a development permit application to provide on-site water, sanitary, and storage for stormwater at the developer's expense. This is common practice in some rural areas. However, interim servicing solutions typically limit the efficient use of land as the amount and intensity of development that can practically be accommodated on the site is reduced due to the space needed for on-site infrastructure, and construction and operational costs of providing on-site servicing capacity.

The site is currently located outside of the Council approved standard for seven- and eleven-minute fire response, as well as the 10-minute response criteria identified in the Alberta Building Code. In order to support growth in the nearby community of Hotchkiss (north of Stoney Trail SE), Council has approved a budget to construct a temporary fire station within the next five years. The fire response time for the subject site is expected to be acceptable once the station is operational. If development is proposed on the site in advance of water servicing being available, an on-site solution for providing fire protection will need to be determined and provided at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The proposal is not in alignment 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. Appendix I of the Plan includes Efficient Use of Land Principles including locating development where the need for new infrastructure is minimized. This proposal does not meet the principles.

Rocky View/Calgary Intermunicipal Development Plan (2012)

The site falls within the policy area of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) and has been circulated to Rocky View County. No comments were received. Rocky View County will be further engaged should the proposal reach the development permit stage.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Future Greenfield Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This typology describes large land areas that have been identified for future urban development and do not yet have an approved ASP in place.

Future Greenfield Area policies in Section 3.6.2 (a) state that these areas should be protected for future urban development by restricting premature development. The MDP also emphasizes that plans for these areas are to be established through an ASP, a process that has not been initiated for this area. While the MDP notes a limited range of uses that will not compromise the developability of the land for urban purposes may be accommodated, the uses proposed in this application are outside of that scope and approval may negatively impact the future development of the area.

The proposal does not comply 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.

East Regional Context Study

The subject site is included within Future Planning Cell 'F' of the [East Regional Context Study](#) (ERCS) and is shown on Map 3: Land Use Concept & Transportation as 'Residential'. The 'Residential' area is intended for predominantly residential uses; recreation, institutional, public, local commercial and accessory uses may be permitted where determined to be compatible and complimentary to residential development.

The *East Regional Context Study* (ERCS) is a non-statutory plan intended to provide a level of strategic planning between the MDP, the *Calgary Transportation Plan* and subsequent Area Structure Plans. The ERCS also provides direction on the sequencing of subsequent ASPs to ensure that urban growth proceeds logically and efficiently. Each of the 'Planning Cells' identified in the ERCS require an ASP in the future prior to urban development occurring.

The ERCS identified that until such time as an ASP is approved for a future planning area, applications for outline plans, land use amendments, subdivision or development permits will be considered premature. Exceptions to this may be made by Council for essential public services / facilities, crop-based intensive agriculture to encourage local food production, temporary uses or uses that will not compromise future urban growth in any way. Administration does not consider the proposal to be an essential public service or temporary in nature and it has the potential to impact future urban growth. The proposal therefore does not comply with the applicable policies of the ERCS.