

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Douglasdale/Glen, on the southeast corner of Quarry Park Boulevard SE and Quarry Park Road SE. The site is approximately 1.54 hectares (3.80 acres) in size and currently contains a commercial office development, the Quarry Park Professional Centre. The site currently has two vehicular access points, one from the north off Quarry Park Boulevard SE and one from the west off Quarry Park Road SE.

Surrounding development is characterized by a mix of industrial businesses, commercial uses, residential uses and recreational park and pathway uses. To the east and north of the subject site are office buildings and surface parking lots. A major grocery store (Calgary Co-op) and additional commercial business uses are located to the west. A vast majority of the surrounding sites are designated as a Direct Control (DC) District based on the C-2 General Commercial District from the previous Land Use Bylaw 2P80. Directly south of the subject site is a property designated as Special Purpose – Recreation (S-R) District which is developed with a recreation center that contains the Young Men's Christian Association (Remington YMCA) and a Calgary Public Library location. A property containing three mixed-use residential condominium towers designated as Commercial – Corridor 2 f2.0h42(C-COR2 f2.0h42) District is also located approximately 60 metres (a one-minute walk) southwest from the subject site. Within the *Municipal Development Plan* (MDP), the subject site and surrounding area is classified as Community Activity Centre (CAC).

## Community Peak Population Table

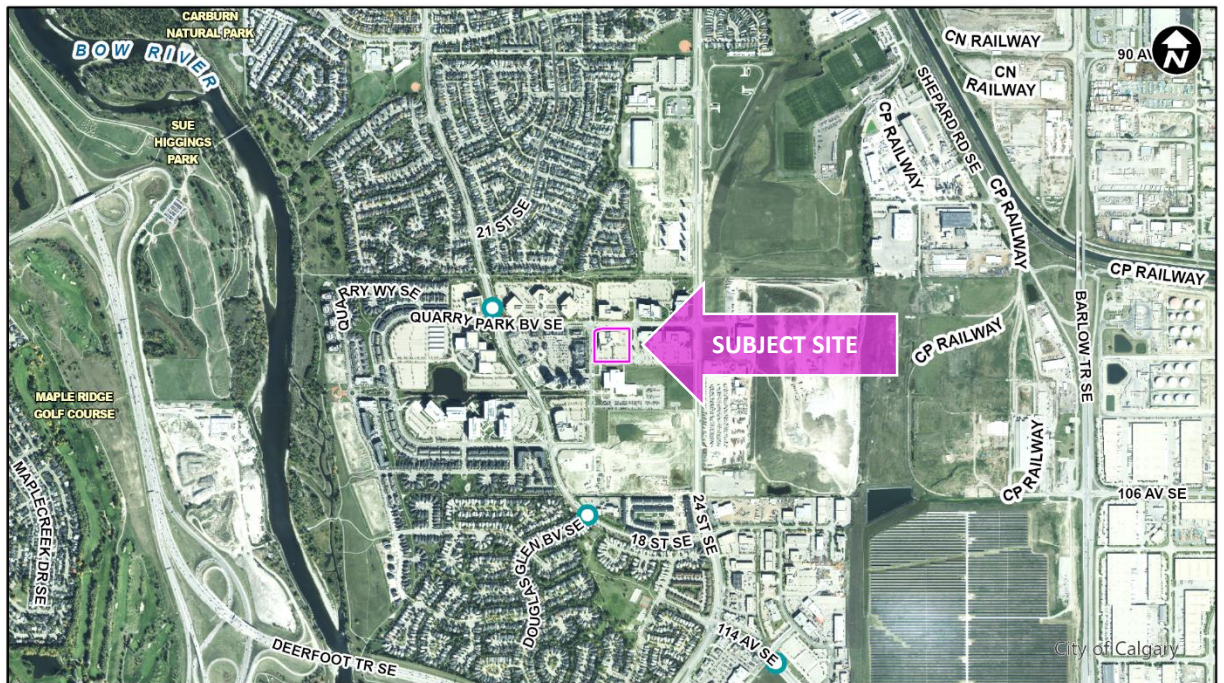
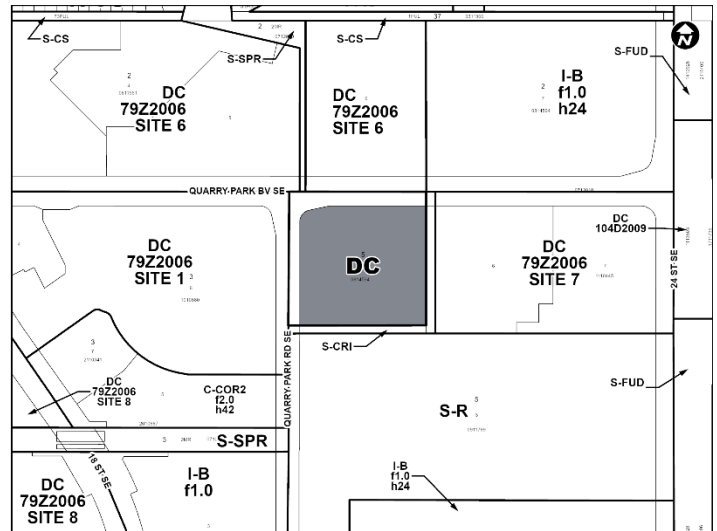
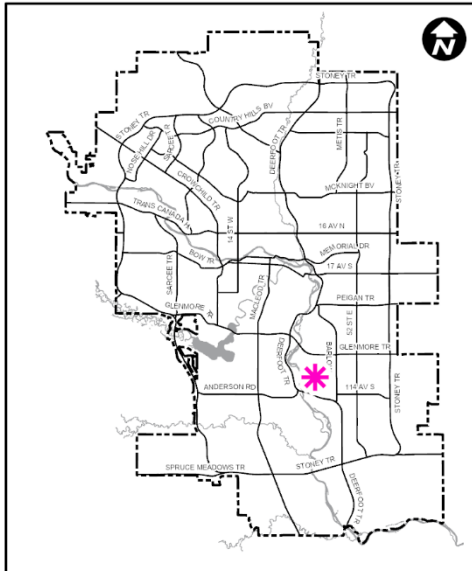
As identified below, the community of Douglasdale/Glen reached its peak population in 2014.

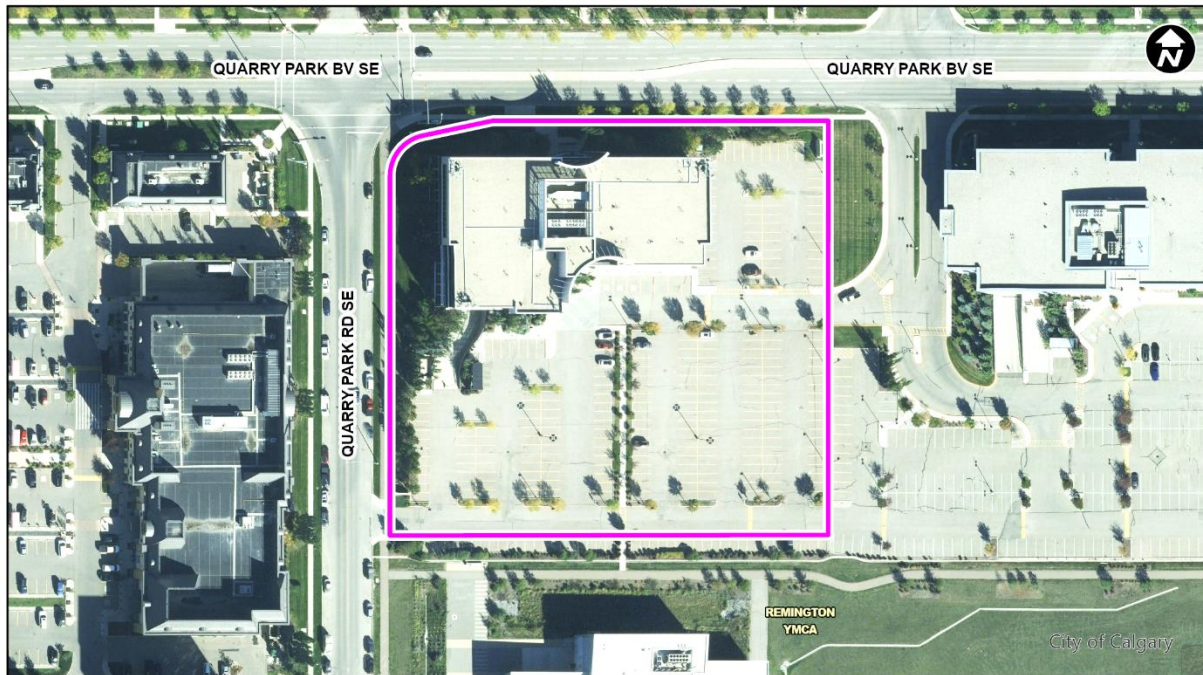
<b>Douglasdale/Glen</b>	
Peak Population Year	2014
Peak Population	12,952
2019 Current Population	12,881
Difference in Population (Number)	- 71
Difference in Population (Percent)	- 0.55%

Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The site is currently designated Industrial – Business f1.0 (I-B f1.0) District which is intended to be characterized by prestige, high quality, manufacturing, research and office developments. The I-Bf1.0 District allows for a maximum floor area ratio (FAR) of 1.0 and a maximum building height of 12 metres.

The proposed DC District is based on the existing I-B District with the additional discretionary use of a School Authority – School on the subject site. The proposal would keep all the rules of the existing I-B District, except for an increase in the FAR from 1.0 to 1.2 to provide flexibility in developing the site. The application does not propose to change or remove any further rules.

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 its unique characteristics that requires specific regulation unavailable in other land use districts. The proposal allows for the reuse of space within the existing Quarry Park Professional Centre building to allow for a school. The same result could not be achieved through the use of standard land use district in the current Land Use Bylaw.



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 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 the 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.

### **Development and Site Design**

If this application is approved by Council, the rules of the proposed DC District will allow for the development of a new charter school within the existing building. A development permit application is required to repurpose vacant space within the existing building and assess what, if any, changes are needed to the existing layout and configuration of the building and site.

### **Transportation**

Pedestrian access to the site is available from Quarry Park Boulevard SE, as well as Quarry Park Road SE. There is an existing pathway immediately adjacent to the site on Quarry Park Road SE. The area is served by Calgary Transit where Route 302 (BRT Southeast/City Centre) is approximately 380 metres (a six-minute walk) east of the subject site on 24 Street SE. The future Green Line Quarry Park Station will be approximately 400 metres (a seven-minute walk) from the site, located adjacent to 24 Street SE. On-street parking is available immediately adjacent to the site on Quarry Park Road SE, but is restricted along Quarry Park Boulevard SE. Direct vehicular access to the site is available from Quarry Park Boulevard SE, as well as Quarry Park Road SE.

A Transportation Impact Assessment was approved for this application.

### **Environmental Site Considerations**

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

### **Utilities and Servicing**

Water, sanitary, and storm sewer mains are available to service the site, within road rights-of-way. Water and sewer services also exist to the site. Servicing requirements will be further determined at the time of future development.

## **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.

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

The subject site is classified within Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) as being within the Community Activity Centre (CAC) land use typology. The MDP states that CACs provide for a concentration of jobs and population in strategic locations throughout the city and represent a local destination for multiple communities. They provide an opportunity to accommodate significant numbers of workers and residents in centres that are well served by

public transit. The proposed DC District is generally in keeping with this objective and would allow for further employment of professional teachers in the community.

Map 2: Primary Transit Network also identifies 18 Street SE as part of the Primary Transit Network, which is near the subject site. Providing transit-supportive land uses near transit service is critical to attracting ridership and making it a viable and efficient travel choice. The proposed DC District would allow for the development of a high school, which would encourage a high level of transit use and be part of a mixed-use activity node for the local community.

The applicable MDP policies encourage redevelopment and intensification of uses in developed area communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed DC District for the subject site aligns with 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.

### **Transit Oriented Development Policy Guidelines (2004)**

The [Transit Oriented Development Policy Guidelines](#) (Guidelines) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines, including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

### **Barlow Area Structure Plan (Statutory – 1980)**

The subject site is identified as High Standard Light Industrial in the [Barlow Area Structure Plan](#) (ASP). Uses in this area will include such things as any office, business or commercial establishment, child care facilities, essential public services and public utilities. The light industrial park is intended to act as a buffer from residential areas to heavier industry to the east. The proposed school use is compatible with the area and can be accommodated within the subject site. The DC District aligns with ASP.