

Background and Planning Evaluation

Background and Site Context

The subject site is located in Residual Sub-Area 9P along 100 Street SE, approximately 1.1 kilometres south of 17 Avenue SE. The site is approximately 1.68 hectares in size (\pm 4.15 acres) and is approximately 110 metres wide by 152 metres deep. The parcel is currently developed with a single detached dwelling and an accessory residential building (detached garage).

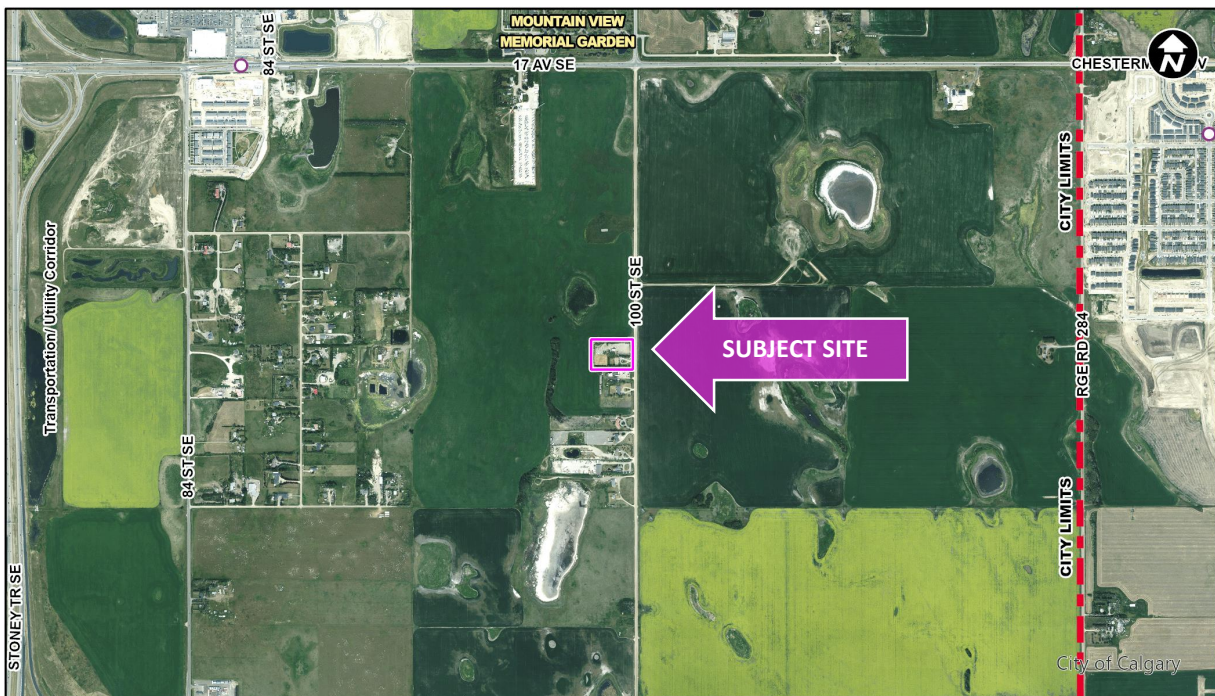
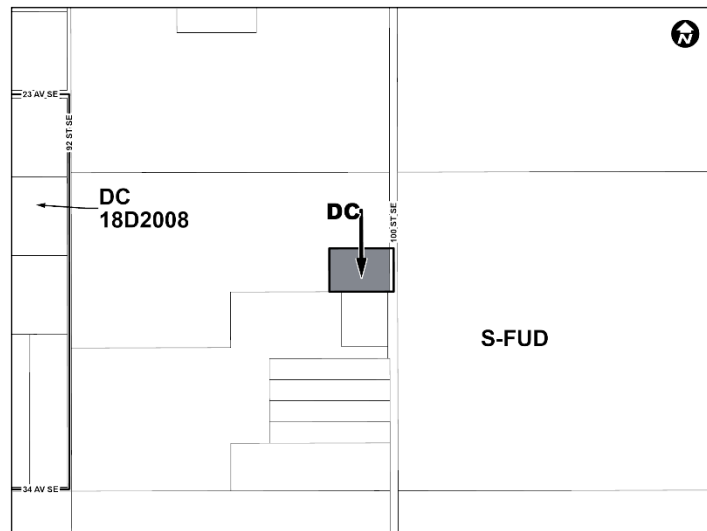
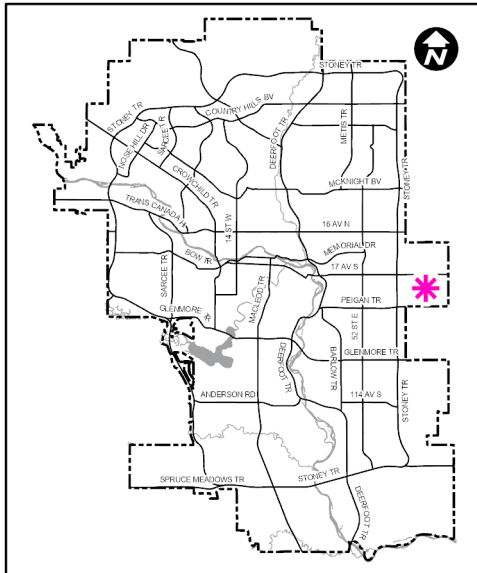
The surrounding development is characterized by a mix of unserviced residential developments, large vacant land parcels and agricultural uses designated as Special Purpose – Future Urban Development (S-FUD) District.

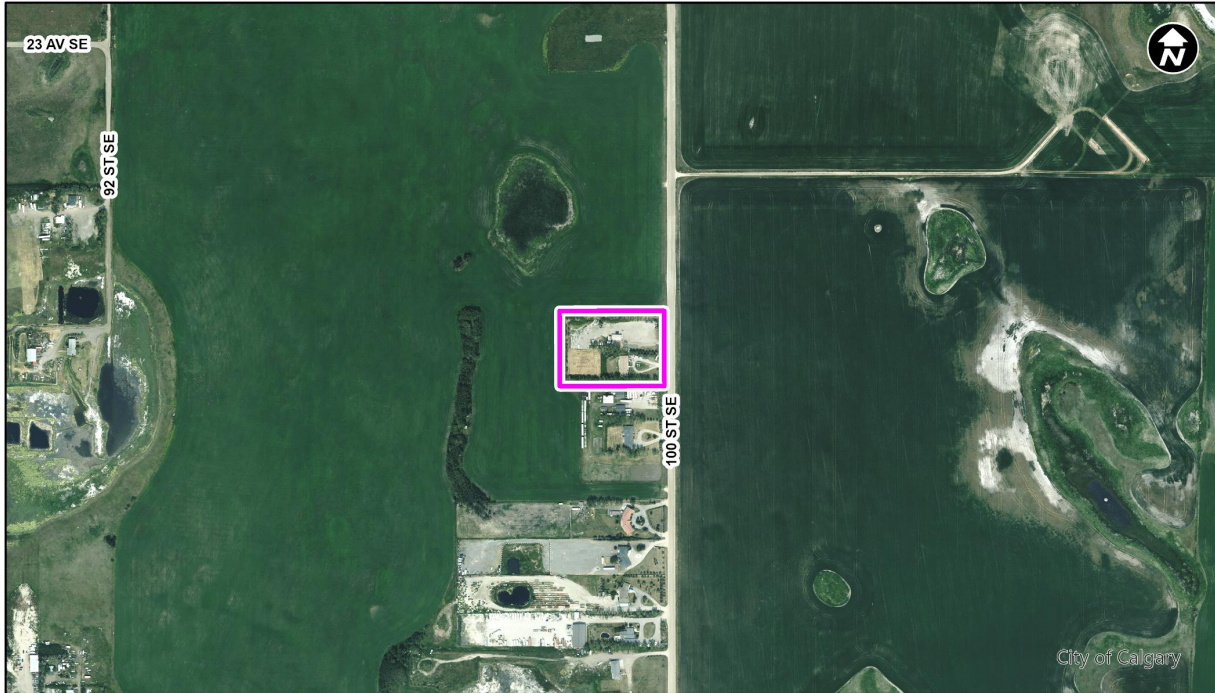
The subject parcel was among the lands separated from the Municipal District of Rocky View No. 44 and annexed to the City of Calgary as part of the 2007 Annexation Order. Once the parcel was annexed into the City of Calgary, the parcel was designated as S-FUD District. The area of the parcel at the time of this designation was 1.68 hectares.

Community Peak Population Table

A peak population table is unavailable for the subject site as it is in a Developing Residential (Future Greenfield) Area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is intended to protect lands for future urban development and density by restricting premature subdivision and development of parcels of land. As a result, the S-FUD District requires a minimum parcel area. In this case, the minimum parcel area is 1.68 hectares, which is the area of the parcel at the time it was designated as S-FUD District.

The S-FUD District allows for limited uses which can easily be removed to allow for future urban development. Single-Detached Dwelling is a permitted use in the S-FUD District.

The proposed DC District retains the parcel's base S-FUD District with the added condition of reducing the minimum parcel area requirement from the current 1.68 hectares to 0.8 hectares. This would then permit the subject parcel to be subdivided, and ultimately accommodate the development of an additional Single-Detached Dwelling. The proposed 0.8 hectare parcel size is less than the S-FUD District's minimum parcel area requirement, therefore, a Direct Control (DC) District is being proposed to allow for a reduced minimum.

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 following justifies the use of a DC District:

- subdivision of the parcel beyond the minimum prescribed in the S-FUD District would be beyond the scope of relaxation granted to the Subdivision Authority; and
- there are no stock districts that provide for parcels that are 0.8 hectares in unserved areas and for residential purposes.

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.

The proposed land use redesignation is not supported by Administration. In the absence of an Area Structure Plan (ASP), the proposed redesignation by the applicant represents a premature subdivision and subsequent development on the subject parcel. This contradicts MDP policies on the protection of Future Greenfield Areas by exacerbating land fragmentation in the area.

Smaller subdivided parcels and fragmented land ownership are hinderances to future comprehensive planning and development. Incohesive plans can lead to inefficient land use patterns, (e.g., under utilized spaces or gaps between developments). Future infrastructure planning may also be more complex and costly.

Development and Site Design

Should Administration's recommendation be overturned by Council, the rules of the proposed DC District would provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the subdivision and development permit review process include, but are not limited to:

- layout and configuration of the dwelling unit and parcel;
- site access and provision of parking; and
- water, sanitary, and storm water servicing.

Transportation

Access to the site is available by vehicle from 100 Street SE. There are currently no pedestrian sidewalks or pathways on 100 Street SE to support alternative modes of transportation. There is no transit service near the site and no street parking available adjacent to the site.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm servicing are unavailable. A Stormwater Management Report (SWMR) would be required at a future subdivision and development stage. Generally, subdivision applications without servicing are not supported. Should Administration's recommendation be overturned by Council, details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Section 5 of the SSRP Implementation Plan strategizes to promote the efficient use of land by encouraging all land-use planners and decision-makers to consider efficient land use principles. These principles are based on the understanding that land is a finite and non-renewable resource that should be used efficiently. Relevant to this proposed land use redesignation, Principle 3 advocates for more new development to take place on already developed lands, (e.g., infill, redevelopment) rather than on undeveloped lands. Principle 4 advocates to plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

The proposed redesignation does not align with these principles because it is located in an unserviced area and will lead to the development of a single detached dwelling on the proposed 0.8 hectare parcel, which would not represent the efficient use of the land.

Rocky View County/ City of Calgary Intermunicipal Development Plan (Statutory 2012)

Administration's recommendation aligns with policy of the [Rocky View County/ City of Calgary Intermunicipal Development Plan \(2012\)](#) (IDP) which strongly discourages subdivision to facilitate development until full servicing is available and an Area Structure Plan (ASP) or equivalent is complete.

Further, if an ASP or equivalent is not in place, applications for subdivision, redesignation, or development should be evaluated according to strategic policies of the Municipal Development Plan (MDP).

The proposed redesignation does not align with the policies of the IDP.

Municipal Development Plan (Statutory – 2009)

According to the [Municipal Development Plan's](#) (MDP) Map 1: Urban Structure, the subject parcel is located within a Future Greenfield Developing Residential Area. Future Greenfield Areas are large land areas in the city identified for future urban development that do not have an approved ASP in place. Land use policy advises against premature subdivision and development to protect Future Greenfield Areas for future urban development.

Further, the MDP's strategic framework for growth and change aims to maintain the City's ability to grow over the long term by ensuring that decisions facilitate a land supply that aligns with policy direction of the MDP and SSRP.

The proposed redesignation is not supported by MDP policy.

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.