

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
BAROC ROAD NW WEST OF 53 STREET NW
BYLAW 24D2018

MAP 2NW

EXECUTIVE SUMMARY

This is a land use amendment application in the community of Dalhousie. The application seeks to redesignate the subject parcel from Special Purpose – Future Urban Development (S-FUD) District to Residential – Contextual One Dwelling (R-C1) District.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 November 16
That Calgary Planning Commission recommends APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 24D2018; and	
1. ADOPT the proposed redesignation of 0.33 hectares ± (0.82 acres ±) located at 5604 Baroc Road NW (Plan 7806HG, Block 21, Lot 21D) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Contextual One Dwelling (R-C1) District, in accordance with Administration's recommendation; and	
2. Give three readings to the proposed Bylaw 24D2018.	

REASON(S) FOR RECOMMENDATION:

The proposed redesignation is in keeping with applicable policies in the Municipal Development Plan. The proposed amendment aligns with the existing land use pattern along Buckboard Road NW and the R-C1 District would allow for the potential to subdivide in a pattern similar to the neighbouring properties. The existing S-FUD District does not allow for subdivision of the parcel.

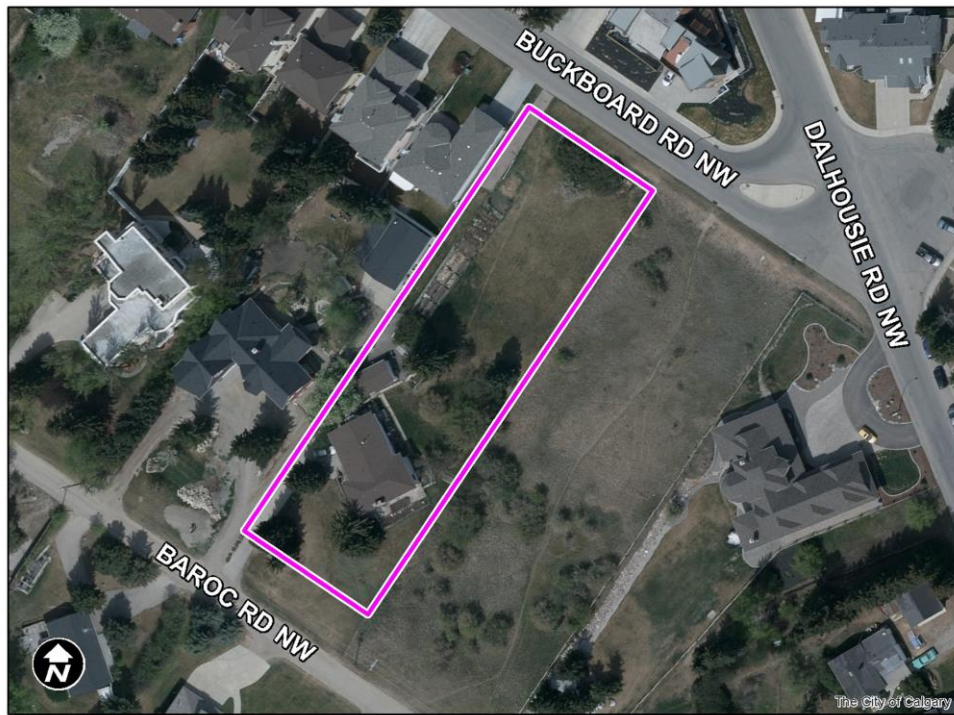
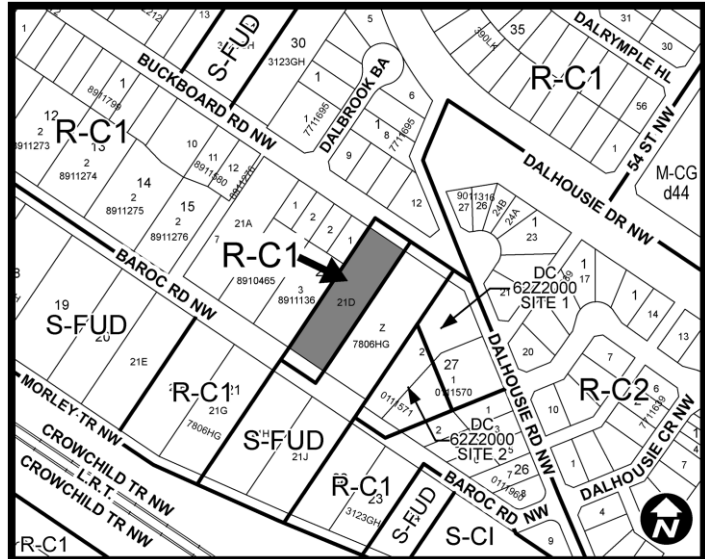
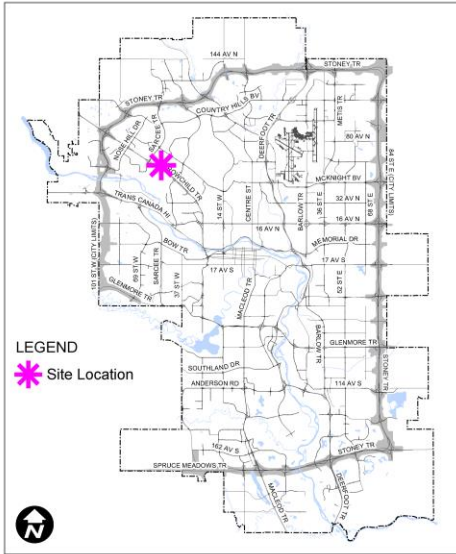
ATTACHMENT

1. Proposed Bylaw 24D2018

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.33 hectares ± (0.82 acres ±) located at 5604 Baroc Road NW (Plan 7806HG, Block 21, Lot 21D) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Contextual One Dwelling (R-C1) District.

Moved by: D. Leighton
Absent: L. Juan

Carried: 7 – 0

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Applicant:

Shane Murray Olmstead

Landowner:

Janet Letitia Olmstead
Shane Murray Olmstead

PLANNING EVALUATION

BACKGROUND

Council approved a large redesignation of multiple properties adjacent to the subject site that changed their land use from Urban Reserve (U-R) District to Residential Single-Detached (R-1) District in 1981. Subsequently, this allowed for the acreage parcels within the area to create two new parcels fronting Buckboard Road NW while maintaining the larger acreage sites accessed from Baroc Road NW. Single detached dwellings have been developed on the newly created parcels fronting Buckboard Road NW.

A land use application has been submitted and received a recommendation of approval from the Calgary Planning Commission for a Direct Control District that can accommodate Assisted Living and/or Residential Care with site specific design and intensity guidelines on 5612 and 5620 Buckboard Road NW which is north-west of the site.

SITE CONTEXT

The subject site is located in an acreage area of Dalhousie north of Crowchild Trail NW. The parcel is approximately 0.3 hectares (0.8 acres), developed with a single detached dwelling. The subject site is roughly 31 metres wide by 106 metres deep. The parcel has dual street frontages with the existing residence accessed from the south property line, Baroc Road NW, and the north property line abutting Buckboard Road NW. Immediately adjacent to the south, west and north of the site is low density residential development. Large estate parcels front Baroc Road while smaller low density parcels front Buckboard Road NW. Adjacent to the east of the parcel is City owned land that is designated Special Purpose – Future Urban Development (S-FUD) District.

According to data from The City of Calgary's 2017 Census, the following table identifies Dalhousie's peak population was 10,770 in 1982, and has experienced a 17 percent decrease as measured in 2017.

Dalhousie	
Peak Population Year	1982
Peak Population	10,770
2017 Current Population	8,992
Difference in Population (Number)	-1,778

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Difference in Population (Percent)	-17%
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LAND USE DISTRICTS

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The S-FUD District is intended to protect lands for future urban forms of development and density. The subject parcel cannot be subdivided further when designated as S-FUD District.

The proposed land use district is the Residential – Contextual One Dwelling (R-C1) District. The Residential – Contextual One Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the Developed Area. The R-C1 District would allow for potential subdivision of the site which is the main objective of this land use application.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (2009)

The subject site is located within the Residential Developed – Established Area as identified on Map 1 of the Municipal Development Plan (MDP). The MDP generally encourages sensitive redevelopment of established areas as outlined by policy 3.5.1 a; “Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.” The proposed R-C1 District will provide for a minor amount of intensification while respecting the existing character of the neighbourhood.

Dalhousie Design Brief (1973 – Non-statutory)

The site is located within an area intended for ‘single family homes on acreage parcels’ as identified in the design brief. As the design brief was developed to guide the initial build out of the community, the document makes no specific references to the redevelopment preferences for this area and this site in particular.

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TRANSPORTATION NETWORKS

The site is located north of Crowchild Trail NW, adjacent to Baroc Road NW and Buckboard Road NW. Baroc Road NW is a narrow, rural standard gravel roadway. Buckboard Road NW is a residential standard road with a sidewalk on the northern edge. Transit is located within approximately 550 metres of the site. Routes 76, 97, 113 service the site. The Dalhousie LRT is located within an approximately 20 minute walk (approximately 1.5 kilometres) via public street connection and within an approximately 15 minute walk (approximately 1 kilometre) through the Safeway site across 53 Street NW.

UTILITIES & SERVICING

The existing single detached dwelling is not serviced by water, sanitary or storm utilities. Any future lots created will have to be serviced from Buckboard Road NW where water, storm sewer and sanitary sewer mains exist. Baroc Road NW does not contain water, sanitary and storm services adjacent to the property. At this time, no improvements to Baroc Road NW are necessary.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments have been received by Calgary Planning Commission Report submission date.

Citizen Comments

Administration received one (1) letter of no objection that outlined the desire for the area to remain a high quality estate by only allowing one or two additional dwellings and keep height to a maximum of 8.5 metres to allow for views to be maintained.

Public Meetings

No public meeting was held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

August 21, 2017

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, #8108
Calgary AB, T2P 2M5

To Whom It May Concern,

RE: Land Use Redesignation Application for the Property at 5604 Baroc Road NW

Please find attached a Land Use Redesignation application for the property at 5604 BAROC Road NW, with Legal Description of Plan 7806HG, Block 21, Lot 21D. The property has a current Land Use of S-FUD. It is proposed to redesignate the Land Use of this property to R-C1. This is consistent with the Land Use designation of other properties in the area.

Inclusive with this application, please find the following:

- Pre-Application Assessment Form and Comments from the Corporate Planning Applications Group (CPAG)
- Land Use Redesignation Application Requirement List (as marked during the Pre-Application Assessment)
- Completed Land Use Redesignation Application Form
- Current copy of the Certificate of Title
- Letter of Authorization from the registered owner of the land
- Land Use Application Fee Schedule
- Several colour photographs of the parcel providing a comprehensive visual account of the site and adjacent area
- Completed Site Contamination Statement
- Completed Abandoned Well Declaration Form and Map
- Fifteen copies of the Site Plan showing the land involved in the application

The reason for making this application is to allow for a subsequent application to be made to subdivide the property into 3 separate residential lots as shown in the attached Conceptual Subdivision Plan. The existing residence would remain as is in the south part of the property, and two new residential lots would be created along the north end of the property, fronting onto the existing city road, BUCKBOARD Rd NW. This would be consistent with several of the other properties in the area, which have previously been subdivided in this way.

Please call me if there are any questions or if you require any additional information. Thank you.