

Site Analysis

2255 15A St SE

Land Use & Policy:

The property is currently designated Special Purpose Recreation (S-SPR) which permits the uses of park, school, natural area, and outdoor recreation area. A land use redesignation would be required to allow for development on the property. The parcel is also designated Municipal Reserve (MR), and would need to be disposed of through the Joint Use Coordination Committee prior to any development.

The current policy identifies this parcel for residential development in the form of multi-unit or detached housing.

The land was identified by The City as a 'temporary off-leash dog park' and the land is currently used by the community for this purpose.

Site Servicing and Location of Utilities:

The majority of the property is encumbered by underground and overhead utilities. Sanitary and storm pipes run east-west, approximately through the centre of the site. Overhead power lines cross diagonally over the site. The remaining unencumbered lands are small, fragmented parcels with little development capacity.

Airport Vicinity Protection Area:

The property is within the AVPA and not exempt. Any development application at this site would require Airport Authority and Provincial approval.

Overall Developability:

Nil: the current land use does not permit development, the parcel is within the AVPA where development is restricted, and is largely encumbered with utilities. The underground utilities would be very costly to relocate, and likely not worth the land value. The overhead Enmax line may be relocated to open the northern portion of the parcel for development. This relocation could create a development parcel of approximately 420 square metres, which typically allows for a 2-unit semi-detached building.

2230 16 St SE

Land Use & Policy:

The property is currently designated Multi-Residential Contextual (M-CG) with a density allowance of 44 units per hectare and a maximum height of 12 metres, which typically supports a 4-storey building.

The current policy identifies this parcel for residential development in the form of multi-unit or detached housing.

The land was identified by The City as a 'temporary off-leash dog park' and the land is currently used by the community for this purpose.

Site Servicing and Location of Utilities:

Water, sanitary and storm pipes bisect the site between 16th St SE to the north and 16th St SE to the south, and run along the southern property line of the site. There are existing Enmax poles and overhead power lines along the east and south property lines. With the required utility setbacks applicable to the property, there is sufficient land remaining to accommodate development.

Airport Vicinity Protection Area:

The property is exempt from the AVPA. Any land use application and/or development permit application would go through the standard City processes.

Overall Developability:

High: the current land use allows for multi-family development; the parcel is exempt from the AVPA restrictions; and the location of utilities bisects the parcel north-south at 16 St SE allowing for two potential development sites of approximately 2,430 square metres and 900 square metres. Based on the existing land use district and total parcel area, a maximum of 18 dwelling units could be achieved.

1851 9 Ave SE

Land Use:

The property is currently designated Special Purpose Recreation (S-SPR) which permits the uses of park, school, natural area, and outdoor recreation area. A land use redesignation would be required to allow for development on the property. The parcel is also designated Municipal Reserve (MR), and would need to be disposed of through the Joint Use Coordination Committee prior to any development.

The current policy identifies this parcel for residential development in the form of multi-unit or detached housing.

Site Servicing and Location of Utilities:

A storm pipe (< 375mm) currently runs along the northwest side of the parcel, and bisects both the north and south portion of the site. Water and sanitary pipes run through the southern portion of the site, and Enmax poles and overhead lines run along the southeast side of the parcel.

Airport Vicinity Protection Area:

The property is within the AVPA and not exempt. Any development application at this site would require Airport Authority and Provincial approval.

Overall Developability:

Nil: the current land use does not permit development; the parcel is within the AVPA where development is restricted; and the location of existing utilities results in a narrow strip of unencumbered land. The storm pipe may be relocated to create a more viable development site. This relocation would require land from the adjacent Colonel Walker School site which has not been explored. The overhead Enmax lines may also need to be relocated to maximize development potential on the site. Further investigation into utility alignment and setback requirements will be required.

Utility Location Map



AVPA NEF 30-35 Contour Map including Exempt Parcels

