

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

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CPC2018-0403  
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**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310,  
Bylaw 188D2018**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by the City of Calgary's Real Estate & Development Services on 2017 October 19. The application proposes to change the designation of this property from Special Purpose – Recreation (S-R) District to a Residential – Contextual One Dwelling (R-C1) District which will allow for:

- single detached dwellings, accessory residential buildings and secondary and backyard suites; and
- the other uses listed in the R-C1 district.

This application is the necessary first step in allowing for subdivision, sale and subsequent consolidation of the parcel with the adjacent R-C1 properties. The proposal complies with both the *South Shaganappi Communities Area Plan* (2011) and the *Varsity Community Special Study* (1989), and is in keeping with applicable policies of the *Municipal Development Plan*.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.80 hectares ± (1.98 acres ±) located at 6324 Sarcee Trail NW (Plan 7510514, Block D) from Special Purpose – Recreation (S-R) District to Residential – Contextual One Dwelling (R-C1) District; and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**  
Absent: E. Woolley

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 188D2018; and

1. **ADOPT** the proposed redesignation of 0.80 hectares ± (1.98 acres ±) located at 6324 Sarcee Trail NW (Plan 7510514, Block D) from Special Purpose – Recreation (S-R) District to Residential – Contextual One Dwelling (R-C1) District, in accordance with Administration's recommendation;
2. Give first reading of the proposed Bylaw 188D2018; and
3. **WITHHOLD** second and third readings until the tentative subdivision plan is ready for approval.

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This City-owned parcel functions as a buffer between the rear yards of the residential properties located along Varsity Estates Place NW and the sound attenuation wall for the Silver Springs Gate/Sarcee Trail and Crowchild Trail NW interchange.

A number of adjacent land owners have expressed interest in purchasing portions of this landscape buffer from the City. Authorization to dispose of and sell this property has been granted by City Administration based on (1) the conclusion that this remnant parcel is no longer required; (2) that a comprehensive plan has been created for the parcel ensuring consolidation with adjacent properties; and (3) reduced costs to the City for maintenance obligations of this parcel.

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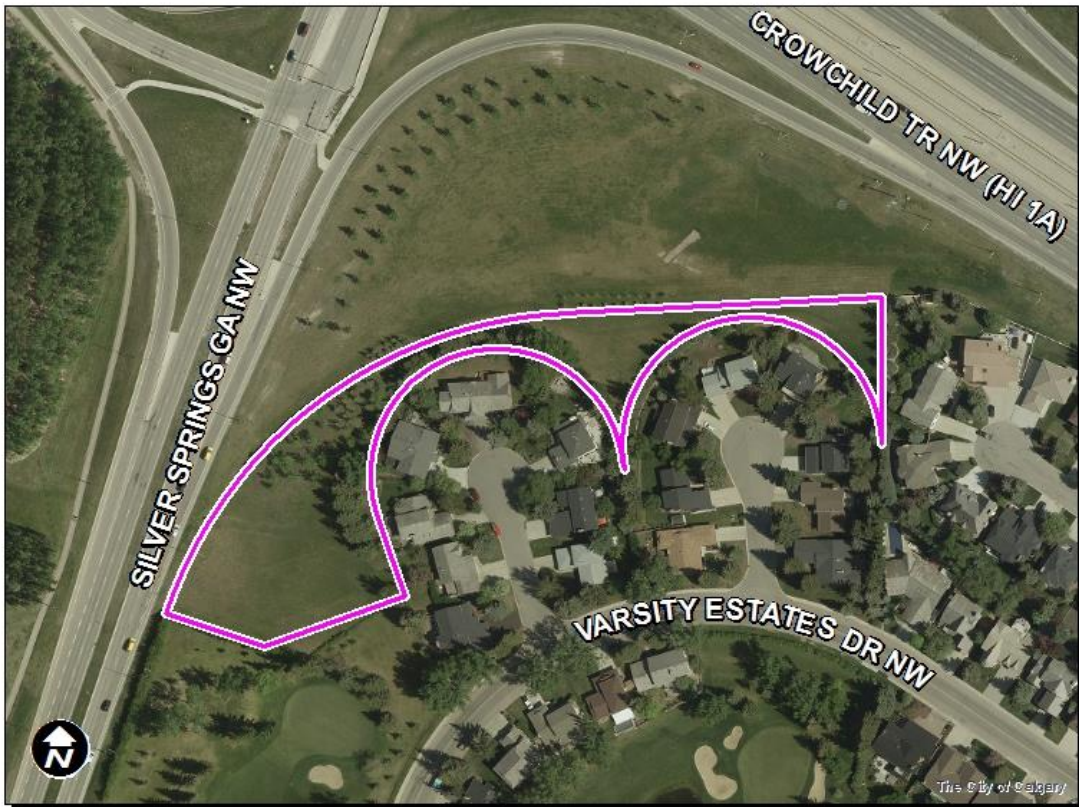
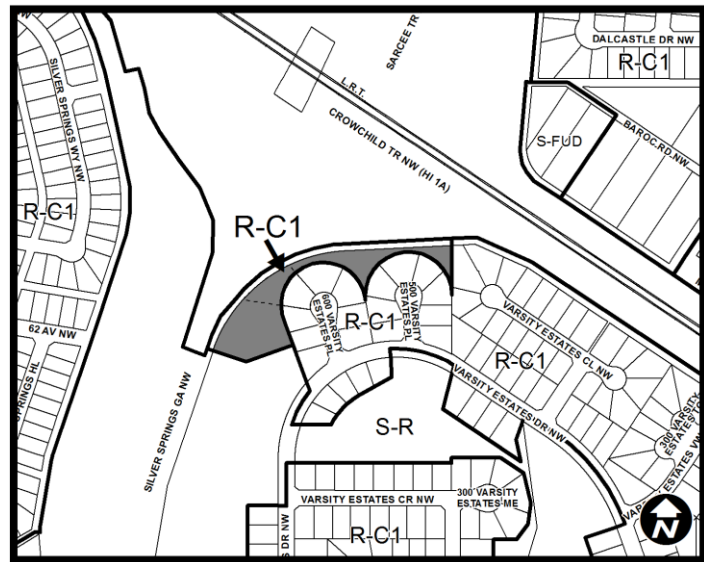
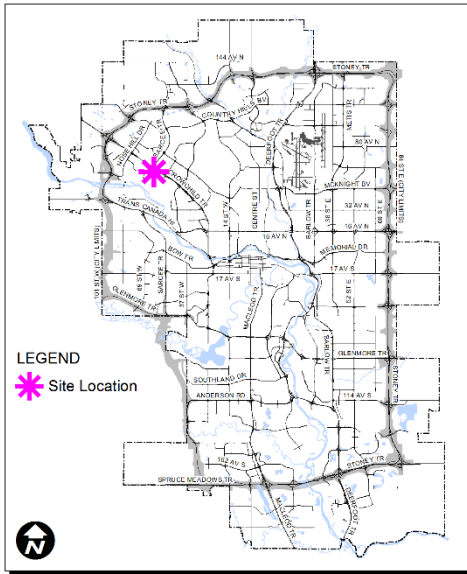
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As conditions of the anticipated land sales, the buffer lands will require (1) to be redesignated to Residential – Contextual One Dwelling (R-C1) District to coincide with adjacent properties; and (2) a subdivision boundary adjustment which will affect the consolidation of this land with adjacent residential parcels.

As shown in Attachment 2: Tentative Subdivision Plan, the intent is to create six (6) parcels after the land use and subdivision processes, five (5) of which will be consolidate with the adjacent properties. Purchase agreements have been confirmed for these five (5) parcels. A small portion of lands will remain City owned, as identified on the map in Attachment 2, which is acceptable to the City's Transportation Department. A four metre easement will be provided along the sound attenuation wall at subdivision stage to allow for maintenance of the sound attenuation wall.

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Location Maps



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**Site Context**

The subject parcel is located in the northwest corner of the community of Varsity and is bordered by the Silver Springs Golf Course to the south, Silver Springs Gate NW to the west, a sound attenuation wall to the north, and low density residential development south and east. The land is mainly flat manicured grass with a narrow portion being heavily treed. There is no designated public access to the parcel.

As identified in *Figure 1* below, the community of Varsity has seen population decline over the past several decades. In 2017, the community had a total population of 12,525; an 8 percent decline from the peak population of 13,645 in 1981.

*Figure 1: Community Peak Population*

<b>Varsity</b>	
Peak Population Year	1981
Peak Population	13,645
2017 Current Population	12,525
Difference in Population (Number)	-1,120
Difference in Population (Percent)	-8%

Source: *The City of Calgary 2017 Census*

Additional demographic and socio-economic information may be obtained online through the [Varsity](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

***Land Use***

The existing Special Purpose – Recreation (S-R) District is a special purpose designation intended to provide for schools, parks, open space and recreation facilities. While the property is designated as S-R, it does not contribute to the community's open space network. With no designated public access, the parcel is not intended for future recreational, open space, park or school purposes. This parcel functions as a landscape buffer, and for use and enjoyment of the adjacent property owners.

The proposed Residential –Contextual One Dwelling (R-C1) District is a residential designation intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area.

The intent of this process is to dispose of the subject lands and consolidate them with the adjacent properties. This process will create five (5) residential properties that are larger than the community norm. Redevelopment in the form of single detached homes and secondary suites are possible under the proposed R-C1 land use designation. A land use redesignation would be necessary to increase the density of the consolidated parcels.

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***Implementation***

This Land Use Redesignation application is the first step in the process to dispose of and sell this City-owned parcel to the adjacent land owners. Should this land use redesignation application be successful, the subdivision application (SB2017-0023) will move forward for approval. With an approved subdivision plan, the sale contracts with the adjacent land owners will be finalized.

**Infrastructure**

***Transportation Networks***

The subject site is located in the southeast corner of the Silver Springs Gate NW/Sarcee Trail NW and Crowchild Trail NW interchange. A traffic impact assessment was not required as part of this application.

***Utilities and Servicing***

Availability of water, sanitary and storm sewer mains will be determined at the development permit stage, if future redevelopment of any of the consolidated parcels is pursued.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Two emails asking for clarification on the proposal were received from the public, however no indication of support or objection were given. No other comments were received from the public at the time of writing this report.

The Varsity Community Association was circulated on this application, however City Administration received no comments.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised online.

***Engagement***

The Real Estate & Development Services business unit has worked with adjacent land owners to develop a comprehensive subdivision plan and to secure purchase agreements for the subject lands, as outlined in Attachment 2.

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**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory, 2009)***

The subject parcel is located within the 'Residential - Developed - Inner City' area of the *Municipal Development Plan (MDP)*. The MDP provides for a minimum of 2.0 hectares of open space per 1,000 residents in Established areas. As the subject parcel is not reasonably accessible to the public, and therefore not considered usable park or open space, policies within the Municipal Development Plan (MDP) do not prevent the conversion of this S-R parcel to R-C1.

***South Shaganappi Communities Area Plan (Statutory, 2011)***

The *South Shaganappi Complete Communities* plan (Map 5) and Natural Areas and Open Spaces plan (Map 9) do not identify the subject parcel as park and open space, but rather as part of the developed area. As such, this proposal does not conflict with the *South Shaganappi Community Area Plan*.

***Varsity Community Special Study: Land Use Review (Non-statutory, 1989)***

According to this study, the Varsity community has more than double the City standard of open space. Although the total amount of local open space available in Varsity is in excess of the City standard, this *Land Use Review* found insufficient flat land available for sport activities such as soccer and softball. As the subject property is not ideal for field sports given its lack of designated public access, this proposal does not conflict with the *Varsity Community Special Study*.

**Social, Environmental, Economic (External)**

Redesignating, subdividing and consolidating the subject land with the adjacent residential properties will likely increase the use and enjoyment of the lands by increasing opportunities for the adjacent land owners to utilize the lands. In addition, consolidating the lands with the adjacent properties will allow for increased surveillance and control over the property by property owners, which may increase area residents' sense of security. The City will also no longer be required to maintain the majority of the property.

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**Financial Capacity**

***Current and Future Operating Budget:***

Minor reduction in future operating costs associated with maintaining the property.

***Current and Future Capital Budget:***

As this proposal does not trigger capital infrastructure investment, there are no growth management concerns with this application.

**Risk Assessment**

None.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1 land use designation is the first step in allowing the city owned landscape buffer to be subdivided, sold and consolidated with the adjacent residential properties. The overall goal of this proposal is consistent with relevant municipal policies; is likely to increase the use and enjoyment of the lands; reduces the City's need to maintain the land; and improves the adjacent land owners' sense of security.

**ATTACHMENT(S)**

1. Applicant Submission
2. Tentative Subdivision Plan
3. Calgary Planning Commission Motions and Amendments
4. Proposed Bylaw 188D2018
5. Public Submission