

## Applicant's Submission

This land use redesignation application, in the community of Varsity Estates, proposes to redesignate 6324 Sarcee TR NW from Special Purpose – Recreation (S-R) District to Residential-Contextual One Dwelling (R-C1) District.

The City-owned remnant parcel currently functions as a green space buffer between the rear yards of the residential properties at 500 & 600 blocks of Varsity Estates Place NW and the interchange at Silver Springs Gate/Sarcee Trail NW and Crowchild Trail NW.

Hidden from view between the sound attenuation wall and the rear yard fencing, intruders have gained entry from this green space buffer. In order to ensure security of the green space and that the residences are properly monitored and better protected from unauthorized access from the rear, the landowner of 610 Varsity Estates Place NW initiated the purchase of the portion of City-owned remnant parcel adjacent to his property. Authorization to dispose of the requested portion was granted, subject to land use redesignation and subdivision approval as a condition of sale. Through consultations with neighbouring landowners regarding the required land use redesignation and subdivision, others have expressed interest in purchasing the portions adjacent to their properties, with the intention of consolidating the purchased land with their residential parcels.

The subject site is in the plan area of the South Shaganappi Communities Area Plan, however, is not identified on Map 9 – Natural Areas and Open Space – as an 'Important Open Space' to be conserved and protected.