



AGENDA

CALGARY PLANNING COMMISSION

August 15, 2019, 10:45 AM
IN THE CALGARY POWER RECEPTION HALL
Members

Director M.Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Councillor E. Woolley
Commissioner M. Foht
Commissioner P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott
Mayor N. Nenshi

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 July 18
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS
None
 - 5.2 BRIEFINGS
None
 - 5.3 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707 - 23 Street NW, LOC2019-0057, CPC2019-0981

- 5.4 Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137, CPC2019-0983

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS
None

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 – 8 Avenue NE, LOC2017-0369, CPC2019-1023
- 7.2.2 Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 – 28 Street NE, LOC2019-0063, CPC2019-0976
- 7.2.3 Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 – 84 Street SE, LOC2019-0078, CPC2019-0984
- 7.2.4 Land Use Amendment in Hotchkiss (Ward 12) at 15665 – 104 Street SE, LOC2016-0115 , CPC2019-1016
- 7.2.5 Outline Plan in Hotchkiss (Ward 12) at 15665 – 104 Street SE, LOC2016-0115(OP), CPC2019-0986
- 7.2.6 Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161, CPC2019-0889
- 7.2.7 Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP), CPC2019-0884
- 7.2.8 Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176, CPC2019-0972
- 7.2.9 Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP), CPC2019-0973
- 7.2.10 Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227, CPC2019-0991
- 7.2.11 Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227(OP), CPC2019-0992
- 7.2.12 Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135, CPC2019-0989

7.2.13 Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP), CPC2019-0990

7.3 MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Developed Areas Guidebook - Great Communities for Everyone (Verbal),
CPC2019-1013
Held confidential pursuant to Section 24 (Advice from officials) of FOIP.

Review By: 2019 November 20

9.2 URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2019 AUGUST 15 REGULAR MEETING OF CALGARY PLANNING COMMISSION

NOTE:
PLANS SUBMITTED TO THE COMMISSION, AS PART OF THE DEPARTMENTAL REPORTS,
ARE INCLUDED FOR THE SOLE PURPOSE OF ASSISTING THE COMMISSION IN MAKING
A DECISION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

ISC: Unrestricted



CALGARY
**PLANNING
COMMISSION**
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

CONSENT AGENDA

ITEM NO.: 5.3	Matt Rockley
COMMUNITY:	Banff Trail (Ward 7)
FILE NUMBER:	LOC2019-0057 (CPC2019-0981)
PROPOSED POLICY AMENDMENT:	Amendment to the Banff Trail Area Redevelopment Plan
PROPOSED REDESIGNATION:	From: Residential – Contextual One / Two Dwelling (R-C2) District To: Residential – Grade-Oriented Infill (R-CG) District
MUNICIPAL ADDRESS:	2707 – 23 Street NW
APPLICANT:	N+N Design Studio
OWNER:	Mingce Wu
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 5.4	Miguela Jacinto
COMMUNITY:	Inglewood (Ward 9)
FILE NUMBER:	SB2019-0137 (CPC2019-0983)
PROPOSED DISPOSAL OF RESERVE:	0.008 hectare ± (0.020 acre ±)
MUNICIPAL ADDRESS:	712 - 19 Street SE
APPLICANT:	Stantec Geomatics Ltd
OWNER:	The City of Calgary
ADMINISTRATION RECOMMENDATION:	APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Giyan Brenkman

COMMUNITY:

Crescent Heights (Ward 7)

FILE NUMBER:

LOC2017-0369 (CPC2019-1023)

PROPOSED POLICY AMENDMENT:

Amendment to the Crescent Heights Area
Redevelopment Plan

PROPOSED REDESIGNATION:

From: Commercial – Corridor 2 f1.0h10 (C-COR2
f1.0h10) District

To: Multi-Residential – Contextual Medium Profile
(M C2f2.0d180) District

MUNICIPAL ADDRESS:

336 – 8 Avenue NE

APPLICANT:

Rick Balbi Architects

OWNER:

2111356 Alberta Ltd. (Nagesh Subramaniam)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Brad Bevill

COMMUNITY:

Franklin Industrial (Ward 10)

FILE NUMBER:

LOC2019-0063 (CPC2019-0976)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

640, 720 and 820 – 28 Street NE

APPLICANT:

Urban Systems

OWNER:

CCP Canmarc GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Stephanie Loria

COMMUNITY:

Residual Sub-Area 9K (Ward 9)

FILE NUMBER:

LOC2019-0078 (CPC2019-0984)

PROPOSED REDESIGNATION:

From: Industrial – Outdoor (I-O) District

To: Industrial – General (I-G) District

MUNICIPAL ADDRESS:

7717 – 84 Street SE

APPLICANT:

B&A Planning Group

OWNER:

2196618 Alberta Ltd. (Ajeetpal Brar)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Stephanie Loria
(related to Item 7.2.5)

COMMUNITY:

Hotchkiss (Ward 12)

FILE NUMBER:

LOC2016-0115 (CPC2019-1016)

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development
(S-FUD) District

To: Residential – Low Density Mixed Housing (R-G)
District, Residential – Low Density Mixed
Housing (R-Gm) District, Multi-Residential –
Medium Profile (M-2d100) District, Commercial
– Community 1 (C-C1) District, Special Purpose
– School, Park and Community Reserve (S-
SPR) District, Special Purpose – City and
Regional Infrastructure (S-CRI) District and
Special Purpose – Urban Nature (S-UN) District

MUNICIPAL ADDRESS:

15665 – 104 Street SE

APPLICANT:

B&A Planning Group

OWNER:

South Shepard Communities Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Stephanie Loria
(related to Item 7.2.4)

COMMUNITY: Hotchkiss (Ward 12)

FILE NUMBER: LOC2016-0115(OP) (CPC2019-0986)

PROPOSED OUTLINE PLAN: Subdivision of 59.76 hectares \pm (147.67 acres \pm)

MUNICIPAL ADDRESS: 15665 – 104 Street SE

APPLICANT: B&A Planning Group

OWNER: South Shepard Communities Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6

Chris Wolfe
(related to Item 7.2.7)

COMMUNITY: Legacy (Ward 14)

FILE NUMBER: LOC2016-0161 (CPC2019-0889)

PROPOSED REDESIGNATION:

From: Multi-Residential – At Grade Housing (M-G) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District

To: Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile Support Commercial (M-X1) District and Special Purpose – Urban Nature (S-UN) District

MUNICIPAL ADDRESS: 22200 – 28 Street SE

APPLICANT: Stantec Consulting

OWNER: West Pine Creek Developments

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.7

Chris Wolfe
(related to Item 7.2.6)

COMMUNITY: Legacy (Ward 14)

FILE NUMBER: LOC2016-0161(OP) (CPC2019-0884)

PROPOSED OUTLINE PLAN: Subdivision of 23.10 hectares \pm (57.09 acres \pm)

MUNICIPAL ADDRESS: 22200 – 28 Street SE

APPLICANT: Stantec Consulting

OWNER: West Pine Creek Developments

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.8

Kristen Wishlow/Jarred Friedman
(related to Item 7.2.9)

COMMUNITY: Pine Creek (Ward 13)

FILE NUMBER: LOC2018-0176 (CPC2019-0972)

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development (S-FUD) District

To: Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District

MUNICIPAL ADDRESS: 135 - 210 Avenue SE

APPLICANT: B&A Planning Group

OWNER: 1976186 Alberta Ltd (Gerry Isbister)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.9

Kristen Wishlow/Jarred Friedman
(related to Item 7.2.8)

COMMUNITY:

Pine Creek (Ward 13)

FILE NUMBER:

LOC2018-0176(OP) (CPC2019-0973)

PROPOSED OUTLINE PLAN:

Subdivision of 16.20 hectares \pm (40.03 acres \pm)

MUNICIPAL ADDRESS:

135 - 210 Avenue SE

APPLICANT:

B&A Planning Group

OWNER:

1976186 Alberta Ltd (Gerry Isbister)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.10

Morgan Huber/John Hall
(related to Item 7.2.11)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2018-0227 (CPC2019-0991)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Residential – One / Two Dwelling (R-2) District

MUNICIPAL ADDRESS:

30 Elveden Drive SW

APPLICANT:

Situated Consulting Co

OWNER:

2138719 Alberta Ltd (Leef Living)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.11

Morgan Huber/John Hall
(related to Item 7.2.10)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2018-0227(OP) (CPC2019-0992)

PROPOSED OUTLINE PLAN:

Subdivision of 1.31 hectares \pm (3.23 acres \pm)

MUNICIPAL ADDRESS:

30 Elveden Drive SW

APPLICANT:

Situated Consulting Co

OWNER:

2138719 Alberta Ltd (Leef Living)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.12

Morgan Huber/John Hall
(related to Item 7.2.13)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2018-0135 (CPC2019-0989)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Residential – One Dwelling (R-1s) District,
Special Purpose – Urban Nature (S-UN) District
and Special Purpose – School, Park and
Community Reserve (S-SPR) District

MUNICIPAL ADDRESS:

2758 - 85 Street SW

APPLICANT:

Deborah Schlaak

OWNER:

Deborah Schlaak
James Schlaak
Heritage Ag Enterprises Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.13

Morgan Huber/John Hall
(related to Item 7.2.12)

COMMUNITY:

Springbank Hill (Ward 6)

FILE NUMBER:

LOC2018-0135(OP) (CPC2019-0990)

PROPOSED OUTLINE PLAN:

Subdivision of 1.26 hectares \pm (3.12 acres \pm)

MUNICIPAL ADDRESS:

2758 - 85 Street SW

APPLICANT:

Deborah Schlaak

OWNER:

Deborah Schlaak
James Schlaak
Heritage Ag Enterprises Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

**CONFIDENTIAL ITEMS
(CLOSED MEETING)**

ITEM NO.: 9.1

Robyn Jamison

COMMUNITY:

City Wide

FILE NUMBER:

CPC2019-1013

PROPOSED POLICY:

Developed Areas Guidebook - Great Communities for
Everyone (continuation from 2019 July 04 and 2019 July
18)

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION



MINUTES

CALGARY PLANNING COMMISSION

**July 18, 2019, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT:

Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Councillor E. Woolley
Commissioner P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott

ALSO PRESENT:

Acting Principal Planner M. Beck
Acting CPC Secretary G. Chaudhary
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

Director Tita called the meeting to order at 1:00 p.m.

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

Moved by Commissioner Scott

That the Agenda for the 2019 July 18 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 July 04

A Clerical Correction was noted in page 11 of the minutes under Item 9.1.1, to change the mover from "Commissioner Palmiere" to "Commissioner Scott".

Moved by Director Vanderputten

That the **Corrected** Minutes of the 2019 July 04 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Director Vanderputten

That the Administration Recommendations contained in the following reports be approved in an omnibus motion:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.5 Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001, CPC2019-0892

MOTION CARRIED

5.3 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 – 23 Avenue NW, LOC2019-0029, CPC2019-0837

Moved by Commissioner Gedye

That with respect to Report CPC2019-0837, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 802 – 23 Avenue NW (Plan 2934O, Block 37, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

5.4 Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006, CPC2019-0747

A Revised Attachment 5 was distributed with respect to Report CPC2019-0747.

Moved by Commissioner Juan

That with respect to Report CPC2019-0747, the following be approved:

That Calgary Planning Commission recommend that Council:

1. ADOPT, by Resolution, the proposed street name changes in the impacted area of the quadrant boundary adjustment located within the communities of Silverado, Belmont, Pine Creek, Residual Sub-Area 13L (Ward 13), and Residual Sub-Area 13K (Ward 13).

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Greenbriar (Ward 1) at 4200 – 95 Street NW, DP2019-1180, CPC2019-0886

Commissioner Juan declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0886. Commissioner Juan left the Council Chamber at 1:07 p.m. and returned at 1:41 p.m. after the vote was declared.

Supplementary material with respect to Report CPC2019-0886 was received for the Corporate Record.

Jim Gordon, Melcor Developments, addressed Commission with respect to Report CPC2019-0886.

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0886, the following be approved:

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2019-1180 for a New: Market, Liquor Store, Retail and Consumer Service, Restaurant: Neighbourhood (2 buildings), retaining wall, Sign - Class B, Sign - Class E, Sign - Class C at 4200 - 95 Street NW (Plan 0813549, Block 8, Lot 15), with conditions (Attachment 2).

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049, CPC2019-0873

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0873, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.77 hectares \pm (4.37 acres \pm) located at 1385 – 69 Street SW, (Plan 6191AD; Block 1) from DC Direct Control District **to** Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124, CPC2019-0016

The following speakers addressed Commission with respect to Reports CPC2019-0016 and CPC2019-0017:

1. Kathy Oberg, B&A Planning Group
2. Deborah Cooper, B&A Planning Group

Moved by Councillor Chahal

That with respect to Report CPC2019-0016, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 64.35 hectares \pm (159.00 acres \pm) located at 1414 – 210 Avenue SW (SW 1/4 Section 16-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Residential – Low Density Multiple Dwelling (R-2M) District, Residential – One Dwelling (R-1s) District, Residential – One/Two Dwelling (R-2) District, Special Purpose – Community Service (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP), CPC2019-0017

A Revision to Attachment 1 was distributed with respect to Report CPC2019-0017.

Moved by Councillor Woolley

That Attachment 1 be amended in Conditions 29, 46 (new 47) and 67 (new 68) as follows: before the words “tentative plan” insert the word “applicable”.

MOTION CARRIED

Moved by Councillor Chahal

That with respect to **Amended** Report CPC2019-0017, the following be approved:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 1414 – 210 Avenue SW (SW 1/4 Section 16-22-1-5) to subdivide the 64.35 hectares ± (159.01 acres ±), with conditions (**Revised** Attachment 1).

MOTION CARRIED

- 7.2.4 Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 – 41 Avenue NE, LOC2018-0235, CPC2019-0891

Moved by Commissioner Juan

That with respect to Report CPC2019-0891, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.29 hectares ± (3.18 acres ±) located at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE (Plan 9311912, Lots 2 and 3; Plan 3650JK, Block 3, Lot 1) from Special Purpose – Community Institution (S-CI) District and DC Direct Control District to High Density Low Rise (M-H1) District, High Density Medium Rise (MH2f4.5h38) District and Mixed Use – Active Frontage (MU2f5.0h40) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238, CPC2019-0753

Moved by Commissioner Gedye

That with respect to Report CPC2019-0753, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.26 acres ±) located at 2471 - 23 Street NW (Plan 9110GI, Block 4, Lot 21) from Residential – Contextual One / Two Dwelling (R-C2)

District **to** Multi-Residential – High Density Low Rise (M-H1f3.6h20d280) District; and

2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.6 Policy Amendment and Land Use Amendment in Winston Heights/Mountainview (Ward 7) at 639 – 18 Avenue NE, LOC2019-0003, CPC2019-0881

A Clerical Correction was noted in the Cover Report with Respect to Report CPC2019-0881, in the Report Header, to change the words "Winston Heights/Mountainview" to the words "Winston Heights-**Mountview**".

Moved by Commissioner Juan

That with respect to Report CPC2019-0881, the following be approved:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 639 - 18 Avenue NE (Plan 3182FU, Block 10, Lot 6) from the Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade – Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Calgary Planning Commission suspended Section 78(2)(b) of the Procedure Bylaw in order to complete the agenda.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

That pursuant to Section 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act, the Calgary Planning Commission move into Closed Meeting at 3:05 p.m., in the Councillors' Boardroom, to discuss confidential matters with respect to Report CPC2019-0810.

The Calgary Planning Commission reconvened in Public Meeting at 4:18 p.m. with Director Tita in the Chair.

Moved by Director Vanderputten

That Calgary Planning Commission rise and report at this time.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEE

9.1.1 Developed Areas Guidebook – Great Communities for Everyone (Verbal), CPC2019-0810 [Postponed]

A confidential document with respect to Verbal Report OPC2019-0810, which is to be kept confidential subject to Section 24 of FOIP, was received for the Corporate Record.

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0810:

Clerk: G. Chaudhary, J. Palaschuk;

Advice: C. Ferguson, J. Harper, R. Jamieson, L. Kahn, S. Pearce and K. van Fraassen.

Moved by Director Vanderputten

That with respect to Report CPC2019-0810, the following be approved:

That the Calgary Planning Commission:

1. Receive the draft policy, briefing note and confidential document for information, and
2. Direct that the closed session discussions, draft policy, briefing note and confidential document remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019 November 20.

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Commissioner Palmiere

That this Meeting adjourn at 4:19 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 SEPTEMBER 09 CALGARY PLANNING COMMISSION MEETING:

PLANNING MATTERS FOR PUBLIC HEARING:

- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 – 23 Avenue NW, LOC2019-0029, CPC2019-0837
- Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049, CPC2019-0873
- Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124, CPC2019-0016
- Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 – 41 Avenue NE, LOC2018-0235, CPC2019-0891
- Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238, CPC2019-0753
- Policy Amendment and Land Use Amendment in Winston Heights/Mountainview (Ward 7) at 639 – 18 Avenue NE, LOC2019-0003, CPC2019-0881

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006, CPC2019-0747
- Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001, CPC2019-0892

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 August 15.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0981

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707
- 23 Street NW, LOC2019-0057**

EXECUTIVE SUMMARY

This application was submitted by N+N Design Studio on behalf of the landowner Mingce Wu on 2019 April 29. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed in the R-C2 District (e.g. single detached homes, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the R-CG District.

Amendments to the *Banff Trail Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use redesignation. The proposal conforms to the relevant policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2707 – 23 Street NW (Plan 3690AR, Block 4, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0981

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707
- 23 Street NW, LOC2019-0057**

BACKGROUND

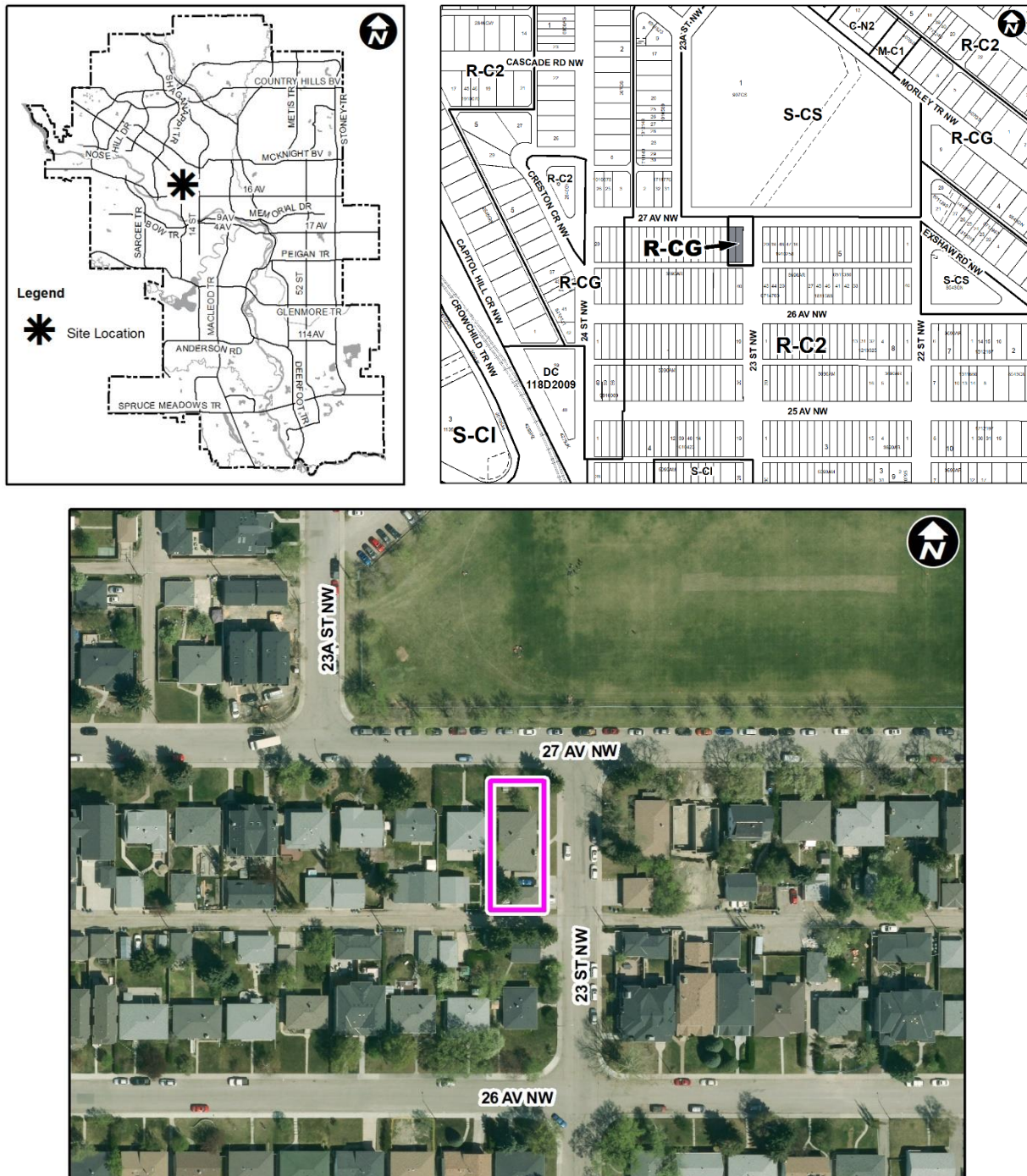
This land use amendment application was submitted by N+N Design Studio on behalf of the landowner Mingce Wu on 2019 April 29. No development permit has been submitted at this time. As indicated in the Applicant's Submission (Attachment 1), the applicant intends to increase the density on the lot but has not determined the exact design of the development at this time. Based on the site area, the maximum number of dwelling units that could be allowed on this site would be four dwelling units under the proposed R-CG District.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0981

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707
- 23 Street NW, LOC2019-0057

Location Maps



Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707 - 23 Street NW, LOC2019-0057

Site Context

The subject site is located in the community of Banff Trail at the southwest corner of 23 Street NW and 27 Avenue NW. The site is approximately 0.06 hectares in size, and is approximately 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling and has a rear detached garage and parking pad accessed off 23 Street NW. There is a rear lane located south of the site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. William Aberhart High School and the associated playfield is immediately north of the site. The University of Calgary Campus is located to the west across Crowchild Trail and is approximately a 1 kilometre walk. Parcels designated as R-CG are located to the west of the subject site along 24 Street NW.

As identified in *Figure 1*, the community of Banff Trail reached peak population in 1968.

Figure 1: Community Peak Population

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2018 Population	4,165
Difference in Population (Number)	-718
Difference in Population (Percent)	-14.7%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an inner-city area and allows for a range of building forms that respect the scale and character of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707
- 23 Street NW, LOC2019-0057**

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite, but semi-detached homes may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both the 27 Avenue NW and 23 Street NW frontages;
- Improving pedestrian connections along 23 Street NW by ensuring vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from existing sidewalks along 23 Street NW and 27 Avenue NW. While there is street parking available along both 23 Street NW and 27 Avenue NW, direct vehicular access for new development would be from the lane. The site is serviced by Calgary Transit with bus stops located approximately 350 metres away on Morley Trail NW. The University LRT Station on Crowchild Trail NW is approximately 850 metres away. A Transportation Impact Assessment was not required as part of this application.

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707
- 23 Street NW, LOC2019-0057**

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. The Banff Trail Community Association was circulated as part of this application and no comments were received.

Administration received one public response stating general support for the application and two responses in opposition. The concerns from those opposed focused on the following areas:

- parking congestion;
- privacy and shadow impacts;
- the need for earlier public engagement; and
- number of potential units.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site. The R-CG District is intended to be located adjacent to other low-density districts and will accommodate a modest density increase within neighbourhoods, while being sensitive to the adjacent homes. The design compatibility will be reviewed at the development permit stage as well as parking requirements for the chosen housing form. This will assist in managing concerns related to privacy, shadowing, massing and other built form considerations. Further review would be completed when a development permit is submitted.

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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707
- 23 Street NW, LOC2019-0057**

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The parcel is located within the Low Density Residential category of the *Banff Trail Area Redevelopment Plan* (ARP). Low Density Residential areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single and semi-detached housing styles. The ARP also encourages availability of a variety of housing types within the community. The proposed land use amendment will allow for rowhouse development that has the ability to be compatible with the character of the existing neighbourhood.

To accommodate the proposed R-CG District, a minor amendment to Figure 2 is required to change the land use category of the subject site to Low Density Rowhouse. This category is intended to allow for a modest increase in density with a greater variety of housing types. A minor amendment to Figure 3: Maximum Building Heights is required to change the maximum building height at the subject site from 10 metres to 11 metres (Attachment 2).

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0981

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2707
- 23 Street NW, LOC2019-0057**

rowhouse units, or a mix of units with suites, will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Banff Trail Area Redevelopment Plan*, as amended. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Amendments to the Banff Trail Area Redevelopment Plan

Applicant's Submission

April 29, 2019

This application proposes to re-designate the parcels 2707 - 23 Street NW from R-C2 (Residential – Contextual One / Two Dwelling District) to a Residential – Grade-Oriented Infill (R-CG) District.

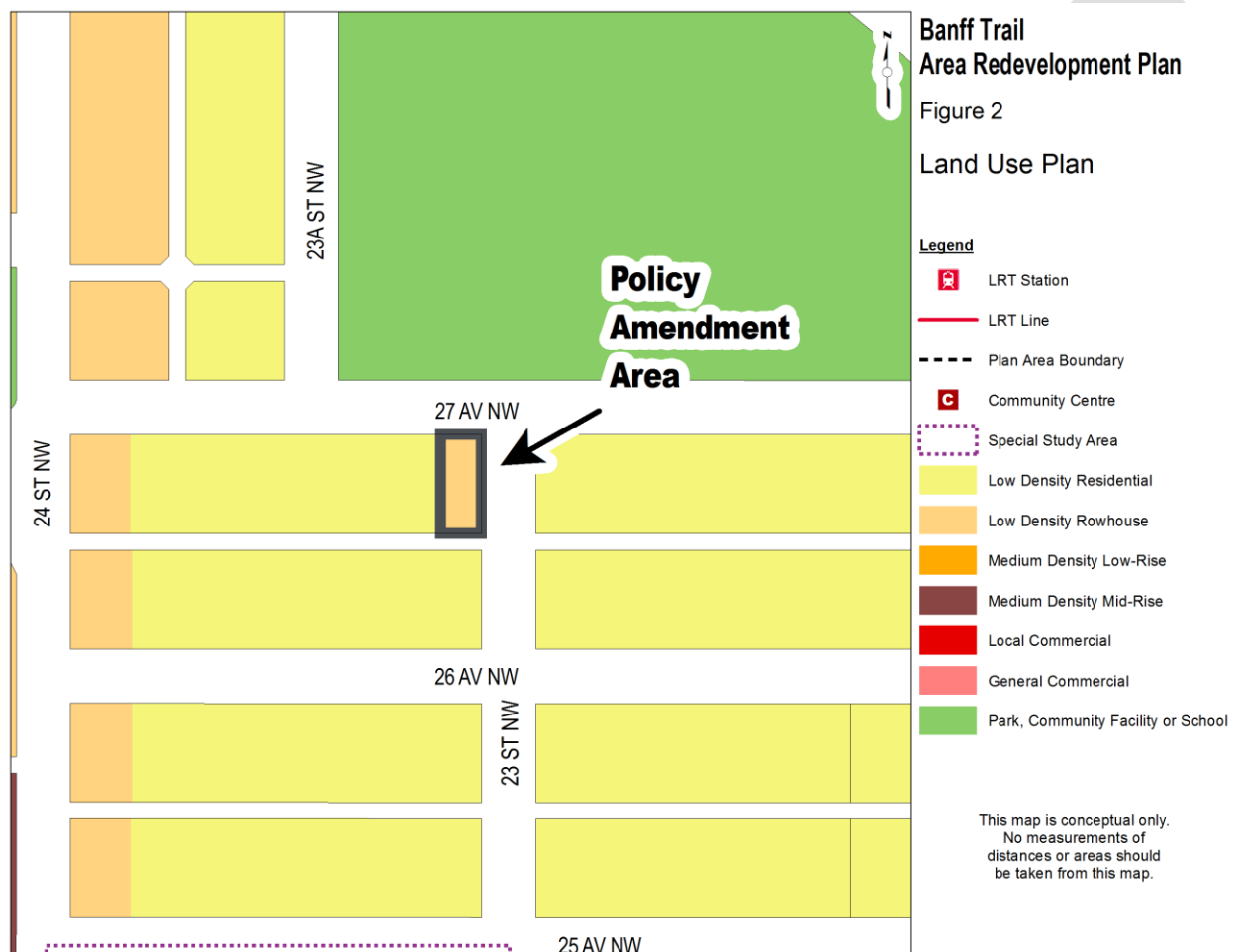
The subject site is located in an attractive, safe, friendly, walkable family orientated community. The community provides open green space and is uniquely located next to regional cultural, recreational and educational facilities. Banff Trail is accessible by all forms of transportation; it is serviced by a C-Train line and has major roads such as Crowchild Trail and 24th Ave running through the community. The existing character of the area is single family homes making the neighborhood a safe, suburban, family orientated community, which is contained; but can easily access amenities, recreation and social vibrancy of surrounding facilities. A comprehensive site analysis and consultation process have been undertaken, resulting in a responsive and highly innovative development concept that contributes to the vision and goals laid out by the city of Calgary. Key planning features of the site include:

1. Making efficient use of available corner lot to, increase density and diversify the types of housing available in the area.
2. Enhance the existing streetscape by rehabilitating Banff Trail's existing architecture with new construction.
3. Utilized the optimum location of the site by increasing population to support future development in the area.

We believed the proposed R-CG land use redesignation meets the intent of the applicable policies for land use redesignation as outlined in my submission package.

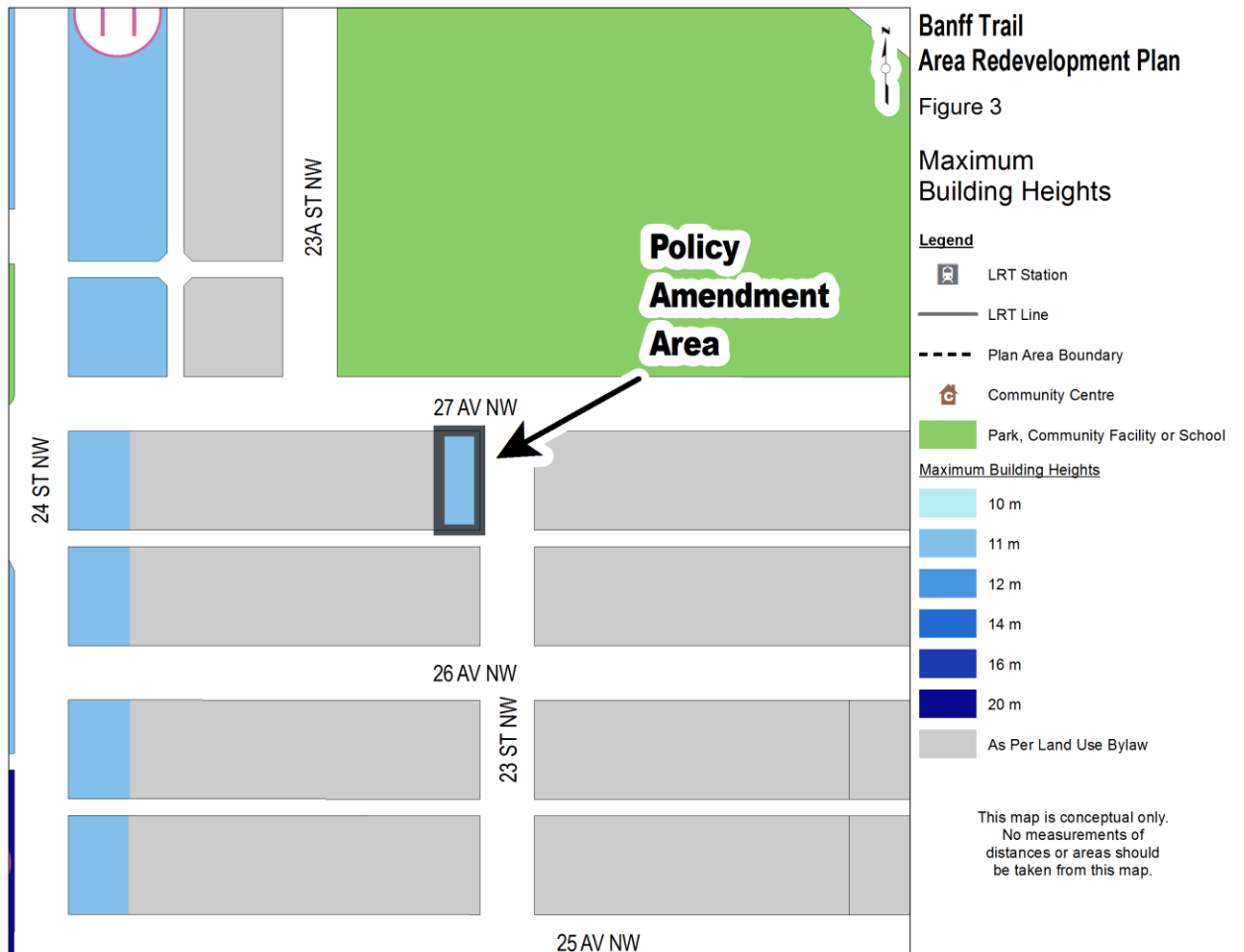
Proposed Amendments to the Banff Trail Area Redevelopment Plan

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Plan', by changing 0.06 hectares \pm (0.14 acres \pm) located at 2707 – 23 Street NW (Plan 3690AR, Block 4, Lots 1 and 2) from 'Low Density Residential' to 'Low Density Rowhouse', as generally illustrated in the sketch below:



Proposed Amendments to the Banff Trail Area Redevelopment Plan

- (b) Amend Figure 3 entitled 'Maximum Building Heights', by changing 0.06 hectares \pm (0.14 acres \pm) located at 2707 – 23 Street NW (Plan 3690AR, Block 4, Lots 1 and 2) from '10 m' to '11 m', as generally illustrated in the sketch below:



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0983

Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137

EXECUTIVE SUMMARY

The disposal of reserve application was submitted by Stantec Geomatics Ltd on behalf of the landowner, The City of Calgary, on 2019 May 16. The application is for the disposal of approximately 0.008 hectare (0.020 acre), a portion of a Municipal Reserve land (Lot 1MR, Block 1, Plan 821 1450) which contains an area of 0.150 hectare (0.371 acre) located in the community of Inglewood.

A disposition of reserve form signed by Council is required at the Southern Alberta Land Titles Office as part of the registration process for approved subdivision application SB2019-0137. The entire parcel is labelled as Municipal Reserve on Plan 8211450.

This disposition of reserve is to facilitate the registration of the required road right-of-way for the 17 Avenue SE Bus Rapid Transit (BRT) Project.

This application is considered to be a housekeeping matter as it legally confirms the alignment of an already constructed road right-of-way.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by Resolution, the proposed disposition of a 0.008 hectare \pm (0.020 acre \pm) located at 712 – 19 Street SE (Portion of Plan 8211450, Block 1, Lot 1MR) with compensation to the Joint Use Coordinating Committee (JUCC) Reserve Fund; and
2. **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and requested the removal of the Municipal Reserve designation.

PREVIOUS COUNCIL DIRECTION / POLICY

The 17 Avenue SE Transportation Planning Study (LPT2010-56) was approved at the 2010 July 26 Regular Meeting of Council. Approvals for funding this project were approved by Council as part of Investing in Mobility (TT2014-0308) on 2014 May 26. Further, the multi-phased infrastructure project, 17 Avenue SE BRT Project, was also presented on 2017 May 04 to Calgary Planning Commission for information.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0983

Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137

BACKGROUND

The application was submitted by Stantec Geomatics Ltd on behalf of the landowner, The City of Calgary, on 2019 May 16. A summary of the proposal has been provided in Attachment 1. The application is for the disposal of approximately 0.008 hectare (0.020 acre), a portion of a Municipal Reserve land (Plan 8211450, Block 1, Lot 1MR) which contains an area of 0.150 hectare (0.371 acre) located in the community of Inglewood.

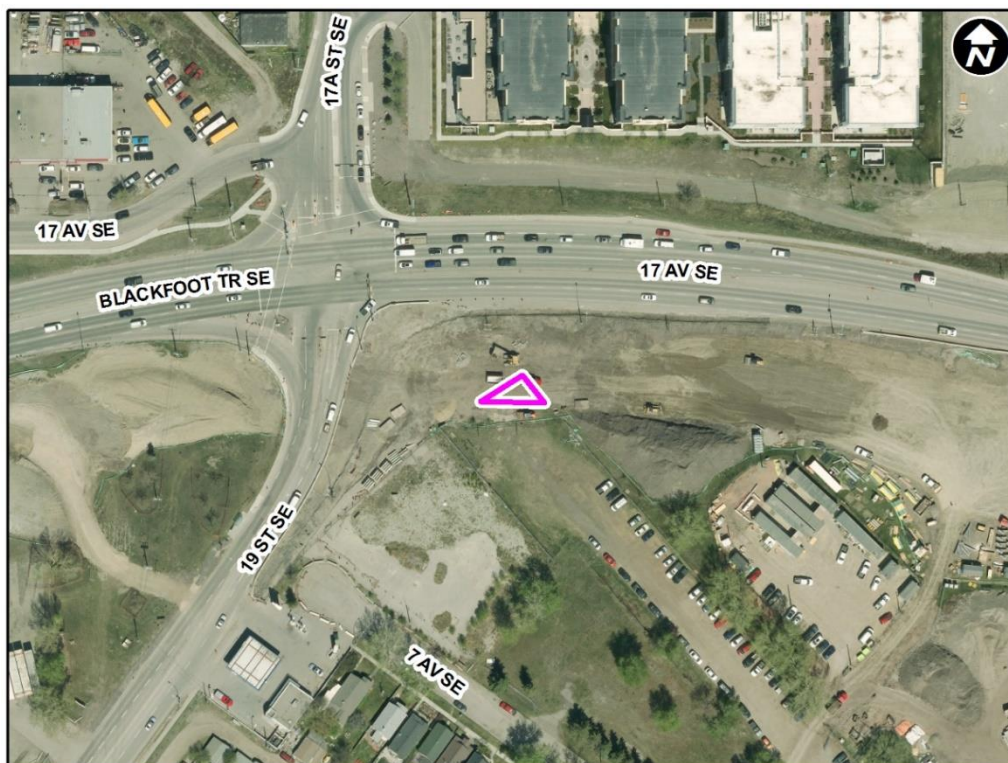
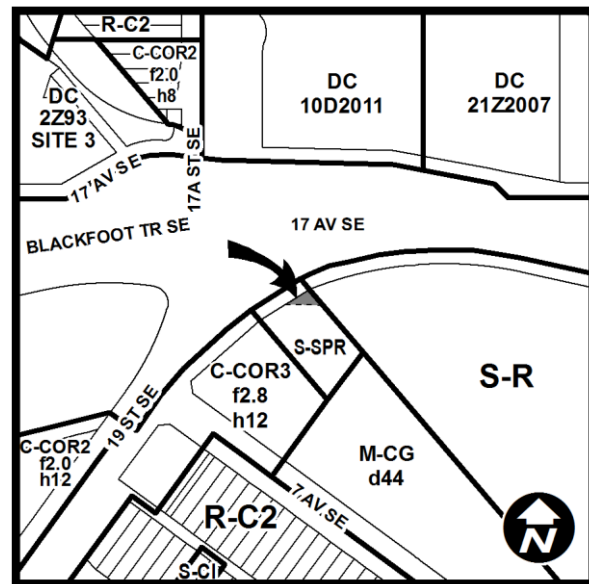
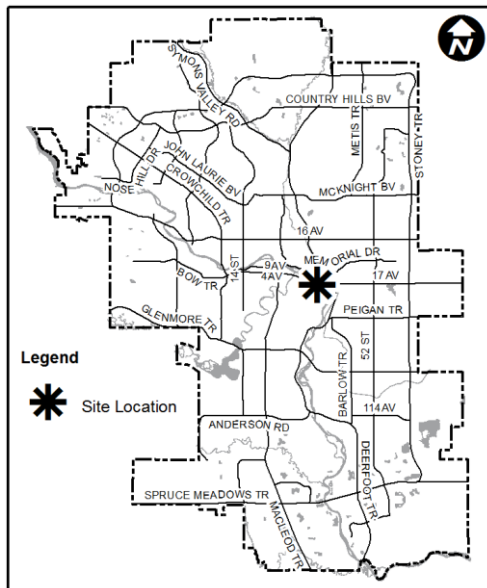
The approval by Council on 2010 July 26 (LPT201-56) of the Transportation Planning Study for 17 Avenue SE, between Downtown and Stoney Trail E, initially identified the required road allowance for the project. Construction completion of the multi-phased project, identified the 0.008 hectare (0.020 acre) portion of a Municipal Reserve (MR) lot located at 712 – 19 Street SE as required for the road allowance. The site is currently described as Plan 8211450; Block 1, Lot 1MR (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0983

Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137

Location Maps



Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137

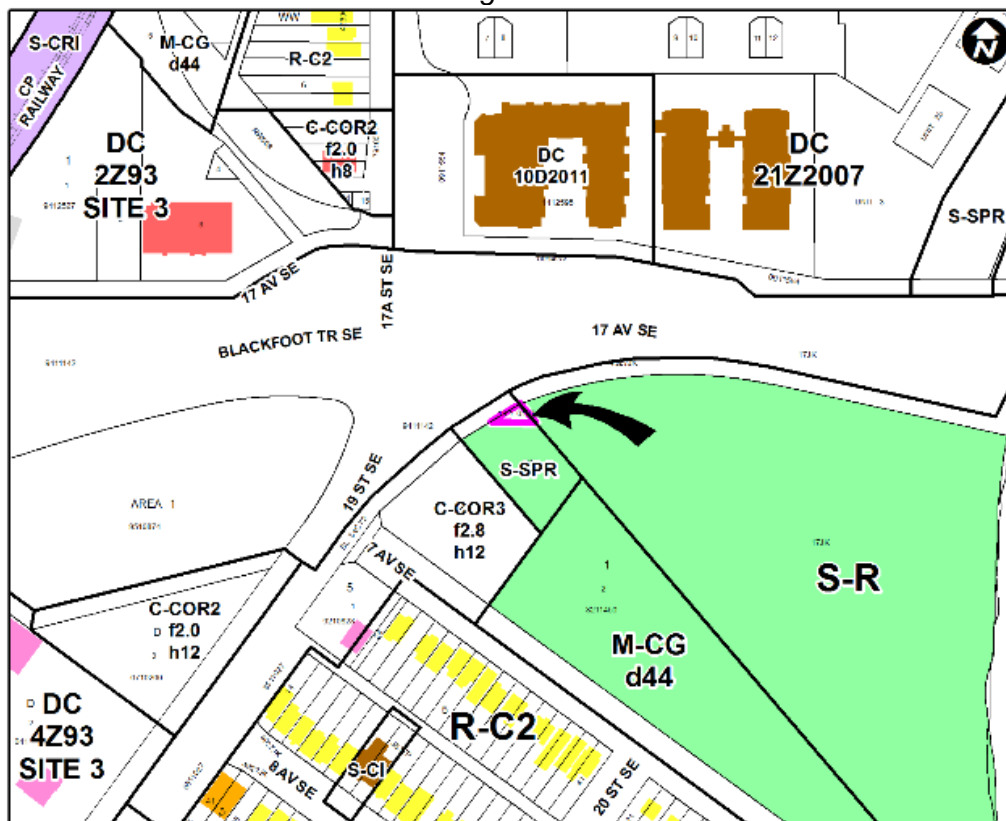
Site Context

The subject site is located in the southeast corner of 17 Avenue SE and 19 Street SE. Directly northeast of the site is a city owned property designated as Special Purpose – Recreation (S-R) District, without MR status. The S-R site was used as temporary logistics site for the project. South of the subject site are parcels designated as, Multi-Residential – Contextual Grade-Oriented (M-CG) District and Commercial - Corridor 3 (C-COR3) District, as shown on *Figure 1* below.

The Municipal Reserve site was dedicated in 1982. It has been used as community open space and featured baseball diamonds on this and adjacent sites. In the future, the remaining S-SPR and S-R lands will provide active recreation nodes and act as a gateway to the Bow River Regional Pathway system envisioned in the Bend in the Bow Project.

The 0.008 hectare \pm (0.020 acre \pm) from this MR is part of a buffer in the BRT right-of-way.

Figure 1:



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0983

Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Major infrastructure for the 17 Avenue SE BRT Project has been completed and the project has been providing services since 2018 November.

Documenting the final alignment of the infrastructure was required after construction completion. This disposal of reserve application is considered to be a house keeping process, but nevertheless vital to accurately define the boundaries of the site road right-of-way.

This application legally establishes the perimeter of the alignment by registering the approved Descriptive Plan of this disposition of reserve application (Attachment 3). Upon disposition, a Miscellaneous Plan application will be submitted for registration of the road plan in Alberta Registries (Attachment 4).

On 2019 June 20, the Disposition of Reserve was presented to the Joint Use Coordinating Committee (JUCC) by Calgary Parks, Planning and Development Services seeking direction. JUCC directed that compensation shall be paid to the reserve fund, as coordinated by Real Estate & Development Services (REDS), for the Municipal Reserve land to be disposed of through this application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, first Notice was posted as part of the circulation process from 2019 May 31 to 2019 June 15. No comments were received by Administration from the general public.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site at least two weeks before the 2019 September 30 Public Hearing.

Strategic Alignment

The application aligns with the Transportation Planning Study for 17 Avenue SE approved by Council in 2010 July 26 (LPT2010-56). It also supports the Route Ahead, Calgary Transit's 30 year strategic plan for Transit in Calgary which is a key part of the Primary Transit Network in the Calgary Transportation Plan.

Social, Environmental, Economic (External)

The project is providing improved transit service to southeast Calgary from the downtown core with dedicated bus only lanes along a busy traffic corridor allowing transit to run unimpeded by traffic congestion along the alignment. Improved BRT service reliability, reduced overall ride time, increased ridership and support for on-going growth and land use in the area are all outcomes of this project.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0983

Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137

Financial Capacity

Current and Future Operating Budget

Funding of the project was approved by Council as part of Investing in Mobility (TT2014-0308) in 2014 May 26.

Current and Future Capital Budget

There are no known impacts to the current and future capital budgets at this time.

Risk Assessment

If the disposition of municipal reserve is not approved, the road right-of-way alignment will have to be adjusted or be continued in its existing non-conforming state of having the road encroach over the Municipal Reserve parcel. The area proposed for disposition of Municipal Reserve does not impact the future use of the area.

REASON(S) FOR RECOMMENDATION(S):

The portion of the Municipal Reserve being disposed is contributing to improved transit and mobility in southeast Calgary. It is supported by the Route Ahead, Calgary Transit's 30 year strategic plan for Transit in Calgary, which is a key part of the Primary Transit Network in the Calgary Transportation Plan. The 0.008 hectare ± (0.020 acre ±) area forms part of the larger road right of way for MAX Purple BRT Route 307.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Plan
3. Descriptive Plan
4. Road Plan

Applicant's Submission



Stantec Geomatics Ltd.
200-325 25 Street SE, Calgary AB T2A 7H8

April 30, 2019
File: 1136 78125.235.504

The City of Calgary
Planning & Development (#8076)
Community Planning
5th Floor, 5-83-5, Municipal Building
800 Macleod Trail SE
Calgary, AB T2P 2M5

Attention: Ms. Sharon Jensen
Senior Planning Technician, Subdivision Services

Dear Ms. Jensen:

Reference: SEBBRT Disposition of Reserve

Now that the South East Bus Rapid Transitway (SEBRT) is constructed, the land needs to be dedicated appropriately to the City. The solution that the City of Calgary has chosen is to dedicate the required lands as road. In order to dedicate land for road a disposition of reserve will be required for Lot 1MR Block 1 Plan 821 1450. Once the disposition of reserve is complete, the City of Calgary can register 3 (three) road plans for the SEBRT. The City of Calgary Project Manager is Howard Kai.

In support of our ePlan Application to dispose of MR, we have enclosed the following:

1. Stantec Consulting's Ltd.'s cheque in the amount of \$3155.00 (under separate cover) i.e. disposition of reserve parcel \$3,155.00
2. One (1) Disposition Tentative Plan (PDF and dwg)
 - One (1) copy of Certificates of Title Number 821 187 424
3. One (1) copy of Zoning Regulations 771 147 064
4. One (1) copy of Agreement 011 116 564, 011 366 818, 051 162 853, 071 242 037, 071 437 835, 091 062 004
5. One (1) copy of Easement 091 258 829, 091 258 830, 171 156 950
6. One (1) copy of Site Contamination Statement
7. One (1) copy of Addressing Plan (PDF)
8. One (1) copy of the Abandoned Well Site Declaration and Abandoned Wellsite Map

We trust that the enclosed data is sufficient to process the application; however, if more information is required or if you have any questions, please contact me.

Regards,

STANTEC GEOMATICS LTD.

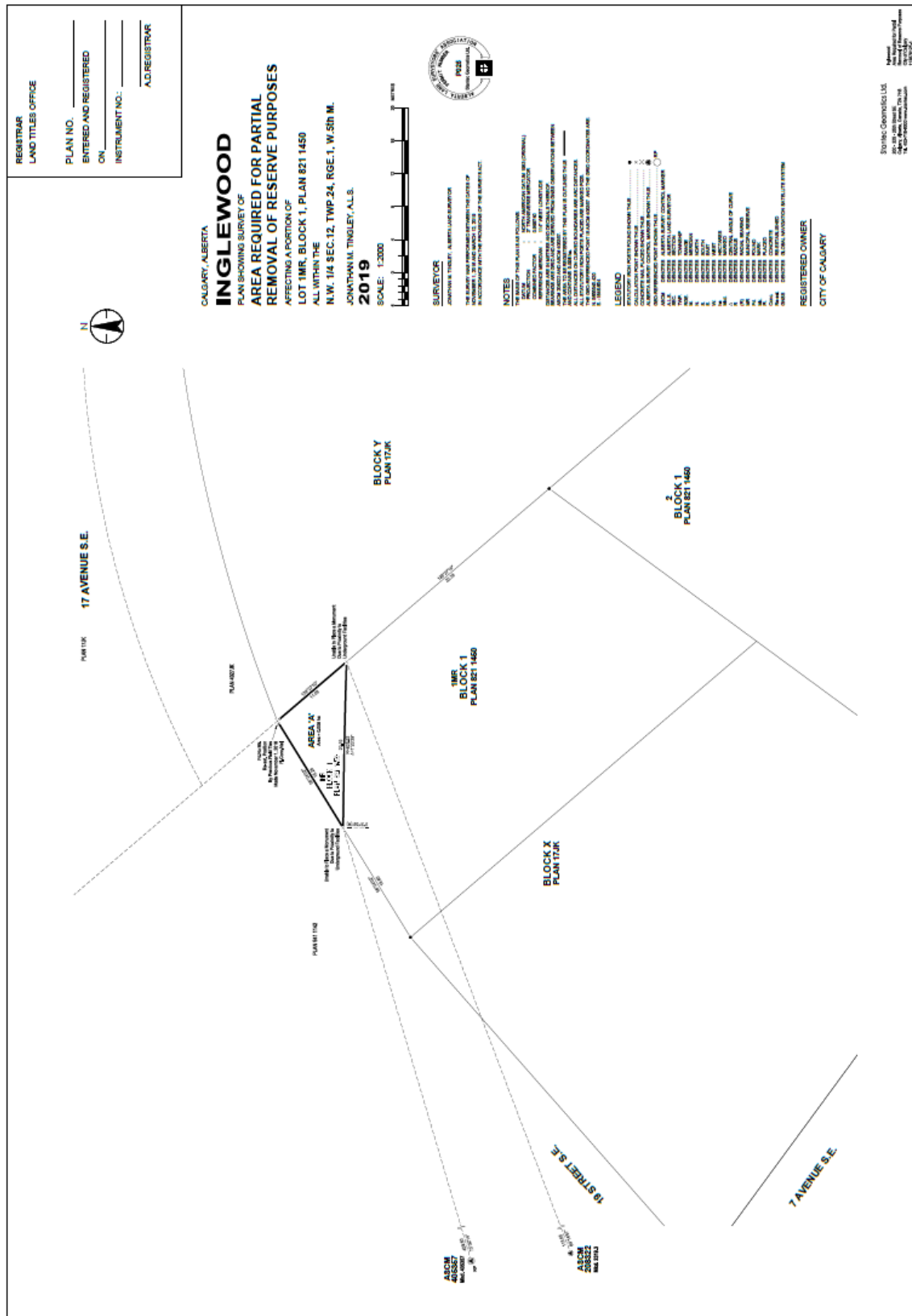
A handwritten signature in blue ink, appearing to read "Tingley".

Jonathan Tingley, ALS, CLS, P.Eng., B.Sc.
Land Surveyor
Tel: (403) 716-8282
Cell (403) 614-4849
jonathan.tingley@stantec.com

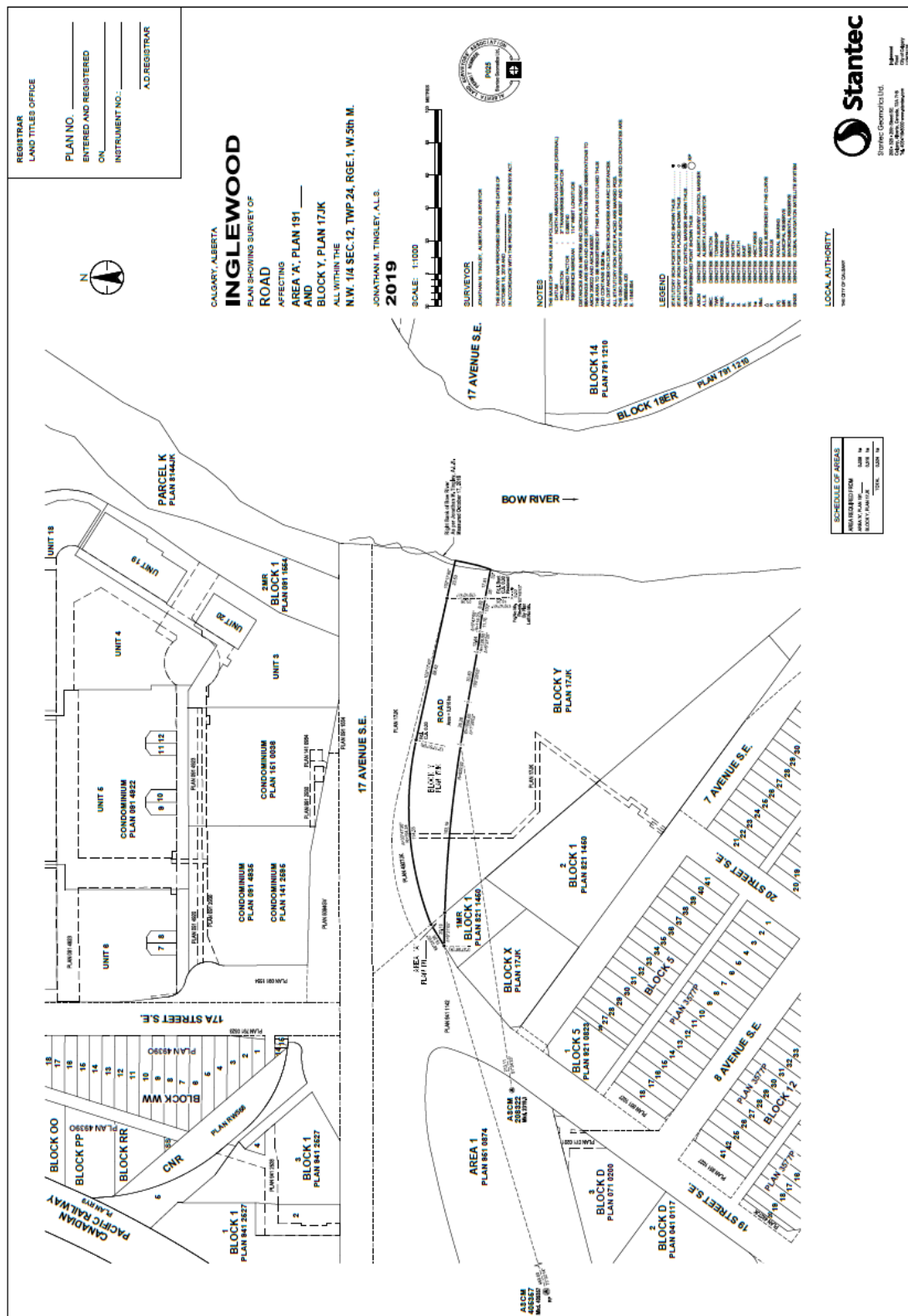
- c. M. H. Kai, City of Calgary
Mr. C. Chapman, City of Calgary
Mr. C. Johnson, Stantec Geomatics Ltd.
Mr. T. Franks, Stantec Geomatics Ltd.
Mr. A. Boucher, Stantec Consulting Ltd.

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Design with community in mind

Descriptive Plan



Road Plan



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-1023

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 – 8 Avenue NE, LOC2017-0369

EXECUTIVE SUMMARY

This application was submitted by Rick Balbi Architect on 2017 December 06 on behalf of the landowner, 2111356 Alberta Ltd (Nagesh Subramaniam). This land use amendment application seeks to redesignate the subject site from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to Multi-Residential – Contextual Medium Profile (M-C2f2.0d180) District to allow for:

- multi-residential development adjacent to low density residential development;
- a maximum floor area of 1115.6 square metres based on a floor area ratio (FAR) of 2.0 (an increase from 1.0);
- a maximum building height of 16.0 metres (an increase from 10.0 metres);
- a maximum of ten residential units based on a density of 180 units per hectare; and
- development typically located at transit and transportation corridors.

An amendment to the *Crescent Heights Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment and to respond to the community's concerns. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A development permit application has not been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 336 – 8 Avenue NE (Plan 8386FH, Block 27, Lot 4) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Multi-Residential – Contextual Medium Profile (M-C2f2.0d180) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-1023

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336
- 8 Avenue NE, LOC2017-0369**

BACKGROUND

This land use amendment application was submitted by Rick Balbi Architect on 2017 December 6 on behalf of the landowner, 2111356 Alberta Ltd (Nagesh Subramaniam). The applicant's submission (Attachment 1) indicates their intent to develop a three-storey (approximately 10 metre) multi-residential development with no more than ten residential units. Concept plans for the future development permit application are attached in Attachment 4.

As discussed under the Investigation: Alternatives and Analysis section of this report, the application originally considered various commercial and mixed-use land use districts to implement the subject site's designation of Local Commercial as stipulated in the *Crescent Heights Area Redevelopment Plan* (ARP). Through conversations with the community and Crescent Heights Community Association, the application was amended to the Multi-Residential – Contextual Medium Profile (M-C2) District. A floor area ratio (FAR) modifier of 2.0, as well as a density modifier of 180 units per hectare were added to restrict the number of dwelling units, and limit the potential for a building on the site to be developed to the maximum 16.0 metres allowed in the M-C2 land use district.

The site is subject to the policies of the *Crescent Heights Area Redevelopment Plan* (ARP). Although a map amendment to the ARP is required to allow for the land use amendment, the redevelopment proposal aligns with the applicable policies of the *Municipal Development Plan*.

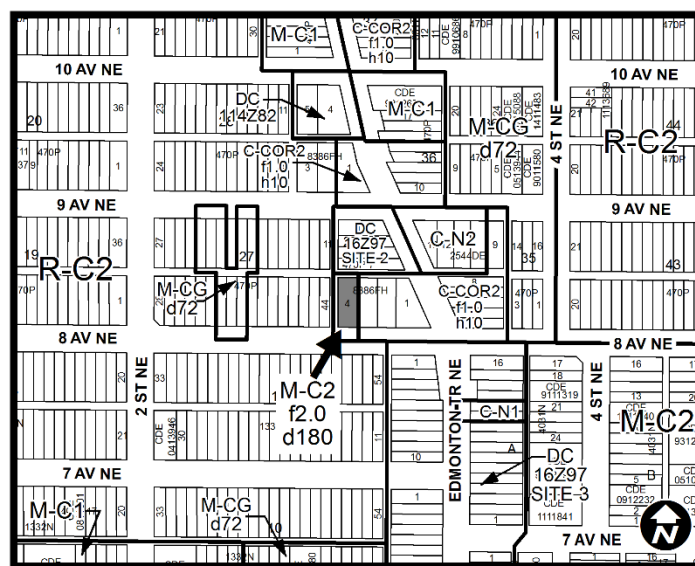
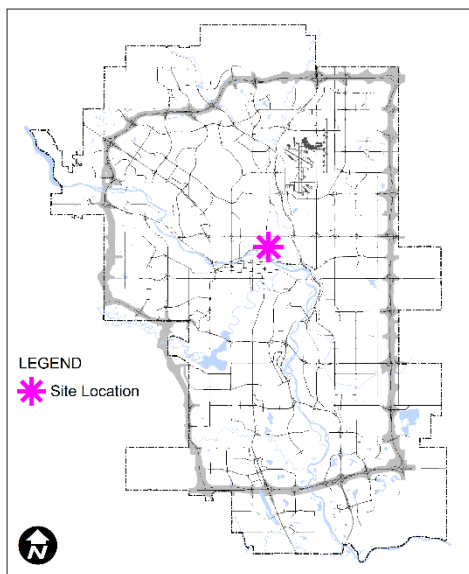
The Crescent Heights Community Association provided a letter in support of the amendment to a residential-only (M-C2f2.0d180) district. The letter of support is attached in Attachment 2.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-1023

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336
- 8 Avenue NE, LOC2017-0369**

Location Maps



Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 - 8 Avenue NE, LOC2017-0369

Site Context

The community of Crescent Heights, specifically where the subject site is located is in close proximity to Edmonton Trail, contains a mix of residential and commercial uses which are primarily of low density and lower heights. This section of Edmonton Trail NE, south of 16 Avenue NE, is experiencing new infills and developments with a mix of both residential and commercial uses.

The subject site is located on a block of four parcels designated Commercial – Corridor 2 (C-COR2) on the north-western corner of the intersection between 8 Avenue NE and Edmonton Trail NE. The site is the fourth parcel in from Edmonton Trail and bordered by two rear lanes along the northern and western property lines. The subject site is vacant at this time.

Surrounding uses consist of the following:

- North – a gravel lane adjacent to commercial uses designated in the ARP for local commercial;
- South – commercial uses along Edmonton Trail NE and low-density residential uses across 8 Avenue NE from the site – designated in the ARP for low-density residential;
- West – a gravel lane (side) and single detached dwellings across the lane; and
- East – single detached dwellings designated in the ARP for local commercial uses.

Further to the west of the subject site on the same street block are several Multi-Residential – Contextual Grade-Oriented (M-CG) lots designated in the ARP as Low Density Multi Dwelling.

Vehicular access to the subject site is from the rear lane along the northern property line and connects with Edmonton Trail NE, 2 Street NE and both 8 and 9 Avenues NE.

There has been no change in the population of Crescent Heights since its peak in 2018, as indicated in *Figure 1* below.

Figure 1: Community Peak Population

Crescent Heights	
Peak Population Year	2018
Peak Population	6,598
2018 Current Population	6,197
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336
- 8 Avenue NE, LOC2017-0369**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed M-C2f2.0d180 District allows for a multi-residential building of medium density and medium height that has the ability to provide a compatible transition between the anticipated commercial uses along Edmonton Trail NE and the low-density residential uses to the west, either as single detached dwellings or potential future semi-detached dwellings.

The proposed M-C2 District allows for up to ten residential units at a maximum building height of 16 metres on the subject site; however, the proposed density modifier of d180 (10 units) makes a building of 16 metres unlikely. Although a development permit application has not been submitted concurrently with this land use amendment application, the concept plans for a ten-unit building provided by the applicant in Attachment 4 indicates a maximum three-story building at approximately 10 metres.

Although a minor map amendment to the ARP is required to accommodate this proposal, the ARP amendment does not propose a higher intensity land use than already existing on the site in terms of Map 2 – Land Use Policy of the Crescent Heights ARP. The ARP amendment proposes for the additional use of Medium Density Multi Dwelling in addition to the existing Local Commercial land use designation.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Commercial – Corridor 2 f1.0h10 (C–COR2 f1.0h10) District is intended to be characterized by commercial buildings on both sides of streets, and buildings located varying distances from streets with limited automotive uses. The C–COR2 District is also intended to have primary access for motor vehicles to parcels from streets and lanes.

The application was originally submitted for a redesignation to the Commercial – Corridor 1 (C-COR1) District. However, through the application review and public outreach process, various commercial and mixed-use land use districts were considered, without success, to implement the *Crescent Heights ARP's* classification of Local Commercial for the subject site.

The consideration of a commercial or mixed-use district, allowing for the applicant's proposal for a mixed-use development, was hindered by policies in the ARP under Section 4.3.6 – Expansion of Commercial Uses. The land use policies state the following:

1. Commercial redevelopment along Edmonton Trail must be oriented to Edmonton Trail rather than the avenues. Therefore, commercially designated parcels separated from Edmonton Trail must be consolidated with parcels having Edmonton Trail frontage prior to development.

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336
- 8 Avenue NE, LOC2017-0369**

2. Access to new commercial development must be from Edmonton Trail or within 10 metres of Edmonton Trail on the avenue.

Since the land ownership of the parcels adjacent to Edmonton Trail NE did not allow for a consolidation and comprehensive development of the whole block, the applicant proposes an amendment to the ARP to allow for commercial frontage onto 8 Avenue NE. This ARP amendment is strongly opposed by the community. Through ongoing public outreach and conversations with the Community Association and Administration, the applicant proceeded to amend the application to the Multi-Residential – Contextual Medium Profile (M-C2) District; a residential-only land use district that would allow for a multi-residential development.

The M-C2 District has a maximum building height of 16 metres but does not allow for a decrease in the maximum building height through a height modifier. To allow for a contextually sensitive development, the applicant included a floor area ratio (FAR) modifier and a density modifier to restrict the number of dwelling units to ten and limit the potential for a building on the site to be developed to the maximum 16 metres allowed in the M-C2 District.

To provide some certainty to the community that a 16-metre building may not be viable for development, a density modifier (d180) was included to limit the number of units to ten dwelling units as proposed in the applicant's concept plans (Attachment 4).

Subject to the amendment of the land use district to the M-C2f2.0d180 District, the Community Association provided a letter of support (Attachment 2) and Administration believes the ARP amendment and LUA is appropriate given the site and scale.

Development and Site Design

Future development on this site will be evaluated against the rules of the proposed M-C2f2.0d180 District to guide the built form in relation to use, height, massing and landscaping. Other key factors that will be important to address include:

- ensuring an engaging built interface and grade orientation along 8 Avenue NE;
- emphasizing individual at-grade entrances;
- respecting the residential context and privacy of adjacent residential uses to the west and south of the site;
- providing adequate on-site parking; and
- ensuring vehicular access and garbage pick-up is from the rear lane.

Environmental

There are no environmental concerns associated with the subject site or this proposal.

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 - 8 Avenue NE, LOC2017-0369

Transportation

A Transportation Impact Assessment and parking study were not required as part of this land use amendment application. Eight Avenue NE is classified as a Collector Road according to the Road and Street Network Map (Map 3) of the *MDP*. Vehicular access to the site is provided via the rear lane along the northern property line of the site and parking is restricted by Residential Parking Permit M directly adjacent to the site on 8 Avenue NE.

Calgary Transit bus stop locations are available approximately 95 metres to the east of the subject site on Edmonton Trail NE. Primary Transit Network BRT bus stop locations are located approximately 550 metres to the west of the subject site on Centre Street.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements. The specific servicing arrangements and stormwater management will be reviewed and evaluated in detail as part of the future development permit process.

Stakeholder Engagement, Research and Communication

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

Administration received 10 letters of opposition to the initial application and the Crescent Heights Community Association expressed opposition to the application based on the community's response. The objections to the application can be summarised as opposition to the commercial development of the subject site and potential commercial retail units fronting onto 8 Avenue NE. Further concerns were raised in relation to parking for commercial units and access from 8 Avenue NE.

The applicant held an open house on 2018 December 18 which was attended by local residents, the Community Association and Administration. Comments received at the open house can be summarised as follows:

- support for a ten-unit multi-residential development with no commercial units;
- support for a residential-only land use district;
- no commercial fronting onto 8 Avenue NE;
- prefer a maximum of three storeys for a residential development; and
- retain the boulevard trees.

Subsequent to the open house and meetings with the Community Association, the applicant amended the application and the Crescent Heights Community Association provided a letter of support for the amended application (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-1023

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 - 8 Avenue NE, LOC2017-0369

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Urban Main Street typology of the *Municipal Development Plan*. The applicable *Municipal Development Plan* policies encourage a high level of residential and employment intensification. Urban Main Streets emphasize a mix of higher intensity residential and business uses that must be supported through the local area plan. The Urban Main Street encourages mixed use through a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population.

The proposal is in keeping with the relevant *Municipal Development Plan* policies as the rules of the proposed M-C2 District, with modifiers, provide for a development form that will be sensitive to existing residential and commercial development in terms of height and built form.

Crescent Heights Area Redevelopment Plan (Statutory – 1997)

The *Crescent Heights Area Redevelopment Plan* designates the subject parcel as within the Local Commercial area of the plan. The Local Commercial policy objectives of the ARP support the development of a healthy commercial corridor serving the local community and passing commuters however, Policy 4.3.6.2 of the ARP states that commercial redevelopment along Edmonton Trail must be oriented to Edmonton Trail rather than the avenues. Therefore, commercially designated parcels separated from Edmonton Trail NE cannot be redeveloped unless consolidated with parcels having Edmonton Trail frontage prior to development.

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336 - 8 Avenue NE, LOC2017-0369

The applicant's proposal to amend the ARP to allow commercial frontage onto 8 Avenue NE is strongly opposed by the community, Administration and the Community Association. To support the applicant's amended application for a residential-only land use district (M-C2), a modification to the ARP amendment is required to allow for the proposed residential only land use district.

The ARP amendment contains a minor map amendment to Map 2 – Land Use Policy as follows:

Existing Land Use Policy	Proposed Land Use Policy
Local Commercial	Medium Density Multi Dwelling or Local Commercial

The ARP map amendment is included in Attachment 3 to this report and is supported by the Crescent Heights Community Association.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)

The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- the subject site is situated within 100 metres of transit stops along Edmonton Trail NE;
- including transit stops on a primary transit route within 550 metres;
- the subject site is situated on a collector road – 8 Avenue NE;
- the site is adjacent to three lots designated for commercial development (C-COR2);
- the site is in close proximity to Edmonton Trail designated a transit and transportation corridor; and
- the subject site gains vehicular access by means of a rear lane.

While these criteria are not meant to be used as a checklist, they do provide a framework in which we evaluate a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive residential intensification.

Social, Environmental, Economic (External)

This proposal will allow for additional residential density which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed ARP amendment and land use district allows for a wider range of housing types and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-1023

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 336
- 8 Avenue NE, LOC2017-0369**

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATIONS:

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Crescent Heights Area Redevelopment Plan* as amended. The proposed M-C2 District is designed to be implemented in proximity or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that can be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the Crescent Heights Area Redevelopment Plan
4. Concept Plans

Applicant's Submission

June 5, 2019

This application is for a proposed Land Use Redesignation in the Community of Crescent Heights, from Commercial Corridor – 2 (C-COR2f1.0h10) to the Multi-Residential - Contextual Medium Profile (M-C2f2.0d180) district, to accommodate additional density for a low-rise multi-residential development. The intent of this application is to provide for a three storey multi-residential development. Given the small nature of the site, the current FAR of 1.0 is extremely restrictive, and will not support this modest redevelopment.

The site is located at 336 – 8 Avenue NE and has a total area of approximately 0.138 acres. The site is currently occupied by a single family residence, and is located on the north side of 8 Avenue NE, one block west of Edmonton Trail NE, with lanes abutting the property to the west and north – a natural separation between the site and residential areas to the west. The subject site is currently part of a larger block of sites with the C-COR2f1.0h10 designation straddling the Edmonton Trail corridor. The sites directly west and south of the subject parcels are low density in nature, while the sites to the north and east are primarily designated for commercial and multifamily.

The subject sites fall within the Crescent Heights Area Redevelopment Plan (ARP), within the band of local commercial and mixed-use land uses that border Edmonton Trail. This area is encouraged to promote small-scale commercial and mixed-use developments that further encourage transit support and generally enhance the streetscape. This area is identified within the Municipal Development Plan as within an Urban Corridor, where intensification of residential and employment opportunities should be provided and a broad range of both commercial and residential development considered, in order to accommodate a varied cross section of the City's population. Transit is readily available with frequent bus service on Edmonton Trail to the immediate east, and primary transit routes to the west at Centre Street North.

Consultation with the Crescent Heights Community Association and nearby residents indicates strong opposition to commercial uses facing 8 Avenue NE. The current Area Redevelopment Plan specifically states that these commercial nodes along Edmonton Trail must be consolidated, with commercial entries only to Edmonton Trail. Any commercial component within an unconsolidated parcel would require an amendment to the current ARP. It should be noted that redevelopment of this single parcel under the current C-COR2 designation is not supportable as a result of this ARP requirement.

Multi-residential development makes sense when taking into account the location of this parcel at the westernmost extent of the block it is located within, the lack of potential for consolidation at this time with adjacent parcels and clear community input. As such, and assuming additional density in the future along Edmonton Trail, the proposed district and subsequent development will:

- Enable multi-residential development with parameters that limit the development to a maximum of 10 units
- Provide assurance to the community that the intended development will be multi-residential
- Act as a good transition from low-density residential to potentially higher density at Edmonton Trail in the future
- Increase density along this important corridor in a sensitive manner

Given that the intended development supports the goals of both the Community of Crescent Heights and the Municipal Development Plan, we would request your support of the proposed land use designation.

Community Association Letter

From: Dennis Marr <planning@crescentheightsyyc.ca>
Sent: Saturday, June 22, 2019 8:05 PM
To: Brenkman, Giyan B.
Subject: [EXT] LOC2018-0369; re:336-8 Ave NE; change from C-COR2 f1.0 h10 to M-C2f2d180

Hello Giyan,
Thank you for inviting the Crescent Heights Planning Committee to comment on this LOC.

We have no objection to this land use amendment.

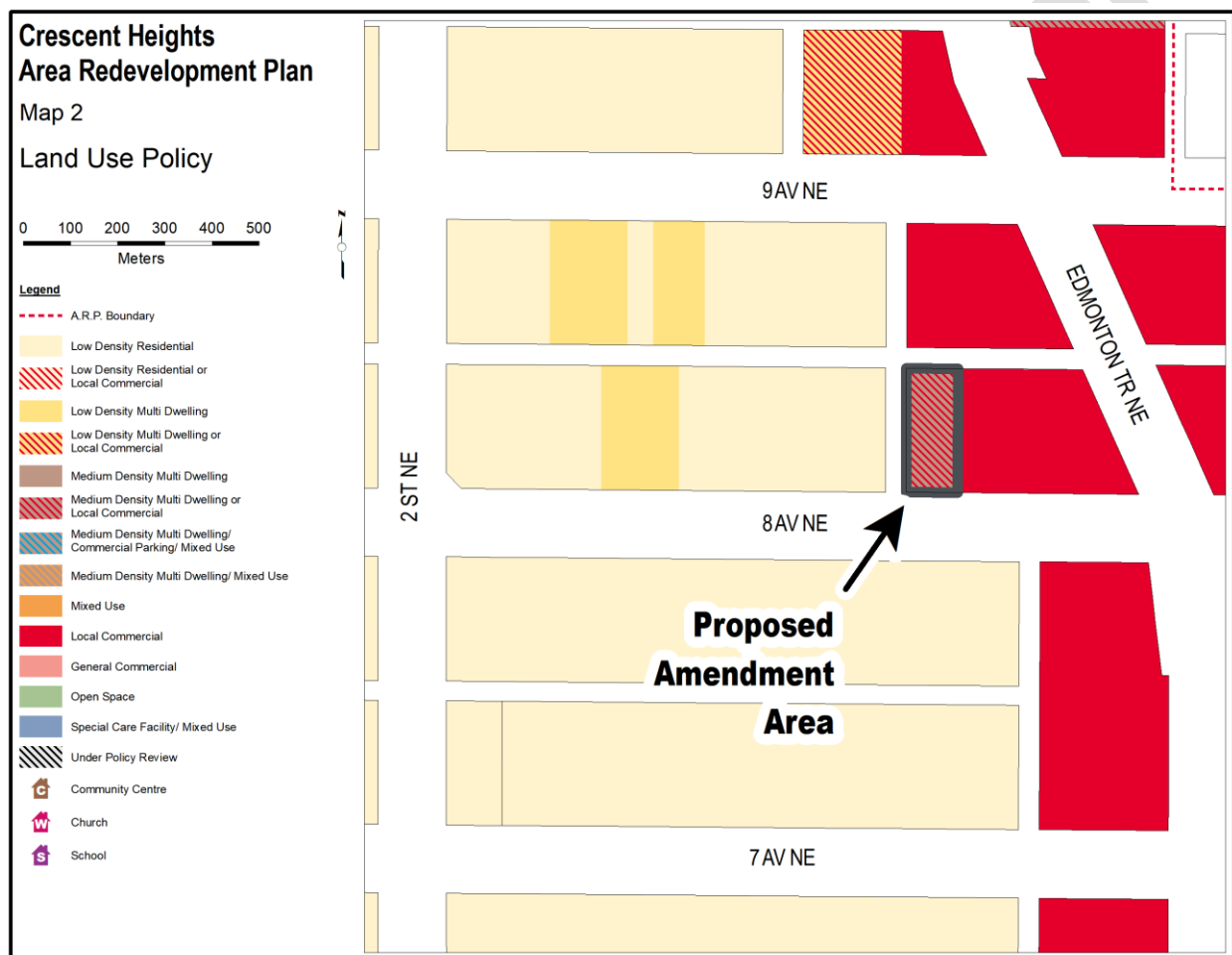
The applicant has held an open house and was able to meet affected neighbours during this event. The residents did not want a commercial establishment on this property. We recognize that the current land use designation makes this lot a challenging one to develop given that the neighbours oppose a commercial operation here. The proposed change of the land use designation to one of a pure residential land use makes sense to us.
Should you have any questions please contact me by phone at 403-807-7257 or email.

Sincerely,

Dennis Marr, Director, Planning, Crescent Heights C.A.

Proposed Amendment to the Crescent Heights Area Redevelopment Plan

1. The Crescent Heights Area Redevelopment Plan attached to and forming part of Bylaw 17P96, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.06 hectares \pm (0.14 acres \pm) located at 336 – 8 Avenue NE (Plan 8386FH, Block 27, Lot 4) from 'Local Commercial' to 'Medium Density Multi Dwelling or Local Commercial', as generally illustrated in the sketch below:



Concept Plans

A development permit application has not been submitted for this proposal yet, but the Applicant developed and provided concept plans to provide more information and certainty to the community, the Cresecent Heights Community Association and Administration.

The proposal is for a three storey, ten-unit multi-residential development that is ground-oriented fronting onto 8 Avenue NE. Parking will be provided on-site with access from the rear lane along the northern property line.

Administration's review of the future development permit will determine the ultimate building design, confirm the number of units and finalized the site layout details such as parking, landscaping and site access.

Figure 1: Proposed Site Plan

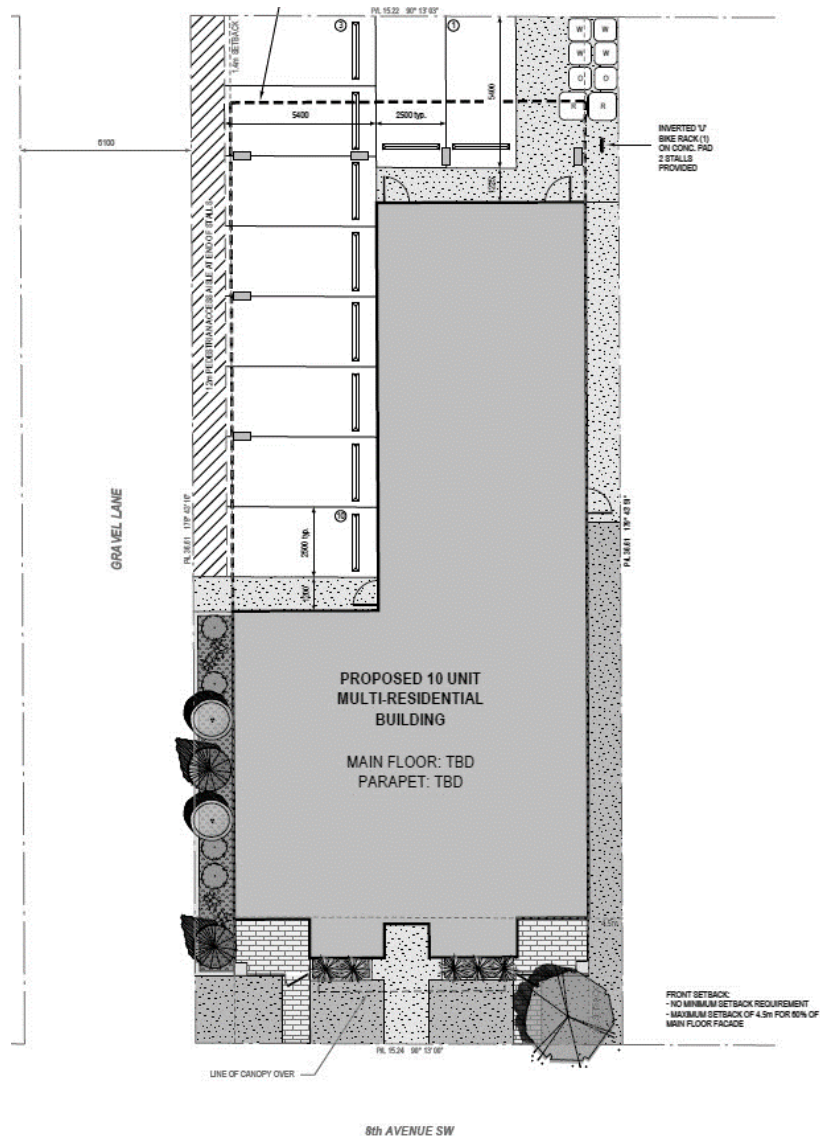
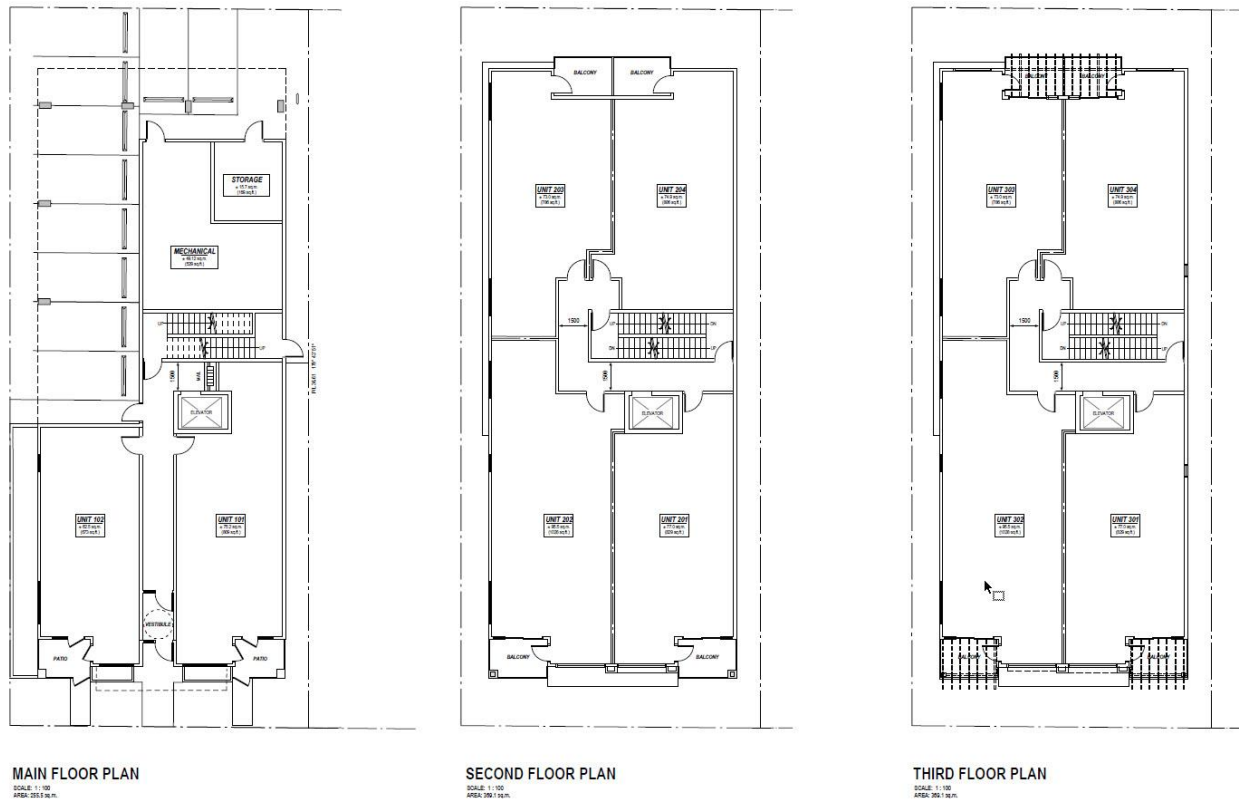


Figure 2: Proposed Elevations



Figure 3: Proposed Unit Layout (ten residential units)



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0976

Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 – 28 Street NE, LOC2019-0063

EXECUTIVE SUMMARY

This application was submitted by Urban Systems on 2019 May 07 on behalf of the land owner, CCP Canmarc GP Ltd. The application proposes to redesignate three parcels from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for:

- a greater variety of commercial industrial uses that are complimentary to the industrial character of the area;
- a maximum height of 12 metres (a decrease from the current maximum of 16 metres);
- a maximum floor area ratio of 1.0 (the same as the current maximum); and
- the uses listed in the I-C District.

This proposal is in keeping with the applicable policies of the *Municipal Development Plan*.

No development permit application was submitted at the time of report finalization.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 3.82 hectares ± (9.44 acres ±) located at 640, 720 and 820 – 28 Street NE (Plan 7711117, Block 14, Lots 2 to 4) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

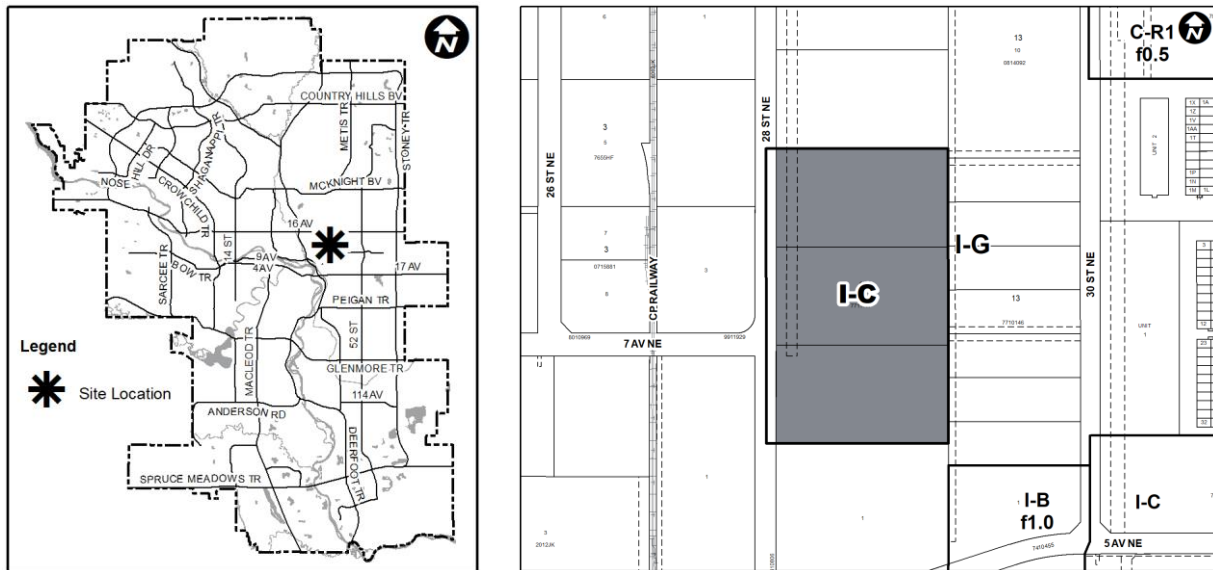
This application was submitted by Urban Systems on 2019 May 07 on behalf of the landowner, CCP Canmarc GGP Ltd, in accordance with the Applicant's Submission (Attachment 1). No changes to the existing development have been proposed.

Planning and Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0976

Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 - 28
Street NE, LOC2019-0063

Location Maps



Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 - 28 Street NE, LOC2019-0063

Site Context

The subject site consists of three parcels, totalling approximately 3.8 hectares (9.4 acres) in size and is located in the Franklin Industrial area, west of 36 Street NE and north of Memorial Drive NE. The parcel area is approximately 150 metres by 256 metres. Surrounding development is characterized by a mix of industrial and commercial uses with land designated Industrial – General (I-G) District surrounding the site and pockets of Industrial – Commercial (I-C) District, Industrial – Business (I-B) District and many different commercial districts located along the identified Main Street of 36 Street NE. The Marlborough LRT Station is located approximately 600 metres to the east of the site.

The subject site is currently developed with two buildings that accommodate a variety of industrial and commercial uses.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed Industrial – Commercial (I-C) District represents an industrial commercial land use that allows for the opportunity to increase the range of available uses on the parcel. The proposal allows for a range of uses that are compatible with and complement existing light industrial uses and is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration including the alignment with relevant policies, and the appropriateness of the land use district. The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application is to redesignate the site from the existing Industrial – General (I-G) District to the Industrial – Commercial (I-C) District to broaden the range of commercial industrial uses on the site. The I-G District is intended for light and medium industrial uses with a limited number of support commercial uses.

The purpose of the proposed I-C District is to encourage light industrial uses that are unlimited in size, small scale commercial uses that are compatible with and complement light industrial uses and to provide a transition between other land use districts and the I-G District. The subject site is located approximately 600 metres from the Marlborough LRT Station. The proposed I-C District would allow for uses that are industrial in nature, as well as provide for transit supportive uses around the light rail transit station.

**Planning and Development Report to
Calgary Planning Commission
2019 August 15**

**ISC: UNRESTRICTED
CPC2019-0976**

**Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 - 28
Street NE, LOC2019-0063**

Development and Site Design

The current built form of the development consists of two, two storey buildings. One of the buildings is currently constructed as an office building and the other, larger building is constructed as an industrial commercial building with limited ability to service with large semi-trucks – thereby restricting the ability to retain industrial general uses on the site. No significant redevelopment of the site is anticipated through this application.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Vehicular access to the parcels is currently available through entrances on 28 Street NE. The site is within 600 metres of the Marlborough LRT Station with the nearest Calgary Transit stop located immediately adjacent to the site on 28 Street NE.

A Transportation Impact Assessment was not required for this application and availability of on-site parking will be reviewed with subsequent development permits.

Utilities and Servicing

The existing site services are adequate to support this proposed land use amendment.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant nor Administration in association with the application.

No letters were received by Administration in opposition or in favor of the proposal and there is no community association to circulate the application to for comment.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Planning and Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0976

**Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 - 28
Street NE, LOC2019-0063**

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial - Industrial Area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage a broad variety of industrial uses and intensities that support the industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

The subject site is also located directly adjacent to the Industrial – Employee Intensive Area. The applicable MDP policies encourage minimum employment number targets which exceed the Standard Industrial targets. These policies further intensify the need for support uses for the increased number of employees in the immediate area.

The proposal is in keeping with relevant MDP policies as the purpose of I-C District is to allow for small scale commercial uses that are compatible with and complement light industrial uses. The I-C District provides a transition between other land use districts and the I-G District.

There is no local area plan for the subject area.

Airport Vicinity Protection Area

The Airport Vicinity Protection Area regulation identifies the subject site as being located within the 25 – 30 Noise Exposure Forecast (NEF). Campground is the only use prohibited in this NEF contour, which is not a listed use within the I-C District.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the area. Additional commercial uses will allow local employees to access services within the local area as well as add to the mix of commercial and industrial uses within close proximity to the existing primary transit infrastructure.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Planning and Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0976

**Land Use Amendment in Franklin Industrial (Ward 10) at 640, 720 and 820 - 28
Street NE, LOC2019-0063**

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Industrial – Commercial (I-C) District integrates well with existing industrial development and allows for greater flexibility of uses within an existing building.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

07 May 2019

This application for land use redesignation is located within community of Franklin and consists of +/- 3.82 hectares (+/- 9.44 acres). CCP CANMARC GP LTD. own the lands that are subject to this redesignation application.

The subject site currently accommodates a light industrial/office complex and has no current redevelopment plans. The land use bylaw 1P2007 provides for a very high degree of differentiation in industrial, business and commercial land use classifications. The current land use of the site is Industrial General (I-G) District. This application proposes to redesignate the subject area to Industrial Commercial (I-C) District.

This redesignation is proposed for the following reasons:

- The purpose statement of Industrial – Commercial District (Land Use Bylaw Ss. 953) is more appropriate to the subject site than the purpose statement of the Industrial General District (I-G), namely:
 - The types of uses located in the I-C District are complimentary to the light industrial users in the area and provides for small scale commercial uses that are compatible with and complement light industrial uses;
 - The types of uses located in the I-C District will provide a transition between commercial uses to the east and heavier industrial uses (which are rail-spur oriented) to the west;
 - The site is highly visible (and has appropriate setbacks).
- The subject site has limited ability to accommodate typical I-G type industrial uses.
 - Typical I-G users will require the ability to load and accommodate full size truck & trailer which require overhead loading doors with raised loading docks, substantial truck turning / marshaling areas.
 - Typical I-G buildings are much larger in depth and square footage than what can be accommodated within subject property. The shallow nature of the shape of these parcels lend themselves to lighter industrial/commercial type uses that do not require heavy truck traffic.
- The size of the existing units within the development align much closer to a commercial building than a typical I-G user.
- I-C uses require significantly fewer large vehicles trips thus reducing challenging turning movements and truck volumes.

In addition, this proposed redesignation to the I-C District is in direct response to market conditions. Currently, little I-C Districted parcels are approved in the area. The approval of I-C land in this location opens additional business opportunities in Franklin for users who fall in between the retail users to the east and the larger format I-G users to the west.

There are no anticipated impacts to the transportation network or to City services to the parcels as no redevelopment is currently being contemplated.

The proposed land use is entirely compatible with and complementary to the surrounding lands which have all been approved for similar land use classifications and are all developed.

On behalf of CCP CANMARC GP LTD., Urban Systems respectfully requests approval for the land use to be redesignated to Industrial Commercial by City Council.

Applicant's Submission

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 – 84 Street SE,
LOC2019-0078**

EXECUTIVE SUMMARY

This application was submitted on 2019 May 27 by B&A Planning Group, on behalf of the landowner 2196618 Alberta Ltd (Ajeetpal Brar). This application proposes to redesignate the subject parcel from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District to allow for:

- industrial developments with a limited number of support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 16 metres (an increase from the current maximum of 10 metres);
- where the site remains unserviced, a maximum building floor area of 1,600 square metres (the same as the current maximum of 1,600 square metres);
- at the time that site becomes serviced, a maximum of 28,010 square metres (an increase from the current maximum of 1,600 square metres); and
- the uses listed in the I-G District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, the *Rocky View County/City of Calgary Intermunicipal Development Plan* and the *Shepard Industrial Area Structure Plan*.

A development permit for Large Vehicle and Equipment Sales as well as a new freestanding sign has been submitted.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.80 hectares ± (6.92 acres ±) located at 7717 – 84 Street SE (Plan 7549JK, Block 2) from Industrial – Outdoor (I-O) District to Industrial – General (I-G) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE,
LOC2019-0078**

BACKGROUND

This land use redesignation application was submitted by B&A Planning Group on behalf of the landowner 2196618 Alberta Ltd (Ajeetpal Brar) on 2019 May 27, to allow for Large Vehicle and Equipment Sales, as indicated in the Applicant's Submission (Attachment 1) and will allow for additional compatible uses and further redevelopment opportunities in the future.

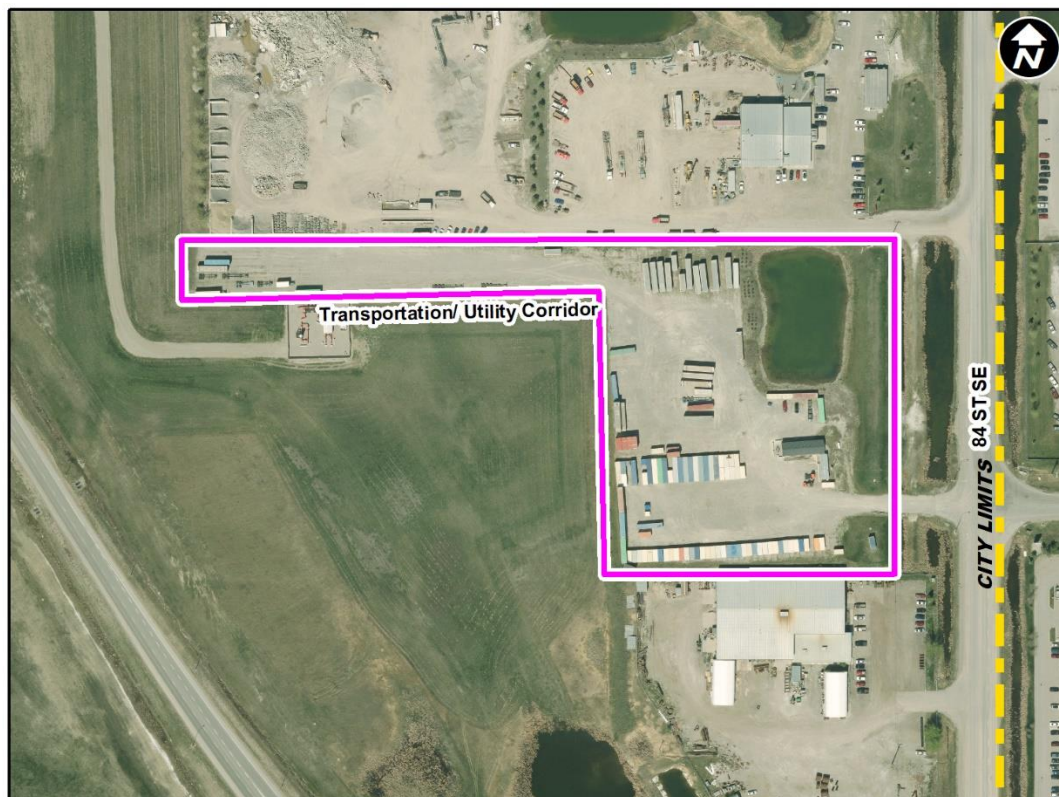
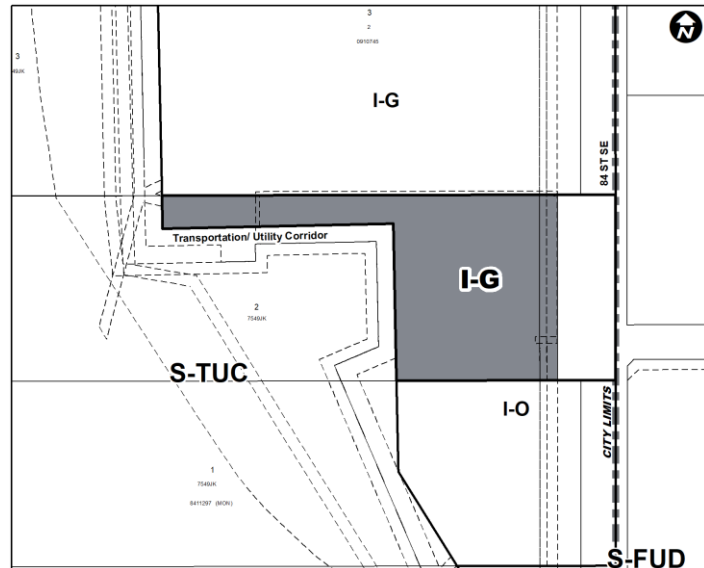
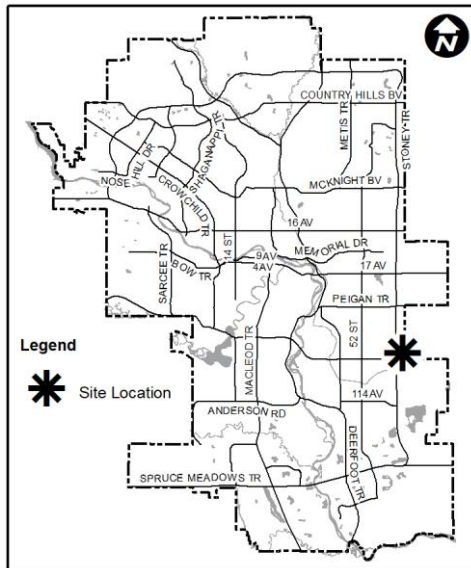
A development permit (DP2019-3790) for Large Vehicle and Equipment Sales as well as a new freestanding sign was submitted by B&A Planning Group on behalf of the landowner on 2019 July 24, and is undergoing initial review and circulation.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE,
LOC2019-0078

Location Maps



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE, LOC2019-0078

Site Context

The subject parcel is located in the southeast community of Residual Sub-Area 9K, west of 84 Street SE and north of Glenmore Trail SE, at the western terminus of Wrangler Road SE. The Calgary city limits are along 84 Street SE, with Rocky View County located adjacent to the site, on the eastern side of 84 Street SE.

The parcel, first developed in 1999, comprises an irregular panhandle shape of approximately 2.8 hectares (6.92 acres). The site has previously been used as a storage yard for railway containers.

The site was redesignated under DC Direct Control District (Bylaw 126Z99), from the UR Urban Reserve District of Land Use Bylaw 2P80, to a Direct Control District to allow for outdoor storage. The DC Direct Control District was later changed to the Industrial – Outdoor (I-O) District to align with Bylaw 1P2007, when it came into effect.

Surrounding development consists of general industrial uses, including metal fabricators, processing, production, freight services and outdoor storage.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The site is presently designated Industrial – Outdoor (I-O) District, which allows for outdoor storage through limited uses, as well as small buildings with a height of up to 10 metres and a gross floor area of no more than 1,600 square metres.

The intent of this application is to redesignate the land to the Industrial – General (I-G) District, which would allow for a broader range of uses that are aligned with the industrial nature of the area. The I-G District allows for a wide range of light and medium general industrial uses and a limited number of support commercial uses with a maximum height of 16 metres and a floor area ratio of 1.0. As identified in the Applicant's Submission, this application is to allow for Large Vehicle and Equipment Sales, a discretionary use within the I-G District.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE, LOC2019-0078

Development and Site Design

A development permit (DP2019-3790) has recently been submitted for a change of use for Large Vehicle and Equipment Sales, as well as a new office trailer and freestanding sign. The following features will be considered through the development permit process:

- appropriate screening to Glenmore Trail SE and the future regional pathway;
- interface with Rocky View County, across 84 Street SE;
- storm water management;
- compliance with the *Rocky View/Calgary Intermunicipal Development Plan*; and
- compliance with *Improving Calgary's Entranceways: a Guide for Development Adjacent to Entranceways*.

Environmental

There are no environmental concerns associated with the site or this proposal. The *East Shepard Area Structure Plan* identifies a regional pathway west of the site, which will not be required as part of the Change of Use application presently under review.

Transportation

Vehicular access to the site is currently available via a signalized intersection at 84 Street SE and Wrangler Road SE. As per the *East Shepard Area Structure Plan*, 84 Street SE is currently built to a rural paved standard but is identified as a future Industrial Arterial Street. There is currently no Calgary Transit bus service in the vicinity. The site is located adjacent to Alberta Highway 201 (Stoney Trail) and direct vehicle access to Stoney Trail is prohibited.

Utilities and Servicing

Water, sanitary, and storm services are not available at this site, and there are currently no plans to provide such services in the near future. The site has existing development and can continue into the future with low intensity development and limited interim private on-site services which may be required (wells, tanks/cisterns, ponds, etc.). In accordance with the Land Use Bylaw, the maximum gross floor area of all buildings on a site would be limited to 1,600 square metres until servicing is available.

The proposed Industrial (I-G) District was designed to be implemented on both serviced and unserved lands.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE,
LOC2019-0078**

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.

No public meetings were held for this application, and no comments were received from the public by the Calgary Planning Commission (CPC) Report submission date. It is noted that there is no community association in this area.

Following CPC, 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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Industrial Greenfield Area, according to the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). Industrial Greenfield Areas are future industrial areas located at the edge of the city that allow for future industrial growth. These areas are intended to allow for a broad range of standard industrial activities and industry-related commercial functions, with sufficient separation from non-industrial uses. The intent of this application is to allow for Large Vehicle and Equipment Sales, which is a use listed in the I-G District that is industrial in nature and consistent with the policies of the MDP.

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

The site is identified as being just outside of the highway 560/Glenmore Trail Key Focus Area in the *Rocky View County/City of Calgary Intermunicipal Development Plan*.

Notwithstanding, Rocky View County was engaged through the land use process and no comments were received.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE,
LOC2019-0078**

Shepard Industrial Area Structure Plan (Statutory – 2009)

The site is identified as Industrial Business Area in *Shepard Industrial Area Structure Plan* (ASP), with a regional pathway located along the western boundary of the site, abutting the Transportation Utility Corridor. This regional pathway will not be required as part of the change of use application presently under review. The Industrial Business Area is intended to provide a wide variety of general industrial and business uses, including a range of industrial, service commercial, office, institutional and recreational businesses.

The policy indicates that at the development permit stage, development adjacent to regional pathways shall comply with the plan's Interface Design Guidelines.

In the ASP, the anticipated use of Large Vehicle and Equipment Sales is considered to be most aligned with the definition of Secondary Commercial Use. The Plan specifically states that:

8 (3)(c) Where the commercial use is applied at small scale, complies with (c) Policy 8.1.2. (2) (c) and (d), and does not have significant impact on adjacent uses, no amendment to Map 3: Land Use Concept is required.

As the proposed use is not considered a local or service commercial use, and as the application is for a land use redesignation from the I-O District to the I-G District, the proposed redesignation complies with the relevant policy.

Social, Environmental, Economic (External)

The proposal has the potential to continue to allow for and further support light industrial uses in South Shepard Industrial.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0984

**Land Use Amendment in Residual Sub-Area 9K (Ward 9) at 7717 - 84 Street SE,
LOC2019-0078**

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is consistent with applicable policies identified in the *Municipal Development Plan*, the *Intermunicipal Development Plan* and the *Shepard Industrial Area Structure Plan* and will continue to allow for the industrial use of the site.

ATTACHMENT

1. Applicant's Submission

Applicant's Submission

May 27, 2019

Value Truck Sales has retained B&A Planning Group to manage this Land Use (LU) Redesignation application for 7717 - 84 Street SE. The site is located north of Glenmore Trail and east of Stoney Trail on the eastern edge of Calgary, next to Rocky View County (RVC). Access to the site is from 84 Street, aligning with Wrangler Road in RVC. The surrounding areas within both Calgary and RVC are heavily industrial.

The current LU designation is the Industrial - Outdoor (1-0) District, which is characterized by uses where materials are stored outdoors and has a very limited range of uses. The site has been used in the past for outdoor storage, including shipping containers.

The proposed LU designation is an Industrial - General (1-G) District, which allows for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The proposed 1-G District meets the requirements of the Municipal Development Plan (MOP) and the Shepard Industrial Area Structure Plan (SIASP), which designates this site as an "Industrial I Business Area." The purpose of this area "is to provide a wide variety of general industrial and business uses." The site is also within the Rocky View County I City of Calgary Intermunicipal Development Plan (IDP).

Initial discussions with City Administration (including Planning and Transportation) and the Ward Councillor have indicated no concerns with an 1-G District for this site. The site immediately to the north is also currently designated 1-G.

The current intent of this 1-G redesignation is to allow for "Large Vehicle and Equipment Sales" in order to display and sell transport trucks (semis), though an 1-G District also presents additional compatible uses and further redevelopment opportunities in the future. A DP application is intended to be submitted shortly in order to be reviewed concurrently with this LU application.

This proposed 1-G District meets all City policies and will allow for appropriate development and uses on the site that fits the context of this industrial area. We look forward to Calgary Planning Commission (CPC) and Council support of our application.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-1016

Land Use Amendment in Hotchkiss (Ward 12) at 15665 – 104 Street SE, LOC2016-0115

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on behalf of the landowner South Shepard Communities Inc, managed by Melcor Developments Ltd, on 2016 May 11. The application proposes to redesignate approximately 59.8 hectares (147.8 acres) of land in the community of Hotchkiss. Specifically, the application provides for:

- a walkable residential neighbourhood with a commercial component and a variety of housing options;
- an anticipated total of 952 residential units with a maximum yield of 1,282 units;
- an anticipated density of 21.3 units per hectare (8.6 units per acre), exceeding policy requirements for 20 units per hectare;
- an anticipated intensity of 76 people and jobs per gross developable hectare, exceeding the policy requirement for 60 people and jobs per gross developable hectare;
- a 15 hectare \pm (37 acre \pm) naturalized storm pond located central to the plan area;
- four and a half hectares \pm (11.0 acres \pm) of land dedicated as municipal reserve; and
- the location of future local and major roadways, utilities and services.

The proposed redesignation serves to implement the objectives of the *South Shepard Area Structure Plan* by allowing for the development of part of neighbourhood eight, which will be a continuation of the approved outline plan for neighbourhood 7 (Hotchkiss). The proposal is aligned with the *Municipal Development Plan*, providing a subdivision plan for the future development of the site, in collaboration with the associated outline plan (CPC2019-0986).

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 59.77 hectares \pm (147.77 acres \pm) located at 15665 – 104 Street SE (SE1/4 Section 36-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2d100) District, Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-1016

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 September 11, Council approved removal of the growth management overlay for the subject lands through C2018-0585, *New Community Growth Strategy – Growth Management Overlay Removals Arising from PFC2018-0678*.

BACKGROUND

On 2016 May 11, B&A Planning Group submitted this outline plan and associated land use amendment application on behalf of the landowner South Shepard Communities Inc, managed by Melcor Developments Ltd, for the new neighbourhood of Sora, as per the applicant's submission in Attachment 2. At that time, a growth management overlay was in place covering the lands within the application area, indicating that there was outstanding infrastructure funding and financing issues to be resolved. On 2018 July 30, Council approved the South Shepard business case as part of the New Community Growth Strategy. As a result, the growth management overlay was removed from the application area on 2018 September 11.

The outline plan for the adjoining neighbourhood to the west, Hotchkiss (LOC2016-0090), was approved on 2018 September 06. The associated land use amendment was given first reading at the public hearing of Council on 2018 September 10. Second and third reading were withheld until approval from the Province is received for disturbance to the crown-owned wetlands in the plan area. Administration received the Provincial Disposition for Public Lands on 2019 July 26.

The community and street naming application (C2018-0881) for the proposed street names in Sora was approved by Council on 2018 September 10.

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

Site Context

The subject site, referred to as “Sora”, is located in southeast Calgary in the new community of Hotchkiss. The site represents 59.7 hectares \pm (147.8 acres \pm) of land, adjacent to the approved outline plan for the neighbourhood of Hotchkiss. The site is bound to the north by undeveloped agricultural land, to the south by Marquis of Lorne Trail SE (Highway 22x), to the east by undeveloped agricultural land, and west by the undeveloped neighbourhood of Hotchkiss, owned by Hopewell.

The topography of the site is relatively flat, with slopes draining towards the middle of the site that contains a 15.1 hectare \pm (37.4 acre \pm) wetland that is owned by the Crown under the Public Lands Act. On 2019 June 12, the Crown issued a Department Licence of Occupation, allowing for the reconstruction of the wetlands in order to accommodate the site’s stormwater run-off.

A 240 kilovolt AltaLink Transmission Line is located adjacent to the western boundary of the site. There is a linear easement along the east boundary of the plan area containing an ATCO Gas medium/low pressure gas line. There are no high-pressure gas lines within the plan area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment, along with the associated outline plan (Attachment 2), will facilitate the development of a wide range of residential, local commercial and recreational development that will contribute to the growth of the Hotchkiss community as envisioned by the policies of the *Municipal Development Plan* (MDP) and the *South Shepard Area Structure Plan* (ASP).

Subdivision Design

The proposed outline plan/subdivision design generally follows a modified grid street pattern that allows for a variety of housing forms with a combination of laned and non-laned product types. Where a lane exists, front garages have been restricted along collector streets to improve the residential street interface and access conditions. A restrictive covenant will be registered against laned parcels that front a collector street or higher classification through an outline plan condition. The block layout also supports the intensification of the neighbourhood over time by providing for flexibility in the built forms that can be accommodated. Anticipated lot widths vary from 5.0 metres for rowhouse buildings in the R-Gm District to 8.2 metres for single detached dwellings in the R-G District.

The modified grid pattern has been adopted due to the central reconstructed wetland, which takes up an area of 15 hectares \pm , or 25 percent of the plan area. A collector street loosely surrounds the modified wetland, embracing the topography of the land while providing good site connectivity and access to the large central amenity space.

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

Environmental and Municipal Reserve

A focal point for the community will be the open space which is central to both this proposed neighbourhood and the neighbourhood to the north. The open space consists of a wetland that will be reconstructed to allow for the retention of stormwater. Three forebays designated as Public Utility Lots (S-CRI) are proposed to ensure the stormwater is treated before being released into the constructed wetland, which is designated as Environmental Reserve through the Special Purpose – Urban Nature (S-UN) District. This central amenity space is designed to create an inviting interface, with linear municipal reserve lands proposed as S-SPR District around the wetland. These districts accommodate a green corridor and provide additional buffering between the wetland and the adjacent development. A few neighborhood parks are organized along this linear park and connected by the green corridor pathway, providing a combination of active and passive recreation opportunities. Two more parks are planned for the southern portion of the plan area, and therefore in total, 4.5 hectares (11.0 acres) of land is designated as Municipal Reserve, taking up 10 per cent of the Gross Developable Area.

Neighbourhood Activity Centre (NAC)

The NAC is located at the round-a-bout of Sora Boulevard SE and Sora Gate SE. In keeping with the policies of the ASP, the NAC includes the following elements:

- a central amenity space;
- medium density residential development;
- street-oriented housing;
- an anticipated intensity of 76 people and jobs per gross developable hectare (101 per acre), exceeding the policy requirement of 60 people and jobs per gross developable hectare;
- located at key intersecting collector streets with transit service; and
- a retail development.

The NAC comprises an area of 3.9 hectares \pm (10.0 acres \pm), with an optimal location in terms of its centrality to neighbourhood eight. The collector street of Sora Boulevard SE runs through the NAC, which also includes a range of housing types, including multi-residential dwelling units (M-2d100) and rowhouse buildings (R-Gm). The central amenity space connects to a 3.5 metre green corridor, providing pedestrian/bicycle connectivity to the NAC from all areas of the neighbourhood. The retail component of the site is located on the site of the proposed Commercial – Community (C-C1) District. Future transit service is proposed along the collector street.

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

Pathways and Bikeways

Regional and local pathway systems provide east-west and north-south active modes connectivity, in addition to the sidewalks along the street network. The regional pathway aligns with the intent of the ASP by providing pedestrian and cyclist connections to destinations outside the plan area, such as the future neighbourhood of Hotchkiss to the west. Local pathways, on the other hand, provide internal neighbourhood connections to local amenities, and are located within programmed and natural areas.

In accordance with Section 6.4.3 of the ASP, a 3.5 metre green corridor is proposed surrounding the central amenity space, creating a connected pathway system integrated with the regional pathway linking the neighbourhood east and west. The green corridor also provides mobility networks to connect residents to community services, as well as recreational and employment destinations.

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement the corresponding outline plan's neighbourhood design, the following land uses are proposed:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low density Mixed Housing (R-Gm) District;
- Multi-Residential – Medium Profile (M-2d100) District;
- Commercial – Community 1 (C-C1) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – Urban Nature (S-UN) District.

The above districts are located strategically throughout the plan area, with districts that allow for higher densities located in proximity to those that can provide for commercial, recreational and community service uses. Transit routes were also considered in the placement of districts.

Density

Policy 3.1.2(a) of the ASP identifies that the minimum residential density of 20 units per hectare (8 units per acre) is required in each neighbourhood, which is aligned with the requirements of the New Community Planning Guidebook. The outline plan proposes an anticipated total of 952 residential units with a maximum yield of 1,282 units in this new neighbourhood. The unit counts equate to an anticipated density of 21.3 units per hectare (8.6 units per acre) with a maximum density yield of 28.7 units per hectare (11.6 units per acre). This outline plan makes up half of Community 'A', as identified in the ASP.

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

Intensity

The minimum intensity target for the MDP and the ASP of 60 people and jobs per gross developable hectare is exceeded. The proposed intensity for this neighbourhood is 76 people and jobs per gross developable hectare. As mentioned in the Neighbourhood Activity Centre (NAC) section of the report, the NAC exceeds the requirement of 100 people and jobs per gross developable hectare, with an anticipated 128 people and jobs per gross developable hectare.

Environmental

No significant concerns were identified through the Environmental Site Assessments from the previous residential and agricultural uses on the site. Minor remediation associated with those previous uses, as may be required, will be addressed through the normal processes with Alberta Environmental and Parks (AEP).

A Biophysical Impact Assessment (BIA) report was submitted as part of this application. Four Class II or III wetlands were identified with the BIA within the Sora lands. A large central Class III wetland straddles two properties, extending further north onto the adjacent lands to the north. A large portion of this wetland was determined by Alberta Environment and Parks (AEP) in 2016 as Crown-owned, and therefore subject to approvals under the Public Lands Act and the Water Act before the wetland could be removed or modified. The applicant submitted an application for a Department Licence of Occupation (DLO) to AEP in 2017 May, and in 2019, Alberta Minister of Environment and Parks signed a Ministerial Order to approve the DLO for Melcor to allow for the disturbance of the Crown-owned land and construction of the Wetland as shown on the outline plan. Water Act approval will be further required at the affected tentative plan stage.

The reconstructed wetland is a central feature and major naturalized open space within the Sora outline plan. In general, the design of this wetland meets the requirements listed within AEP's *Alberta Guide to Wetland Construction in Stormwater Management Facilities* and meets the City's Environmental Reserve standards. The reconstructed wetland has a shallow depth (maximum depth is 1.5 metres measured from the natural water line, with most of the area being much shallower), offering gentle slopes to support plant growth and wildlife habitats, and providing a variety of wetland zones and vegetation community types. Details will be further examined at the Storm Pond Report and landscape construction drawing stage.

The three forebays and associated infrastructure are to be designated as Public Utility Lots (PUL) to ensure the storm water is treated before being released into the constructed wetland. As the high water line of the reconstructed wetland within Sora's boundary is to be changed from the existing 1,020 metres to 1,017 metres, a berm is proposed to separate the north and the south part of the wetland. Constraints of the existing elevations at the boundaries of Sora and the adjacent lands to the north, and potential magnitude of earthworks (if using the existing wetland elevations) are primary drivers for lowering the high water line.

The berm, which forms the north boundary of plan area, is a landscaped slope with a grade of 20 percent and will be constructed to allow for several options of storm water treatment for the future development on the adjacent lands to the north. This berm may be permanent or

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

temporary, depending on the future development plans for lands to the north. According to the Staged Master Drainage Plan (SMDP) and the wetland assessment done by the applicant's engineering consultants, under the interim condition before the adjacent northern land is developed, the berm will maintain normal water levels within the northern portion of the wetland and not impact the function of the undeveloped wetland within the northern adjoining lands. A spillway will be incorporated in the berm that only allows storm water from the north to spill into Sora's reconstructed wetland during storm events.

Transportation

The regional street network consists of Highway 22X bordering the southern edge of the site, and 104 Street SE, a future Arterial roadway, along the eastern edge of the site. To the southeast of the site, the intersection of 104 Street SE and Highway 22X provides all-turn access to the area. Finally, 146 Avenue SE and 84 Street SE provide access to the 114 Avenue/Stoney Trail interchange.

The ASP identifies the following permanent infrastructure in the area surrounding Sora:

- to the east of the subject lands, a flyover at 104 Street SE over Highway 22X to replace the existing all-turn intersection;
- outside of the ASP boundary, but related to the 104 Street SE flyover, a full interchange at 120 Street SE is required to support the 104 Street SE flyover; and
- to the northwest of the subject lands, a half interchange to/from the north at 130 Avenue SE and Stoney Trail.

The timing of construction of all interchanges is unknown. At-grade intersections along Highway 22X may be utilized as interim measures prior to interchanges being constructed.

In addition to the interchanges, as a result of the 130 Avenue SE interchange, 130 Avenue SE alignment east of the Stoney Trail interchange as well as realignment of 84 Street SE is required to service the ASP area. The right-of-way for both these alignments is largely on private land and has not been secured.

A Transportation Impact Assessment (TIA) was completed in support of this application. The TIA identified that to support the proposed development, significant intersection improvements are required at 104 Street SE and Highway 22X in the interim, prior to the completion of the interchanges identified in the ASP. This intersection is under the jurisdiction of Alberta Transportation. A two-lane roundabout is proposed for this intersection. The roundabout will be designed to accommodate Highway traffic and development traffic. The roundabout capacity is anticipated to accommodate a maximum of 3,200 residential units and 30,000 square feet of commercial retail development. The roundabout construction will be developer funded.

The internal street pattern is primarily defined by one main collector street that surrounds the central wetland feature. Main access to the outline plan area is via 104 Street SE as well as multiple connections to the neighbourhood of Hotchkiss, west of the subject lands.

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

Transit is proposed along the main collector street within the subject lands with connectivity to future adjacent residential communities to the north and east. Bus stops will be located adjacent to community destinations such as the commercial center. The most likely transit route for this community would be to/from McKenzie Towne terminal, currently serviced by BRT and eventually the Greenline LRT.

A pathway is proposed east-west of the plan area to connect the pathway along 104 Street SE with the internal pathway system surrounding the wetland with the adjacent neighbourhood of Hotchkiss, which connects to other regional pathways. A regional pathway connection will be provided on the 130 Avenue SE interchange for movements to/from the west. It is anticipated that bike paths will be provided along 104 Street SE and on the flyover to provide for active modes connection to the south of Highway 22X.

Utilities and Servicing

As the growth management overlay was recently removed for these lands, the site does not yet have servicing. Servicing can be provided with developer-funded extensions to the site.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through the construction of a lift station and force main across the Transportation and Utility Corridor (TUC) to connect to the community of Mahogany, southwest of the subject lands. Capacity is available within the existing system. Off-site sewer extensions in the range of 1.5 to 2.0 kilometers in length would be required to make this connection.

Storm Infrastructure

The Mahogany Storm Trunk is available on the north side of Highway 22X immediately adjacent to the site. This trunk main has capacity for the proposed development and discharges to the Shepard Ditch to the east. Storm servicing is proposed to be provided through the construction of an on-site naturalized stormwater management facility with controlled discharge to the existing stormwater trunk main.

Water Infrastructure

Water is not immediately available to service the proposed development. If development of the adjacent neighbourhood of Hotchkiss (LOC2016-0090) proceeds, a pair of mains are proposed to be extended across the Transportation and Utility Corridor (TUC) from different points within the community of Copperfield to the west of the subject lands. Offsite water main extensions in the range of 2.0 to 2.5 kilometres in length would be required to make the necessary connections to Hotchkiss. Further extensions through the Hotchkiss lands would also be required to service this development, depending on how much of the Hotchkiss plan area is developed at the time of the proposed construction.

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

Fire Infrastructure

In order to support the recent Growth Management Overlay removal, Council has approved a budget to construct a fire station that would service the plan area. Currently the site is outside of the Council approved standard for seven and 11 minute fire response, as well as the 10 minute response criteria identified in the Alberta Building Code. The Fire Department will work with the Developer on an interim fire services strategy and construction timing of the proposed development in order to facilitate development. Details, location, and timing of the proposed new fire station have not yet been confirmed.

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. There is presently no community association for this area, and no public meetings were held.

Administration did not receive any comments from the public on the application.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to the associated land use amendment and road closure, will be posted in developed areas near the site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed application builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

The subject site is located within the *Rocky View/Calgary Intermunicipal Development Plan* (IDP) area. The policy area contains lands immediately adjacent to the shared border. The subject site is not located within any special policy area or key focus area.

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

As per the inter-municipal circulation and referral process, the application was circulated to Rocky View County for comments. The County questioned the anticipated traffic that would utilize county roads, to which the TIA advised there would be none. Further, it was requested that future applications on the land be circulated to the County.

Municipal Development Plan (Statutory – 2009)

The *Municipal Development Plan* (MDP) identifies the plan area as Future Greenfield, which is generally large areas of land that are identified for future urban development, that do not have an approved Area Structure Plan (ASP) in place. In this instance, the plan area does have an approved ASP in place. The MDP will be updated to reflect this with upcoming 2019 MDP housekeeping updates. As the *South Shepard ASP* was approved in 2013 May, the ASP has been developed to implement the strategic goals and objectives set out in the MDP. The detailed policies and guidelines in the ASP were developed through consultation involving landowners, developers, the existing communities, Administration, school boards, and other stakeholders. These detailed policies and guidelines are used to guide outline plan/land use amendment application decisions, details of which are provided below.

South Shepard Area Structure Plan (Statutory – 2013)

The subject lands are identified as forming the southern half of neighbourhood eight on map four of the *South Shepard Area Structure Plan* (ASP): Community and Neighbourhood Concept Map. The ASP identifies the subject lands as Neighbourhood Area, primarily for residential uses with a NAC located in the north eastern portion of the neighbourhood.

Section 3.3 states that neighbourhood areas should include a wide range of housing types, forms, sizes, ownership and tenure to achieve housing diversity. Residential land use districts that allow secondary suites should be the standard land use district for single-detached housing in the Neighbourhood Area. The policies also support community-oriented institutional uses, recreational uses, public uses, and local commercial uses. The associated outline plan provides for a range of housing types, local services and amenities throughout the neighbourhood to meet the ASP policies. The proposal includes a range of land use districts that will allow for a variety of housing forms, including single and semi-detached dwellings, row house buildings and multi-residential development. Further, non-residential uses are provided through park spaces and the commercial site located in the NAC.

The ASP requires 30 per cent of the housing units within each outline plan application be non-single detached housing units to meet the needs of different income groups and lifestyles. Approximately 37 per cent of the units are anticipated as non-single detached housing units, exceeding the requirements.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-1016

Land Use Amendment in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115

Social, Environmental, Economic (External)

The proposed land use amendment and associated outline plan enables the continuation of the community of Hotchkiss. The development of these lands will enable a more efficient use of land and infrastructure and will support surrounding uses and amenities while introducing additional amenities to the area.

Financial Capacity

Current and Future Operating Budget

The operating costs required to service the proposed development are included within the current operating budget. As development proceeds, the provision of other City services such as roads, transit, parks and waste and recycling would have an operating budget impact at such time as they are provided. Projected operating costs for this development during 2019-2022 have been included in the One Calgary service plan and budget.

Current and Future Capital Budget

The operating costs required to service the proposed development are included within the current operating budget.

Risk Assessment

There are no risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan achieves the *Municipal Development Plan* and *South Shepard Area Structure Plan*'s policy objectives by contributing to the minimum density and intensity targets for neighbourhood areas, and providing for a range of housing types, commercial development and community amenities.

Council has provided direction on the growth management overlay removal at the 2018 July 30 Combined Meeting of Council. The removal of the overlay signifies that funding required for infrastructure to service the proposed new neighbourhood has been resolved, and is included within the current operating budget.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan

Applicant's Submission



B&A Planning Group



August 1, 2019

Melcor is submitting a Land Use amendment and Outline Plan application for the development of a new neighbourhood named Sora located in the southeast sector of the City of Calgary. Sora is a 59.7 hectare neighbourhood that will provide a diverse range of housing types, innovative community design and unique natural amenities. Sora is about community building in an ecologically-significant environment.

The proposed land use redesignation includes R-G for low density residential uses, M-2 for multi-residential uses, and S-UN, S-SPR and S-CRI for environmental reserve, municipal reserve, and public utility lot respectively. A 7-acre C-C1 site, proposed in the northeast portion of the plan area within the Neighbourhood Activity Centre, will accommodate neighborhood commercial and retail uses. At the heart of the Sora neighbourhood is a 15-hectare wetland. The surrounding open space system will allow for both passive and active recreation opportunities, including a pathway system, playgrounds, seating and picnic areas and the opportunity for environmental learning and wildlife observation viewpoints. The open spaces within the plan area have been designed to connect with other neighbourhoods by way of regional pathways, the green corridor, and sidewalks that serve to promote walkability in the community.

The neighbourhood design of Sora provides a unique sense of place centred on the wetland and open space system. The neighbourhood parks and Neighbourhood Activity Centre provide unique gathering places with opportunities for active and passive recreation. A heavily landscaped signature feature located at the main entrance to the community from the main boulevard draws people into the area, giving way to the large wetland that anchors the centre of the community. Collector roads will also be heavily landscaped and have laned homes fronting the street to provide a consistent and attractive streetscape.

Sora's will feature comprehensive pedestrian facilities that are interconnected within the neighbourhood, and street networks that move vehicular traffic quickly and avoid congestion. The street network is grid-like with a collector spine road that provides direct links to neighbourhood nodes and adjacent neighbourhoods. The street network has been designed to be safe and convenient for every transportation mode.

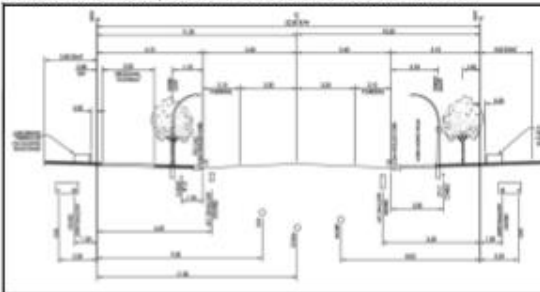
The neighbourhood has been designed with context and diversity in mind. Sora will offer a wide variety of housing choices for people of different ages, incomes and lifestyles, creating a unique, transitional design throughout the community. The gateway to the community will be the Neighbourhood Activity Centre (NAC), a mixed-use activity centre characterized by retail and employment, with higher density housing along the adjacent corridor. Sora is projected to accommodate 952 units of which approximately 63% is single detached, with the remaining 37% comprised of semi-detached, towns and multi-residential. The use of the R-G and R-Gm district allows for a range of housing types throughout the community and even within the same block.

Overall, the Sora proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific policies of South Shepard Area Structure Plan. At a projected density of 8.6 units per acre, the proposal exceeds the policy thresholds.

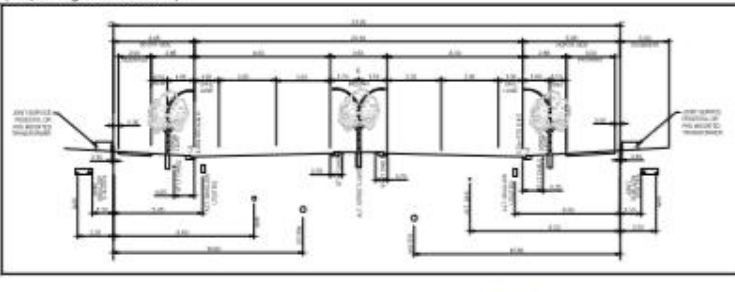
Proposed Outline Plan

CROSS-SECTIONS

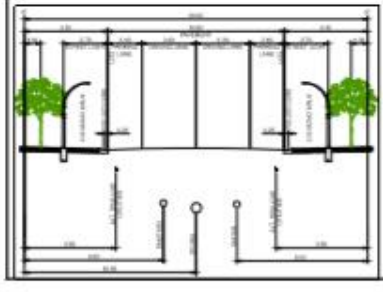
A-A: SORA PASSAGE: MODIFIED COLLECTOR 22.00m R/W. 10.80m ROAD
PARKING BOTH SIDE, NO BIKE LANES AND REGIONAL PATHWAY



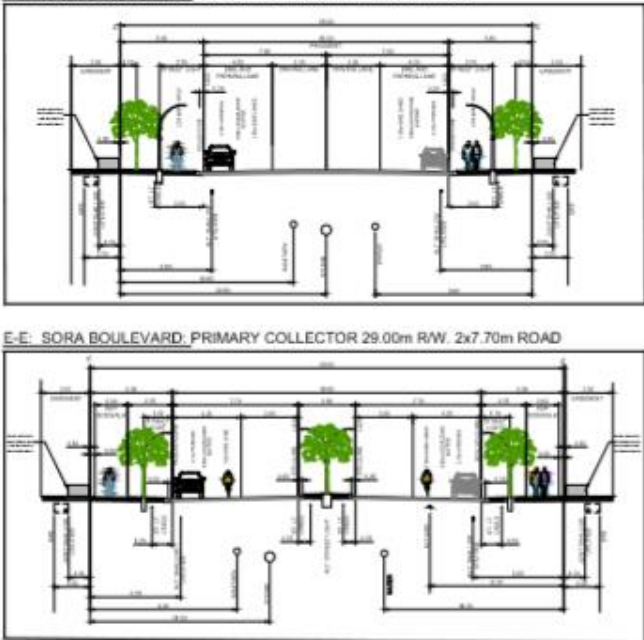
B-B: SORA GATE: MODIFIED PRIMARY COLLECTOR 31.00m R/W. 2x6.30m ROAD
(no parking on both sides)



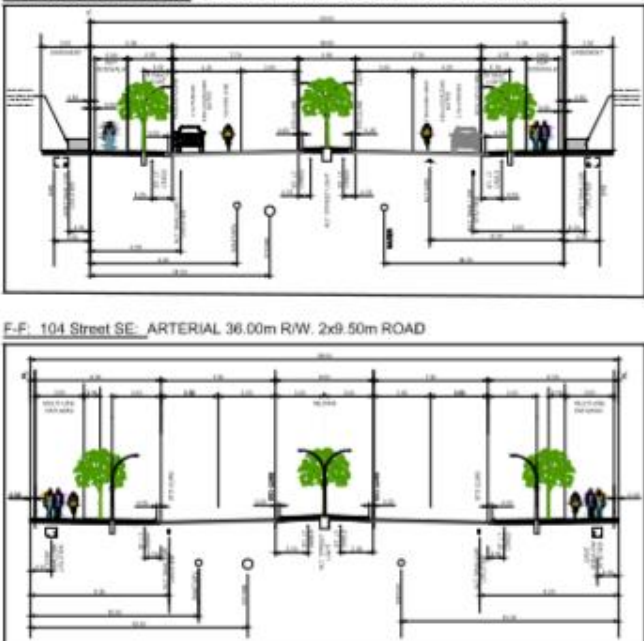
C-C: SORA BOULEVARD: COLLECTOR 21.00m R/W. 10.80m ROAD



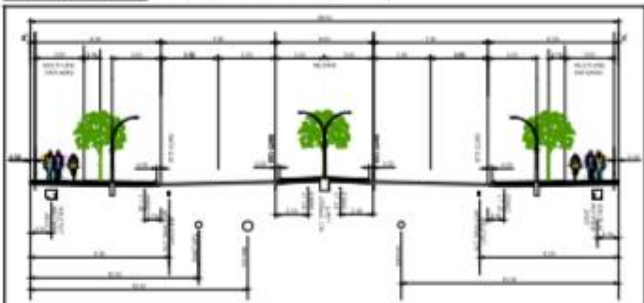
D-D: SORA BOULEVARD: COLLECTOR 25.20m R/W. 15.00m ROAD



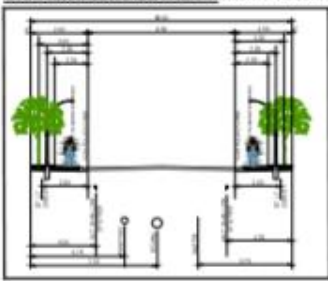
E-E: SORA BOULEVARD: PRIMARY COLLECTOR 29.00m R/W. 2x7.70m ROAD



F-F: 104 Street SE: ARTERIAL 36.00m R/W. 2x9.50m ROAD



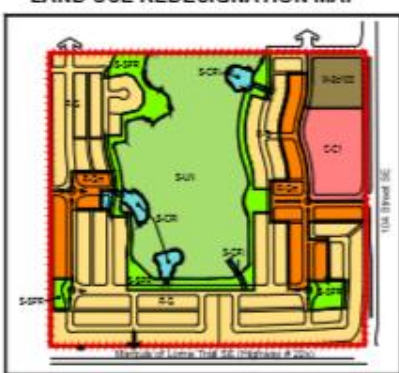
G-G: RESIDENTIAL STREET 9.00m / 16.00m R/W - LANED



CONTEXT MAP WITHIN ASP



LAND USE REDESIGNATION MAP



LAND USE STATISTICS			
FROM	TO	hectares	acres
S-FUD	R-G	28.28	69.96
S-FUD	R-G	6.88	16.92
S-FUD	R-G	3.18	7.79
S-FUD	R-G	5.76	14.14
S-FUD	R-G	8.98	22.19
S-FUD	R-G	1.28	3.15
S-FUD	R-G	15.12	37.36
TOTAL AREA		69.77	172.36

OUTLINE PLAN STATISTICS			
Sora Ownership		Percentage (%)	hectares
TOTAL AREA		48.77	120.75
SLOPE: 88% Wetlands & Slopable Area		15.12	37.36
Green Developable Area for Density		44.64	109.31
SLOPE: COMMUNITY COMMERCIAL		2.98	7.38
RESIDENTIAL AREA		35.01	86.93
R-G Low Density General		17.92	44.54
Anticipated # of lots based on an average lot width of 5.2m/16.92m		4,083	101 units
R-G Medium Density General		1.38	3.42
Anticipated # of lots based on an average lot width of 7.1m/17.92m		1,338	332 units
R-G High Density General		1.38	3.42
Anticipated # of lots based on an average lot width of 5.0m/12.48m		1,338	332 units
SLOPE: 88% Wetlands & Slopable Area		1.38	3.42
Anticipated # of lots @ 400sqm		1,338	332 units
Anticipated # of lots @ 500sqm		1,338	332 units
Anticipated Number of Units		1,338	332 units
Maximum Number of Units		1,338	332 units
Anticipated Density		21.5 upts	5.3 upts
Maximum Density		28.7 upts	7.1 upts
SLOPE: MUNICIPAL RESERVE		4.48	11.03
Control: Open Space and Natural Area		3.75	9.25
Recreational Parks		0.73	1.78
ROADS AREA		10.87	26.86
SLOPE: Street Road (Highway)		0.52	1.28
Modified Primary Collector with Regional Pathway (2x8.2m / 21.0m)		0.77	1.90
Primary Collector (2x7.7m/20.0m)		1.11	2.74
Collector (10.0m/25.2m)		3.22	7.95
Collector (10.0m/25.2m)		0.98	2.43
Residential (2x16.0m)		4.48	11.03
Lanes (7m)		1.38	3.42
SLOPE: 87% WETLANDS FACILITIES		1.28	3.15
Floodway		1.28	3.15
R-G		0.19	0.48

Legend:	
Outline Plan Boundary	Blue Pin Location
Countdown Interval: 1.0m	High Water Level (HWL)
Separate Sidewalk 2.0m	30m Setback from HWL
Minor Sidewalk 1.0m	Deep Section / Channel
Minor Sidewalk 2.0m	Storm Sewer Manhole
Regional Pathway 3.0m	Sanitary Sewer Manhole
Multiroute Pathway 3.0m	Water Main Hydrant
Green Corridor 3.5m Pathway	
Local Pathway 2.5m	
Local Pathway 3.0m	



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dimensions and conditions shown on the drawing.

client:
MELCOR
104 Street SE

sub-consultant:
LCR Consulting Engineers
Stantec
HAB-TECH
L.A. West

revisions:
no. date description:
1 9-May-2016 Pre-app
2 17-May-2016 Submittal
3 27-Jan-2017 DTMR Comments
4 12-May-2017 DTMR Comments
5 06-Apr-2018 DTMR Comments
6 11-Apr-2018 DTMR Comments
7
8
9

location map:
City of Calgary

Subject Site
scale:
0 50 100 150 200
SCALE: 1:3000

municipal address:
16886 104 Street SE

legal description:
SE1/4 Sec16-Twp22-Rge29-W4M

file description:
PRE-APP: PE2015-00142
LUC: LOC2016-0115
bylaw no.:

file info:
project no.: 1681
drawn by: M
start date: May 4, 2016
current date: November 28, 2016

project:
Sora
sheet title:
Outline Plan &
Land Use Redesignation

exhibit no.:
1

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0986

Outline Plan in Hotchkiss (Ward 12) at 15665 – 104 Street SE, LOC2016-0115(OP)

EXECUTIVE SUMMARY

This outline plan application was submitted by B&A Planning Group on behalf of the landowner South Shepard Communities Inc, managed by Melcor Developments Ltd, on 2016 May 11. The application proposes a framework for approximately 59.8 hectares (147.8 acres) of land in the community of Hotchkiss. Specifically, the application provides for:

- a walkable residential neighbourhood with a commercial component and a variety of housing options;
- an anticipated total of 952 residential units with a maximum yield of 1,282 units;
- an anticipated density of 21.3 units per hectare (8.6 units per acre), exceeding policy requirements for 20 units per hectare;
- an anticipated intensity of 76 people and jobs per gross developable hectare, exceeding the policy requirement for 60 people and jobs per gross developable hectare;
- a 15 hectare \pm (37 acre \pm) naturalized storm pond located central to the plan area;
- four and a half hectares \pm (11.0 acres \pm) of land dedicated as Municipal Reserve; and
- the location of future local and major roadways, utilities and services.

The proposed outline plan serves to implement the objectives of the *South Shepard Area Structure Plan* by allowing for the partial development of neighbourhood eight, which will be a continuation of the approved outline plan for neighbourhood 7 (Hotchkiss). The proposal is aligned with the *Municipal Development Plan*, providing a subdivision plan for the future development of the site, in collaboration with the associated land use amendment (CPC2019-1016).

ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 15665 – 104 Street SE (SE1/4 of Section 36-22-29-4) to subdivide 59.77 hectares \pm (147.70 acres \pm) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 September 11, Council approved removal of the growth management overlay for the subject lands through C2018-0585, *New Community Growth Strategy – Growth Management Overlay Removals Arising from PFC2018-0678*.

BACKGROUND

On 2016 May 11, B&A Planning Group submitted this outline plan and associated land use amendment application on behalf of the landowner South Shepard Communities Inc, managed by Melcor Developments Ltd, for the new neighbourhood of Sora, as per the Applicant's Submission in Attachment 2. At that time, a growth management overlay was in place covering the lands within the application area, indicating that there was outstanding infrastructure funding and financing issues to be resolved. On 2018 July 30, Council approved the South Shepard

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0986

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

business case as part of the New Community Growth Strategy. As a result, the growth management overlay was removed from the application area on 2018 September 11.

The outline plan for the adjoining neighbourhood to the west, Hotchkiss (LOC2016-0090), was approved on 2018 September 06. The associated land use amendment was given first reading at the public hearing of Council on 2018 September 10. Second and third reading were withheld until approval from the Province is received for disturbance to the crown-owned wetlands in the plan area. Administration received the Provincial Disposition for Public Lands on 2019 July 26.

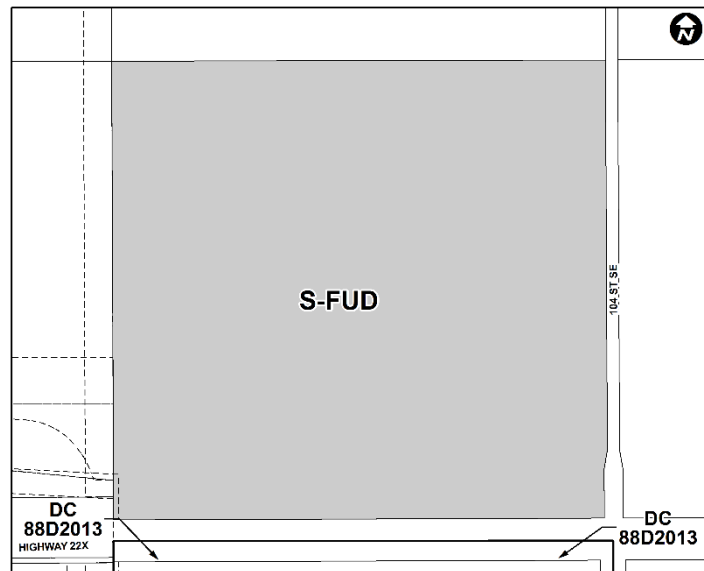
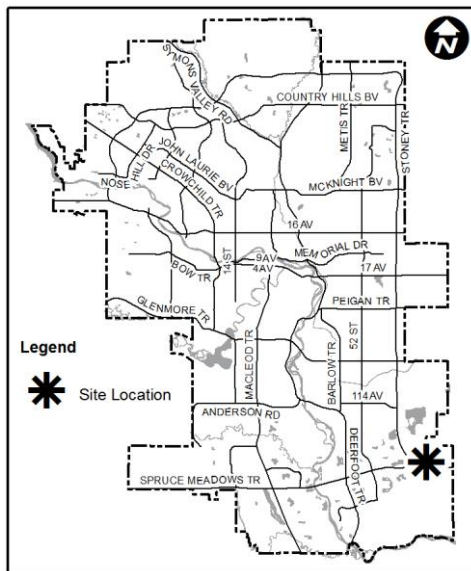
The community and street naming application (C2018-0881) was approved by Council on 2018 September 10.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0986

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

Location Maps



Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

Site Context

The subject site, referred to as “Sora”, is located in southeast Calgary in the new community of Hotchkiss. The site represents 59.7 hectares \pm (147.8 acres \pm) of land, adjacent to the approved outline plan for the neighbourhood of Hotchkiss. The site is bound to the north by undeveloped agricultural land, to the south by Marquis of Lorne Trail SE (Highway 22x), to the east by undeveloped agricultural land, and west by the undeveloped neighbourhood of Hotchkiss, owned by Hopewell.

The topography of the site is relatively flat, with slopes draining towards the middle of the site that contains a 15.1 hectare \pm (37.4 acre \pm) wetland that is owned by the Crown under the Public Lands Act. On 2019 June 12, the Crown issued a Department Licence of Occupation, allowing for the reconstruction of the wetlands in order to accommodate the site’s stormwater run-off.

A 240 kilovolt AltaLink Transmission Line is located adjacent to the western boundary of the site. There is a linear easement along the east boundary of the plan area containing an ATCO Gas medium/low pressure gas line. There are no high-pressure gas lines within the plan area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan (Attachment 3), along with the combined land use amendment, will facilitate the development of a wide range of residential, local commercial and recreational development that will contribute to the growth of the Hotchkiss community as envisioned by the policies of the *Municipal Development Plan* (MDP) and the *South Shepard Area Structure Plan* (ASP).

Subdivision Design

The proposed outline plan/subdivision design generally follows a modified grid street pattern that allows for a variety of housing forms with a combination of laned and non-laned product types. Where a lane exists, front garages have been restricted along collector streets to improve the residential street interface and access conditions. A restrictive covenant will be registered against laned parcels that front a collector street or higher classification through an outline plan condition (Attachment 1). The block layout also supports the intensification of the neighbourhood over time by providing for flexibility in the built forms that can be accommodated. Anticipated lot widths vary from 5.0 metres for rowhouse buildings in the R-Gm District to 8.2 metres for single detached dwellings in the R-G District.

The modified grid pattern has been adopted due to the central reconstructed wetland, which takes up an area of 15 hectares \pm , or 25 percent of the plan area. A collector street loosely surrounds the modified wetland, embracing the topography of the land while providing good site connectivity and access to the large central amenity space.

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

Environmental and Municipal Reserve

A focal point for the community will be the open space which is central to both this proposed neighbourhood and the neighbourhood to the north. The open space consists of a wetland that will be reconstructed to allow for the retention of stormwater. Three forebays designated as Public Utility Lots (S-CRI) are proposed to ensure the stormwater is treated before being released into the constructed wetland, which is designated as Environmental Reserve through the Special Purpose – Urban Nature (S-UN) District. This central amenity space is designed to create an inviting interface, with linear municipal reserve lands proposed as S-SPR District around the wetland. These districts accommodate a green corridor and provide additional buffering between the wetland and the adjacent development. A few neighborhood parks are organized along this linear park and connected by the green corridor pathway, providing a combination of active and passive recreation opportunities. Two more parks are planned for the southern portion of the plan area, and therefore in total, 4.5 hectares (11.0 acres) of land is designated as Municipal Reserve, taking up 10 percent of the Gross Developable Area.

Neighbourhood Activity Centre (NAC)

The NAC is located at the round-a-bout of Sora Boulevard SE and Sora Gate SE. In keeping with the policies in the ASP, the NAC includes the following elements:

- a central amenity space;
- medium density residential development;
- street-oriented housing;
- an anticipated intensity of 76 people and jobs per gross developable hectare (101 per acre), exceeding the policy requirement of 60 people and jobs per gross developable hectare;
- located at key intersecting collector streets with transit service; and
- a retail development.

The NAC comprises an area of 3.9 hectares \pm (10.0 acres \pm), with an optimal location in terms of its centrality to neighbourhood eight. The collector street of Sora Boulevard SE runs through the NAC, which also includes a range of housing types, including multi-residential dwelling units (M-2d100) and rowhouse buildings (R-Gm). The central amenity space connects to a 3.5 metre green corridor, providing pedestrian/bicycle connectivity to the NAC from all areas of the neighbourhood. The retail component of the site is located on the site of the proposed Commercial – Community (C-C1) District. Future transit service is proposed along the collector street.

Pathways and Bikeways

Regional and local pathway systems provide east-west and north-south active modes connectivity, in addition to the sidewalks along the street network. The regional pathway aligns with the intent of the ASP by providing pedestrian and cyclist connections to destinations outside the plan area, such as the future neighbourhood of Hotchkiss to the west. Local

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

pathways, on the other hand, provide internal neighbourhood connections to local amenities, and are located within programmed and natural areas.

In accordance with Section 6.4.3 of the ASP, a 3.5 metre green corridor is proposed surrounding the central amenity space, creating a connected pathway system integrated with the regional pathway linking the neighbourhood east and west. The green corridor also provides mobility networks to connect residents to community services, as well as recreational and employment destinations.

Land Use

In concurrence with the proposed outline plan is the land use amendment application (Attachment 5) that proposes to redesignate the subject lands from Special Purpose – Future Urban Development (S-FUD) District to:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Multi-Residential – Medium Profile (M-2d100) District;
- Commercial – Community 1 (C-C1) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – Urban Nature (S-UN) District.

The above districts are located strategically throughout the plan area, with districts that allow for higher densities located in proximity to those that can provide for commercial, recreational and community service uses. Transit routes were also considered in the placement of districts. The proposed Land Use Map can be found in Attachment 5.

Density

Policy 3.1.2(a) of the ASP identifies that the minimum residential density of 20 units per hectare (8 units per acre) is required in each neighbourhood, which is aligned with the requirements of the New Community Planning Guidebook. The outline plan proposes an anticipated total of 952 residential units with a maximum yield of 1,282 units in this new neighbourhood. The unit counts equate to an anticipated density of 21.3 units per hectare (8.6 units per acre) with a maximum density yield of 28.7 units per hectare (11.6 units per acre). This outline plan makes up half of Community 'A', as identified in the ASP.

Intensity

The minimum intensity target for the MDP and the ASP of 60 people and jobs per gross developable hectare is exceeded. The proposed intensity for this neighbourhood is 76 people and jobs per gross developable hectare. As mentioned in the Neighbourhood Activity Centre (NAC) section of the report, the NAC exceeds the requirement of 100 people and jobs per gross developable hectare, with an anticipated 128 people and jobs per gross developable hectare.

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

Environmental

No significant concerns were identified through the Environmental Site Assessments from the previous residential and agricultural uses on the site. Minor remediation associated with those previous uses, as may be required, will be addressed through the normal processes with Alberta Environmental and Parks (AEP).

A Biophysical Impact Assessment (BIA) report was submitted as part of this application. Four Class II or III wetlands were identified with the BIA within the Sora lands. A large central Class III wetland straddles two properties, extending further north onto the adjacent lands to the north. A large portion of this wetland was determined by Alberta Environment and Parks (AEP) in 2016 as Crown-owned, and therefore subject to approvals under the Public Lands Act and the Water Act before the wetland could be removed or modified. The applicant submitted an application for a Department Licence of Occupation (DLO) to AEP in 2017 May, and in 2019, Alberta Minister of Environment and Parks signed a Ministerial Order to approve the DLO for Melcor to allow for the disturbance of the Crown-owned land and construction of the Wetland as shown on the outline plan. Water Act approval will be further required at the affected tentative plan stage.

The reconstructed wetland is a central feature and major naturalized open space within the Sora outline plan. In general, the design of this wetland meets the requirements listed within AEP's *Alberta Guide to Wetland Construction in Stormwater Management Facilities* and meets the City's Environmental Reserve standards. The reconstructed wetland has a shallow depth (maximum depth is 1.5 metres measured from the natural water line, with most of the area being much shallower), offering gentle slopes to support plant growth and wildlife habitats, and providing a variety of wetland zones and vegetation community types. Details will be further examined at the Storm Pond Report and landscape construction drawing stage.

The three forebays and associated infrastructure are to be designated as Public Utility Lots (PUL) to ensure the storm water is treated before being released into the constructed wetland. As the high water line of the reconstructed wetland within Sora's boundary is to be changed from the existing 1,020 metres to 1,017 metres, a berm is proposed to separate the north and the south part of the wetland. Constraints of the existing elevations at the boundaries of Sora and the adjacent lands to the north, and potential magnitude of earthworks (if using the existing wetland elevations) are primary drivers for lowering the high water line.

The berm, which forms the north boundary of plan area, is a landscaped slope with a grade of 20 percent and will be constructed to allow for several options of storm water treatment for the future development on the adjacent lands to the north. This berm may be permanent or temporary, depending on the future development plans for lands to the north. According to the Staged Master Drainage Plan (SMDP) and the wetland assessment done by the applicant's engineering consultants, under the interim condition before the adjacent northern land is developed, the berm will maintain normal water levels within the northern portion of the wetland and not impact the function of the undeveloped wetland within the northern adjoining lands. A spillway will be incorporated in the berm that only allows storm water from the north to spill into Sora's reconstructed wetland during storm events.

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

Transportation

The regional street network consists of Highway 22X bordering the southern edge of the site, and 104 Street SE, a future Arterial roadway, along the eastern edge of the site. To the southeast of the site, the intersection of 104 Street SE and Highway 22X provides all-turn access to the area. Finally, 146 Avenue SE and 84 Street SE provide access to the 114 Avenue/Stoney Trail interchange.

The ASP identifies the following permanent infrastructure in the area surrounding Sora:

- to the east of the subject lands, a flyover at 104 Street SE over Highway 22X to replace the existing all-turn intersection;
- outside of the ASP boundary, but related to the 104 Street SE flyover, a full interchange at 120 Street SE is required to support the 104 Street SE flyover; and
- to the northwest of the subject lands, a half interchange to/from the north at 130 Avenue SE and Stoney Trail.

The timing of construction of all interchanges is unknown. At-grade intersections along Highway 22X may be utilized as interim measures prior to interchanges being constructed.

In addition to the interchanges, as a result of the 130 Avenue SE interchange, 130 Avenue SE alignment east of the Stoney Trail interchange as well as realignment of 84 Street SE is required to service the ASP area. The right-of-way for both these alignments is largely on private land and has not been secured.

A Transportation Impact Assessment (TIA) was completed in support of this application. The TIA identified that to support the proposed development, significant intersection improvements are required at 104 Street SE and Highway 22X in the interim, prior to the completion of the interchanges identified in the ASP. This intersection is under the jurisdiction of Alberta Transportation. A two-lane roundabout is proposed for this intersection. The roundabout will be designed to accommodate Highway traffic and development traffic. The roundabout capacity is anticipated to accommodate a maximum of 3,200 residential units and 30,000 square feet of commercial retail development. The roundabout construction will be developer funded.

The internal street pattern is primarily defined by one main collector street that surrounds the central wetland feature. Main access to the outline plan area is via 104 Street SE as well as multiple connections to the neighbourhood of Hotchkiss, west of the subject lands.

Transit is proposed along the main collector street within the subject lands with connectivity to future adjacent residential communities to the north and east. Bus stops will be located adjacent to community destinations such as the commercial center. The most likely transit route for this community would be to/from McKenzie Towne terminal, currently serviced by BRT and eventually the Greenline LRT.

A pathway is proposed east-west of the plan area connect the pathway along 104 Street SE with the internal pathway system surrounding the wetland with the adjacent neighbourhood of Hotchkiss, which connects to other regional pathways. A regional pathway connection will be

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

provided on the 130 Avenue SE interchange for movements to/from the west. It is anticipated that bike paths will be provided along 104 Street SE and on the flyover to provide for active modes connection to the south of Highway 22X.

Utilities and Servicing

As the growth management overlay was recently removed for these lands, the site does not yet have servicing. Servicing can be provided with developer-funded extensions to the site.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through the construction of a lift station and force main across the Transportation and Utility Corridor (TUC) to connect to the community of Mahogany, southwest of the subject lands. Capacity is available within the existing system. Off-site sewer extensions in the range of 1.5 to 2.0 kilometers in length would be required to make this connection.

Storm Infrastructure

The Mahogany Storm Trunk is available on the north side of Highway 22X immediately adjacent to the site. This trunk main has capacity for the proposed development and discharges to the Shepard Ditch to the east. Storm servicing is proposed to be provided through the construction of an on-site naturalized stormwater management facility with controlled discharge to the existing stormwater trunk main.

Water Infrastructure

Water is not immediately available to service the proposed development. If development of the adjacent neighbourhood of Hotchkiss (LOC2016-0090) proceeds, a pair of mains are proposed to be extended across the Transportation and Utility Corridor (TUC) from different points within the community of Copperfield to the west of the subject lands. Offsite water main extensions in the range of 2.0 to 2.5 kilometres in length would be required to make the necessary connections to Hotchkiss. Further extensions through the Hotchkiss lands would also be required to service this development, depending on how much of the Hotchkiss plan area is developed at the time of the proposed construction.

Fire Infrastructure

In order to support the recent Growth Management Overlay removal, Council has approved a budget to construct a fire station that would service the plan area. Currently the site is outside of the Council approved standard for seven and 11 minute fire response, as well as the 10 minute response criteria identified in the Alberta Building Code. The Fire Department will work with the Developer on an interim fire services strategy and construction timing of the proposed development in order to facilitate development. Details, location, and timing of the proposed new fire station have not yet been confirmed.

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

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. There is presently no community association for this area, and no public meetings were held.

Administration did not receive any comments from the public on the application.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed application builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

The subject site is located within the *Rocky View/Calgary Intermunicipal Development Plan* (IDP) policy area. The policy area contains lands immediately adjacent to the shared border. The subject site is not located within any special policy area or key focus area.

As per the inter-municipal circulation and referral process, the application was circulated to Rocky View County for comments. The County questioned the anticipated traffic that would utilize county roads, to which the TIA advised there would be none. Further, it was requested that future applications on the land be circulated to the County.

Municipal Development Plan (Statutory – 2009)

The *Municipal Development Plan* (MDP) identifies the plan area as Future Greenfield, which is generally large areas of land that are identified for future urban development, that do not have an approved Area Structure Plan (ASP) in place. In this instance, the plan area does have an approved ASP in place. The MDP will be updated to reflect this with upcoming 2019 MDP housekeeping updates. As the *South Shepard ASP* was approved in 2013 May, the ASP has been developed to implement the strategic goals and objectives set out in the MDP. The detailed policies and guidelines in the ASP were developed through consultation involving landowners, developers, the existing communities, Administration, school boards, and other stakeholders. These detailed policies and guidelines are used to guide outline plan/land use amendment application decisions, details of which are provided below.

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

South Shepard Area Structure Plan (Statutory – 2013)

The subject lands are identified as forming the southern half of neighbourhood eight on map four of the *South Shepard Area Structure Plan* (ASP): Community and Neighbourhood Concept Map. The ASP identifies the subject lands as Neighbourhood Area, primarily for residential uses with a NAC located in the north eastern portion of the neighbourhood.

Section 3.3 states that neighbourhood areas should include a wide range of housing types, forms, sizes, ownership and tenure to achieve housing diversity. Residential land use districts that allow secondary suites should be the standard land use district for single-detached housing in the Neighbourhood Area. The policies also support community-oriented institutional uses, recreational uses, public uses, and local commercial uses. The proposed outline plan provides for a range of housing types, local services and amenities throughout the neighbourhood to meet the ASP policies. The proposed outline plan includes a range of land use districts that will allow for a variety of housing forms, including single and semi-detached dwellings, row house buildings and multi-residential development. Further, non-residential uses are provided through park spaces and the commercial site located in the NAC.

The ASP requires 30 per cent of the housing units within each outline plan application be non-single detached housing units to meet the needs of different income groups and lifestyles. Approximately 37 per cent of the units are anticipated as non-single detached housing units, exceeding the requirements.

Social, Environmental, Economic (External)

The proposed outline plan enables the continuation of the community of Hotchkiss. The development of these lands will enable a more efficient use of land and infrastructure and will support surrounding uses and amenities while introducing additional amenities to the area.

Financial Capacity

Current and Future Operating Budget

The operating costs required to service the proposed development are included within the current operating budget. As development proceeds, the provision of other City services such as roads, transit, parks and waste and recycling would have an operating budget impact at such time as they are provided. Projected operating costs for this development during 2019-2022 have been included in the One Calgary service plan and budget.

Current and Future Capital Budget

The operating costs required to service the proposed development are included within the current operating budget.

Risk Assessment

There are no risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0986

Outline Plan in Hotchkiss (Ward 12) at 15665 - 104 Street SE, LOC2016-0115(OP)

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan achieves the *Municipal Development Plan* and *South Shepard Area Structure Plan*'s policy objectives by contributing to the minimum density and intensity targets for neighbourhood areas, and providing for a range of housing types, commercial development and community amenities.

Council has provided direction on the growth management overlay removal at the 2018 July 30 Combined Meeting of Council. The removal of the overlay signifies that funding required for infrastructure to service the proposed new neighbourhood has been resolved and is included within the current operating budget.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District Map

Conditions of Approval

If this Application is approved, the following Conditions of Approval shall apply:

Planning:

1. **Prior to approval of the first tentative plan** and approval of construction drawings, an application for a community name and street names shall be approved by Council.
2. **With each Tentative Plan**, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase, demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
3. **In conjunction with the applicable tentative plan**, the Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development.
4. For R-G and R-Gm residential lots with residential lanes, no direct vehicular access shall be permitted to or from collector and higher standard roadways. Vehicular access shall be provided from rear lanes only. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage
5. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
6. If the total area for Roads and PUL dedication is over 30%, note that compensation will not be provided by The City for this over-dedication.
7. If a Residents Association is formed, it shall be comprised of all residents in the neighbourhood and all impacted titles within the plan area shall have a restrictive covenant registered on title identifying the financial and maintenance responsibility of said parcels to the Residents Association, all to the satisfaction of the Subdivision Authority and the Director, Parks.
8. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings and rowhouse buildings shall be executed and registered against the titles concurrently with the registration of the final instrument.
9. Gated communities are not permitted in low density residential or multi-residential land use districts, in accordance with the General Rules for those districts in the Land Use Bylaw 1P2007.

Development Engineering:

10. All technical details and reports associated with this Outline Plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The

Conditions of Approval

Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if a significant change is necessary.

11. **Prior to Approval of any development** (including but not limited to: Stripping and Grading, Tentative Plans, Construction Drawings, Development Permits, etc.), the hybrid Master Drainage Plan / Staged Master Drainage Plan (SMDP) approval is required for this development. The SMDP shall provide evidence of the Alberta Environment and Parks' (AEP) decision regarding the Public Lands application for disturbance of the Crown-owned wetland, and confirmation of the final footprint for the stormwater management facilities based on the applicable future design standards. Provide the Development Engineering generalist with a copy of the SMDP approval letter.
12. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by Almor Testing Services Ltd. (File No. 099-80-13), dated September 2013.
 - Furthermore, the statement in the above report indicating "The findings in the current geotechnical program did not indicate areas of uncontrolled fill materials" shall be confirmed.
13. **Prior to approval of any Tentative Plan or Development Permit**, submit an updated phasing plan with approximate construction timelines to assist The City with determining the timing and placement of the required Firehall to service this area. At the time of approval, this Outline Plan is located outside the Council Approved Standard for 7 & 11 minute Fire response and the 10 minute response criteria in the Building Code. Development of this area is dependent on the established interim fire services proposal and the construction timing of the associated temporary fire station. Any proposed development shall conform to the interim fire services strategy and any associated additional conditions that may arise through the detailed implementation of the strategy.
14. **Prior to endorsement of the affected legal plan** which creates the potential for a cumulative total of 600 or more residential units (including units in adjacent developments), execute and register on title an Emergency Access Agreement with the City of Calgary to provide the emergency access connection to Highway 22X as identified on the Outline Plan. The agreement and registerable access right of way plan shall be to the satisfaction of the Manager, Infrastructure Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Development Engineering CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels. Furthermore, the applicant shall execute a Development Agreement for the construction of the emergency access.

Conditions of Approval

15. Throughout the phased construction of the development, each construction phase must meet the minimum fire access standards. Any group of dwelling units of 100 or more require 2 accesses, and 600 or more require 3 accesses. Furthermore, if the road to access the plan area is longer than 120m, an emergency access road is required. If the road to access the plan area is longer than 200m, a secondary public access street is required.
16. This Outline Plan contains one or more ponds/wetlands to manage stormwater. The Staged Master Drainage Plan (SMDP) developed for this Outline Plan has an expiry date of 5 years from the date of the Outline Plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond and its associated catchment area does not commence within 5 years of approval, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of the Manager of Infrastructure Planning. If such an update impacts the layout or size of the ponds/wetlands, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if necessary.
17. The stormwater pond(s) included within this Outline Plan will include Public Utility Lots (PUL) for the inlet and outlet pipes, control structures, and oil/grit separators. Any large oil/grit separators are required to be located within a PUL to avoid conflict with other utility (or tree) line assignments within the road and to ensure regular maintenance activities will be safe for the operators and not impact traffic flow. **Prior to approval of the affected Tentative Plan(s)**, a preliminary design and report shall be submitted to the satisfaction of Water Resources and Parks for the proposed infrastructure to determine the exact PUL size and configuration. The PUL shall be sized to allow for adequate space around all underground infrastructure for the required excavation. The Developer is responsible for making the adjustments to the Land Use boundaries as may be required, and if the adjusted PUL impacts a municipal reserve (MR) site, the loss of MR shall be reallocated elsewhere within the plan.
18. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
19. **Prior to the endorsement** of any Legal Plan and/or **prior to release** of a Development Permit, the developer is required to execute a Development Agreement. Off-site levies, charges and fees are applicable to all development within the plan area. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-2493 or email urban@calgary.ca
20. **Prior to approval of the first tentative plan**, submit a Design Brief Memo (DBM) prepared by a qualified Professional Engineer under seal and permit to practice stamp for the lift station for review and acceptance by the City of Calgary, Water Resources.
21. **Prior to the endorsement** of any Legal Plan and/or prior to release of a Development Permit, the developer is required to execute a Maintenance Agreement for the operation and maintenance of the sanitary lift station.
22. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:

Conditions of Approval

- a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within and along the boundaries of the plan area.
 - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct the offsite transportation improvements to service the plan area as identified in transportation Conditions of Approvals.
 - e) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots, roadways, or laneways where they abut boundary roadways, municipal reserves, utility corridors, and/or environmental reserves.
 - f) Construct the MSR/MR within the plan area.
 - g) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
 - h) Rehabilitate the portions of any public or private lands or infrastructure that are damaged as a result of this development, all to the satisfaction of The City of Calgary.
23. Locate, protect, or relocate all existing utilities to the satisfaction of the utility owner at the expense of the Developer.
24. Submit an electronic version of a Deep Fills Report to the Development Engineering Generalist for any proposed subdivision applications that have fills in excess of 2.0m, or if the proposed development will not have any fills in excess of 2.0m, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads. The report is to identify lots to be developed on fills in excess of 2.0m above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.

Conditions of Approval

25. Submit an electronic version of a Slope Stability Report to the Development Engineering Generalist for any proposed subdivision applications that have proposed grades in excess of 15%, or if the proposed development will not have any grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

26. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
27. **Prior to approval of any development**, submit an Erosion and Sediment Control Report and Drawings for the development site to Urban Development. Review and approval of ESC Reports and Drawings is the responsibility of Water Resources (Water Quality Services Division, Water Quality & Compliance Monitoring Section). Development of the site must adhere to The City of Calgary Erosion and Sediment Control Guidelines. Questions can be directed to the Erosion Control Coordinator, Water Resources at 403-268-2655.

Transportation:

28. **In conjunction with the Initial Tentative Plan**, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the boundary half of 104 Street SE along the entire east boundary of the Outline Plan.
29. **In conjunction with the Initial Tentative Plan**, the Developer shall construct 2 lanes of the arterial cross section of 104 Street SE along the east boundary of the Outline Plan, from the Highway 22x Roundabout to Sora Gate, inclusive. At the Highway 22x roundabout, support laning as per roundabout final approved detailed design. 104 Street SE and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
30. **In conjunction with the Initial Tentative Plan**, construct the off-site improvement of the dual lane roundabout at the intersection of Marquis of Lorne Trail SE (Highway 22x) and 104 Street SE. This roundabout is required as a result of the proposed development and will be the responsibility of the developer with no oversize or boundary recoveries; endeavours may apply. Subsequent Tentative Plans may be withheld if the roundabout is not operational in two years after the approval of the first tentative plan, to the satisfaction of Director Transportation Planning.

Conditions of Approval

31. **In conjunction with the initial Tentative Plan**, the developer is required to execute a Maintenance and operations agreement between Alberta Transportation, The City of Calgary and the Developer for the long term operations of the dual lane roundabout at Marquis of Lorne Trail SE (Highway 22x) / 104 Street.
32. **In conjunction with each Tentative Plan or Development Permit**, the developer shall submit an inventory of the number of lots/units approved in the entire Cell A area (Hotchkiss, Sora, and/or Rosetree/Kutryk lands) to date using access to the Marquis of Lorne Trail (Highway 22x) / 104 Street roundabout, whereby a maximum threshold of 3200 units and 30,000 square feet of commercial retail accumulative will be allowed to use the proposed accesses unless otherwise approved by the Director of Transportation Planning. Traffic monitoring devices shall be installed on Highway 22x to monitor actual traffic growth. Further subdivision or development will not be permitted until alternative access solutions are identified and funded or an updated Transportation Impact Assessment can be provided to show excess capacity is available on the road network to Alberta Transportation Standards.
33. **In conjunction with the applicable Tentative Plan or Development Permit**, where development in the Hotchkiss, Sora and/or Rosetree/Kutryk areas or a combination of the three areas exceed 1500 units, improvements of northbound dual left turn lanes at the intersection of 114 Avenue and 84 Street SE along with shoulder upgrades to 84 Street from 114 Avenue to 146 Avenue shall be constructed as part of the affected tentative plan under the corresponding subdivision development agreement.
34. **In conjunction with the applicable Tentative Plan or Development Permit**, where development in the Hotchkiss, Sora and/or Rosetree/Kutryk areas or a combination of the three areas exceed 1500 units, the single lane roundabout at 146 Avenue / 84 Street shall be constructed as part of the affected tentative plan under the corresponding subdivision development agreement.
35. **In conjunction with the applicable Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
36. **In conjunction with the applicable Tentative Plan**, the design and right-of-way requirements for roundabouts shall be approved to the satisfaction of the Director, Transportation Planning. The design requirements shall include, but not be limited to:
 - a) Bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking;
 - b) A fastest path analysis;
 - c) A sight lines analysis for roundabouts, as well as truck and transit sweep paths through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout.

Conditions of Approval

- d) All roundabouts in the plan area shall include bike ramps to facilitate cycling access through the roundabouts.
37. **In conjunction with the applicable Tentative Plan or Development Permit** for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
- Where commercial areas are concentrated;
 - Where the grades and site lines are compatible to install bus zones; and
 - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
38. **In conjunction with the applicable Tentative Plan**, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
- where regional pathways or multi-use pathways intersect with the street;
 - at mid-block crossings; and
 - at intersections or pedestrian crossings adjacent to Joint Use sites
- The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.
39. **In conjunction with the applicable Tentative Plan**, a restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
40. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to or to Marquise of Lorne Trail (Highway 22x) and 104 Street; and a restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
41. **In conjunction with the applicable Tentative Plan**, a restrictive covenant shall be registered on the C-C1 commercial parcel restricting all-turns movement at the identified Right-in/Right-out access on 104 Street SE once the full width of an arterial roadway is constructed; and a restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage. All-turns access onto 104 Street is permitted until full width of arterial roadway is constructed.
42. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to streets containing a regional pathway within the boulevard. Restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.

Conditions of Approval

43. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study is required for the residential adjacent to 104 Street SE and Highway 22x, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.

44. In conjunction with the applicable Tentative Plan, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
45. In conjunction with each Tentative Plan, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.

The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.

46. In conjunction with the applicable Tentative Plan, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
47. In conjunction with the applicable Tentative Plan or Development Permit, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
48. **In conjunction with the applicable Tentative Plan**, demonstrate a standard roadway turnaround can be accommodated in the road Right-of-way or provide agreement from the adjacent land owner for temporary accommodation of turnaround.

Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

Conditions of Approval

49. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
50. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
51. In conjunction with the applicable Tentative Plan, backsloping to support 104 Street shall be accommodated within public right-of-way.
52. Prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent) for any back sloping that is to take place on adjacent lands.
53. The Transportation/Utility Corridor (TUC) shall be permanently and prominently signed in accordance with City Councils' policy and it shall also be clearly identified on the Land Use Sign for the area.

Parks:

54. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the "Plan") and its "no net loss" policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve ("ER") pursuant to the Municipal Government Act (Alberta) ("MGA") and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).
55. Pursuant to the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall obtain all necessary Water Act and Public Lands Act approvals from Alberta Environment and Parks (AEP) prior to disturbance of any wetland on the site, including those that are crown-owned. Wetlands are to remain undisturbed until copies of the aforementioned approvals are provided to the City of Calgary Parks Department and need to be submitted prior to the approval of the affected tentative plan or stripping and grading application, whichever comes first.
56. Until receipt of the *Water Act* approval by the applicant from Alberta Environment and Parks, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.
57. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed wetland/storm pond (reconstructed wetland) to both Water Resources and Parks for review and approval. The following requirements must be satisfied:
 - a. The reconstructed wetland follows the latest guidelines under Alberta Environment and Parks.
The depth of water shall not exceed 1.5m measured from the NWL.

Conditions of Approval

- b. Wetland and upland soils are stockpiled in an appropriate manner and salvaged for the reconstructed wetland.
 - c. The constructed wetland optimizes habitat to encourage biodiversity of native flora and fauna, with specific attention to creating habitat for Sora, other species of nesting shorebirds, amphibians, bats and pollinators in the riparian and upland buffer zones.
 - d. The proposed trees in the ER should be replaced with native shrubs. This was a prairie wetland prior to construction, the placement of trees changes this community, especially for birds. See Parks' advisory comments for further clarification. Parks may be open to further discussion on this condition at the construction drawing stage.
 - e. Materials used for matting shall ensure that it is safe for protected species in Alberta. See Parks' advisory comments for further clarification.
 - f. A wetland (natural area) management plan should be included in the construction drawings.
58. The reconstructed wetland must adhere to Provincial Standards and ER Wetland Standards. Monitoring of the wetland will be required and a Wetland Management Plan completed for CCC and FAC. The ER wetland designation must meet habitat function, depth, water quality and quantity criteria as per City and AEP requirements.
59. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
60. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve or municipal reserve, requires approval from the Director of Parks.
61. Infrastructure is not allowed in ER. All treatment, control structures and access routes must be outside of ER lands. The water entering the wetland will require treatment, such as OGS and additional filtration methods (for example, plantings and increased topsoil levels); all affected areas will have at least 300mm of topsoil applied.
62. No point source drainage from back of residential lots shall be permitted into ER or MR extents. Sheet flow drainage towards Reserve extents shall be reviewed on a case by case basis. In the case when sheet flow is allowed into Reserve extents caused by grading constraints, additional conditions may apply, for example, increasing the depth of loam in the backyards, roof water to be drained to the front, etc. Catch basins required for collecting storm water or other surface run-off from private development sites shall be accommodated within PULs or Road Right of Ways or on private lands.
63. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector (Mobile 403- 804 - 9417) to approve the location of the fencing prior to its installation.

Conditions of Approval

64. Prior to the approval of the affected tentative plan, **finalized concept plans for all MR and ER sites shall be submitted for Parks' review and approval.**
The proposed concepts for the ER or MR lands will need to be updated with the submission of the Tentative Plan for each phase, at which time Parks will comment further and confirm support for what is proposed. PULs accommodating the entirety of the storm water pipe and UROW shall be correctly reflected on all the concept plans and construction drawings.
65. Landscape Construction drawings that are reflective of the subject Tentative Plan for the proposed Municipal and Environmental Reserve (MR) lands are to be submitted to the Parks Development Coordinator for review and approval prior to construction.
66. An Optional Amenities Agreement or its equivalence will be required for each park or Natural Area that is designed with standards above what are listed in Parks development Guidelines and Standard Specifications (current version).
67. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
68. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
69. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
70. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
71. The Low Impact Development (LID) component drainage is not to conflict with the pathways in any part of the subdivision.
72. Prior to the approval of the affected Tentative Plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways ("Green Corridor") around the wetland complex are located outside of the high water line.
73. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' **Development Guidelines and Standard Specifications – Landscape Construction** (current version), including setback requirements, to the satisfaction of the Director, Parks.
74. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

Applicant's Submission



August 1, 2019

Melcor is submitting a Land Use amendment and Outline Plan application for the development of a new neighbourhood named Sora located in the southeast sector of the City of Calgary. Sora is a 59.7 hectare neighbourhood that will provide a diverse range of housing types, innovative community design and unique natural amenities. Sora is about community building in an ecologically-significant environment.

The proposed land use redesignation includes R-G for low density residential uses, M-2 for multi-residential uses, and S-UN, S-SPR and S-CRI for environmental reserve, municipal reserve, and public utility lot respectively. A 7-acre C-C1 site, proposed in the northeast portion of the plan area within the Neighbourhood Activity Centre, will accommodate neighborhood commercial and retail uses. At the heart of the Sora neighbourhood is a 15-hectare wetland. The surrounding open space system will allow for both passive and active recreation opportunities, including a pathway system, playgrounds, seating and picnic areas and the opportunity for environmental learning and wildlife observation viewpoints. The open spaces within the plan area have been designed to connect with other neighbourhoods by way of regional pathways, the green corridor, and sidewalks that serve to promote walkability in the community.

The neighbourhood design of Sora provides a unique sense of place centred on the wetland and open space system. The neighbourhood parks and Neighbourhood Activity Centre provide unique gathering places with opportunities for active and passive recreation. A heavily landscaped signature feature located at the main entrance to the community from the main boulevard draws people into the area, giving way to the large wetland that anchors the centre of the community. Collector roads will also be heavily landscaped and have laned homes fronting the street to provide a consistent and attractive streetscape.

Sora's will feature comprehensive pedestrian facilities that are interconnected within the neighbourhood, and street networks that move vehicular traffic quickly and avoid congestion. The street network is grid-like with a collector spine road that provides direct links to neighbourhood nodes and adjacent neighbourhoods. The street network has been designed to be safe and convenient for every transportation mode.

The neighbourhood has been designed with context and diversity in mind. Sora will offer a wide variety of housing choices for people of different ages, incomes and lifestyles, creating a unique, transitional design throughout the community. The gateway to the community will be the Neighbourhood Activity Centre (NAC), a mixed-use activity centre characterized by retail and employment, with higher density housing along the adjacent corridor. Sora is projected to accommodate 952 units of which approximately 63% is single detached, with the remaining 37% comprised of semi-detached, towns and multi-residential. The use of the R-G and R-Gm district allows for a range of housing types throughout the community and even within the same block.

Overall, the Sora proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific policies of South Shepard Area Structure Plan. At a projected density of 8.6 units per acre, the proposal exceeds the policy thresholds.



prime consultant:

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revisions:

no:	date:	description:
1	6-May-2016	Pre-app
2	17-May-2016	Submission
3	27-Jan-2017	DTR#1 Comments
4	12-May-2017	DTR#2 Comments
5	06-April-2018	DTR#3 Comments
6	11-April-2019	DTR#4 Comments



**Outline Plan &
Land Use Redesignation**

municipal address: _____

15665 104 Street SE

legal description: _____

SE1/4 Sec36-Twp22-Rge29-W4M

file description: _____

pre-app: PE2015-00142
LOC: LOC2016-0115

location map: _____



legend:

- Outline Plan Boundary
- Countour Interval 1.0m
- Seperate Sidewalk 2.0m
- Mono Sidewalk 1.5m
- Mono Sidewalk 2.0m
- Regional Pathway 3.0m
- Multi-use Pathway 3.0m
- Green Corridor 3.5m Pathway
- Local Pathway 2.5m
- Local Pathway 3.0m
- Bus Pad Location
- High Water Level (HWL)
- 30m Setback from HWL

Deep Services - Proposed

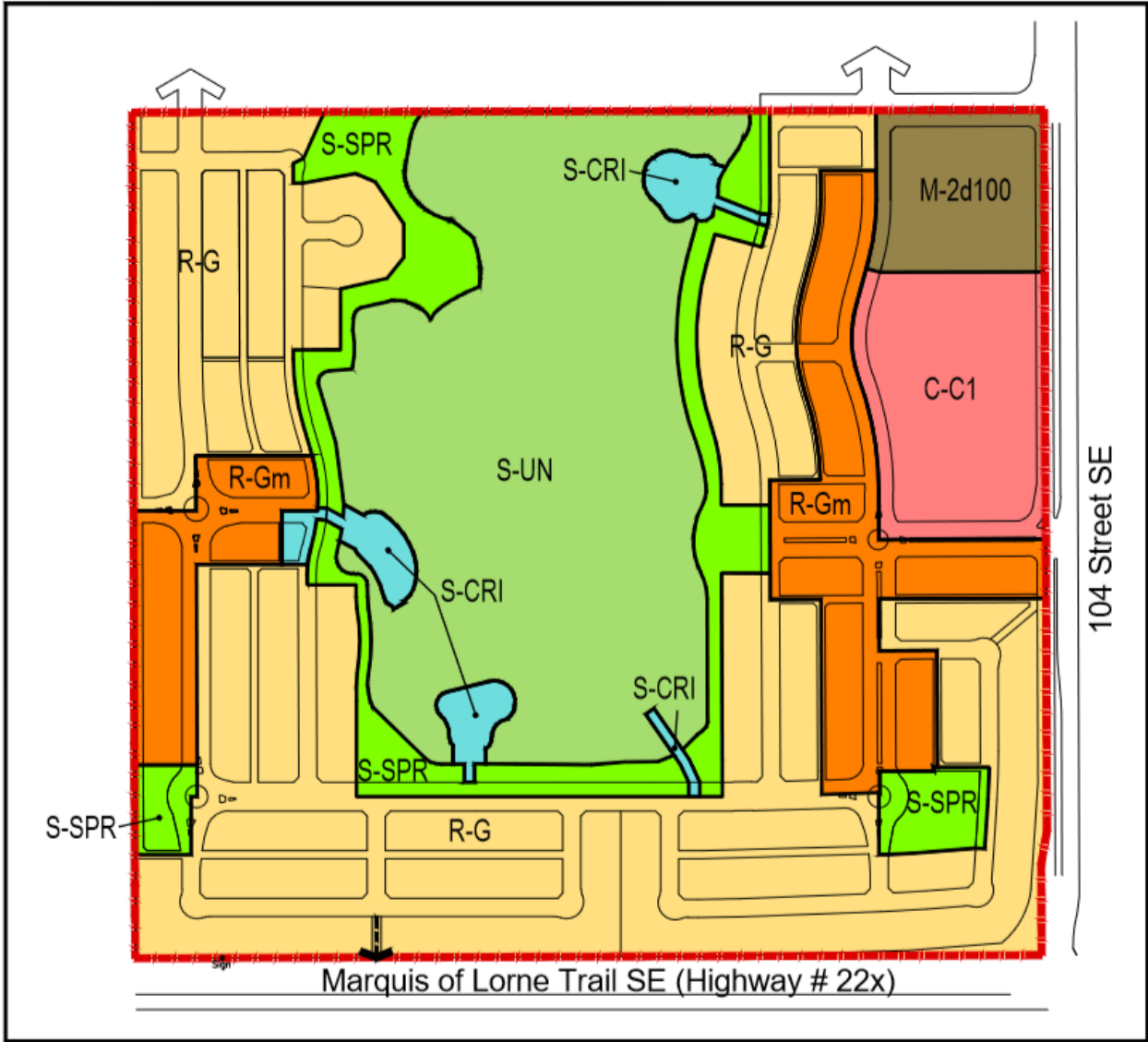
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Proposed Outline Plan



Proposed Outline Plan

LAND USE REDESIGNATION MAP



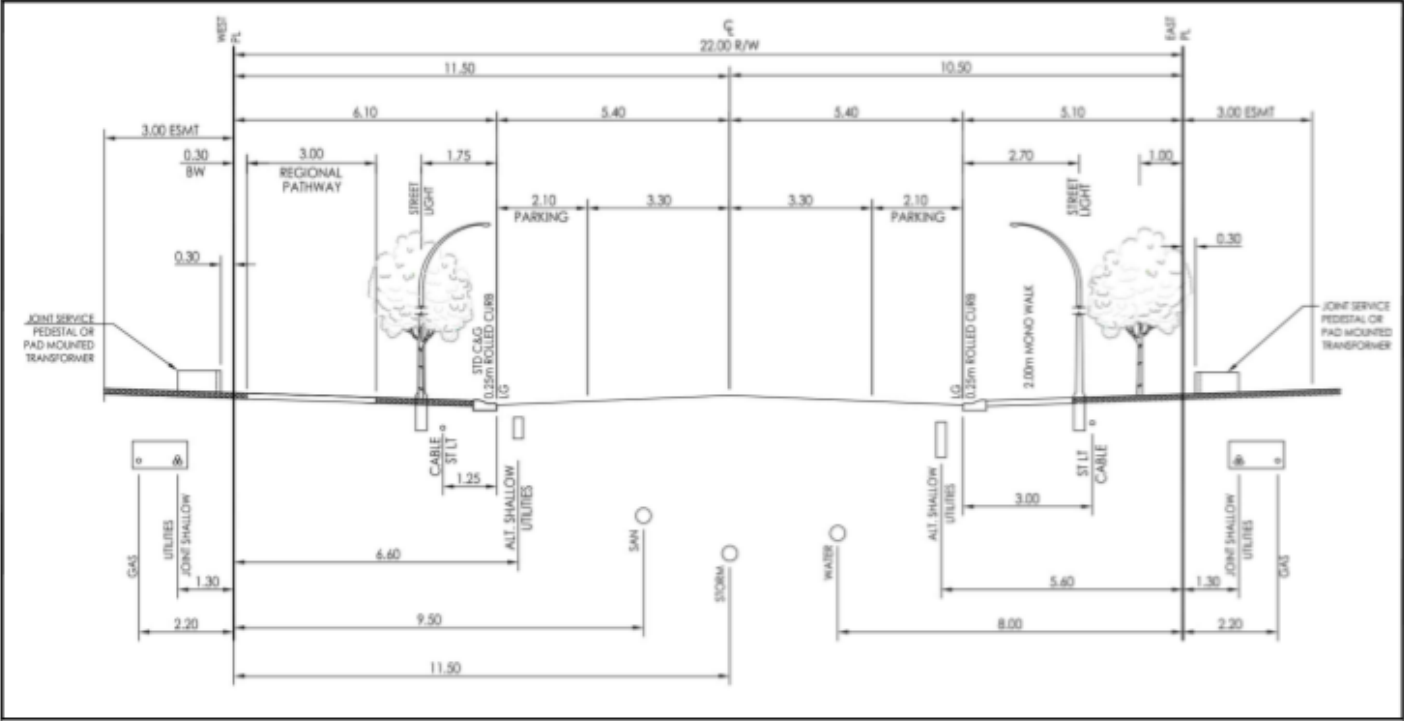
OUTLINE PLAN STATISTICS				
	Frontage (m)	hectares	acres	
Sora Ownership				
TOTAL AREA		59.77	147.70	
S-UN ER Wetlands & Setback Area		15.13	37.39	
Gross Developable Area for Density		44.64	110.31	100.0%
C-C1 COMMUNITY COMMERCIAL		2.98	7.36	6.7%
RESIDENTIAL AREA	5991	23.08	57.03	51.7%
R-G Low Density-General		17.62	43.54	
Anticipated # of lots based on an average lot width of 8.2m/26.8ft	4,863		596 units	
Maximum # of lots based on an average lot width of 6.0m/19.7ft			811 units	
R-Gm Low Density-General Modified		3.80	9.40	
Anticipated # of lots based on an average lot width of 7.1m/23.2ft	1,128		160 units	
Maximum # of lots based on an average lot width of 5.0m/16.4ft			226 units	
M-2d100 Medium Profile Multifamily		1.66	4.09	
Anticipated # of units @ 48upa			196 units	
Maximum # of units @ 60upa			245 units	
Anticipated Number of Units			952 units	
Maximum Number of Units			1282 units	
Anticipated Density			21.3 uph	
			8.6 upa	
Maximum Density			28.7 uph	
			11.6 upa	
S-SPR MUNICIPAL RESERVE		4.46	11.03	10.0%
Central Open Space and Natural Area		3.76	9.30	
Neighbourhood Parks		0.70	1.73	
ROADS AREA		12.87	31.80	28.8%
104 Street Road Widening		0.53	1.31	
Modified Primary Collector with Regional Pathway (2x8.3m / 31.0m)		0.77	1.90	
Primary Collector (2x7.70m/29.0m)		1.11	2.74	
Collector (15.0m/25.2m)		3.22	7.95	
Collector (10.8m/21.0-22.0m)		0.86	2.13	
Residential (9m/16.0m)		4.69	11.59	
Lanes (7m)		1.69	4.18	
S-CRI STORM RETENTION FACILITIES		1.25	3.09	2.8%
Forebay		1.06	2.63	
PUL		0.19	0.46	

Note: * Blocks with zero-lot-line housing

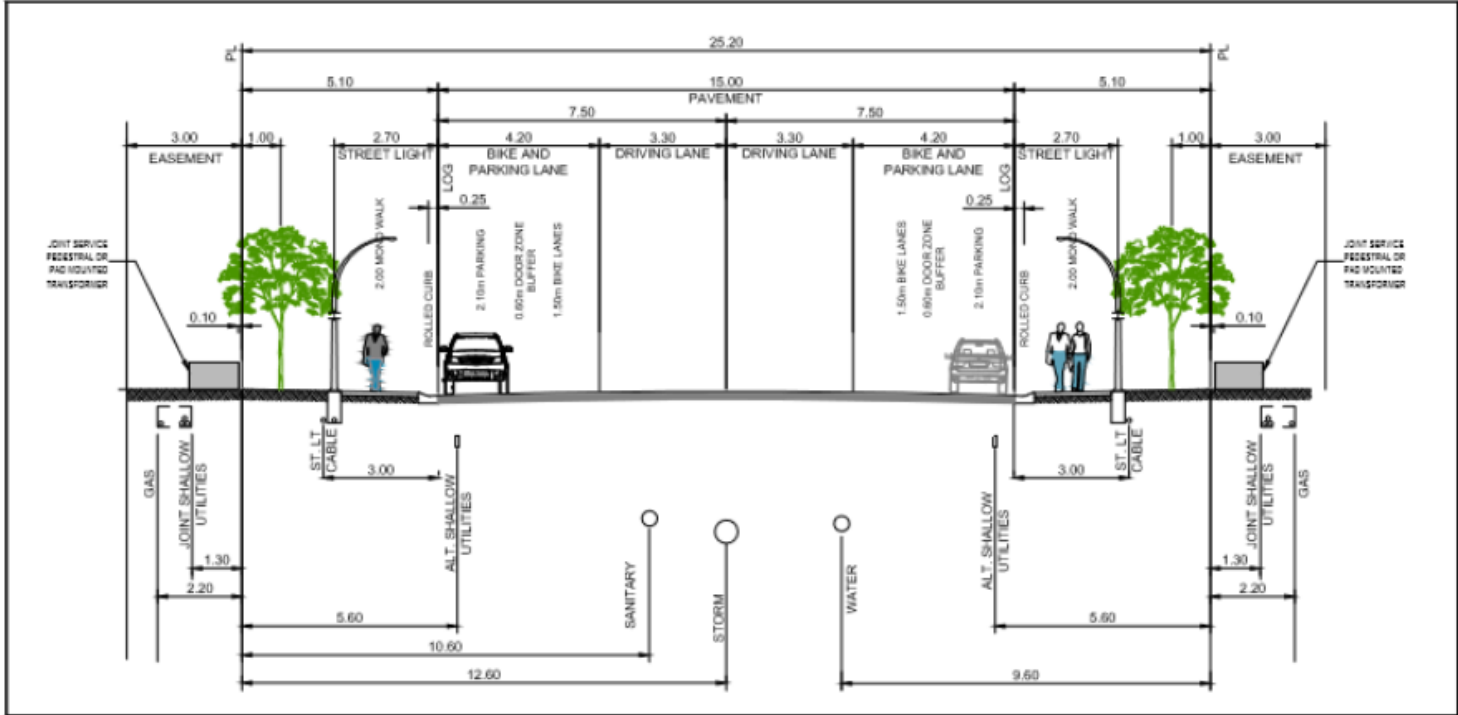
LAND USE STATISTICS				
FROM	TO	hectares	acres	
S-FUD	R-G	25.29	62.50	
S-FUD	R-Gm	6.65	16.43	
S-FUD	M-2	2.13	5.26	
S-FUD	C-C1	3.70	9.14	
S-FUD	S-SPR	5.58	13.79	
S-FUD	S-CRI	1.29	3.19	
S-FUD	S-UN	15.13	37.39	
TOTAL AREA		59.77	147.70	

Proposed Outline Plan

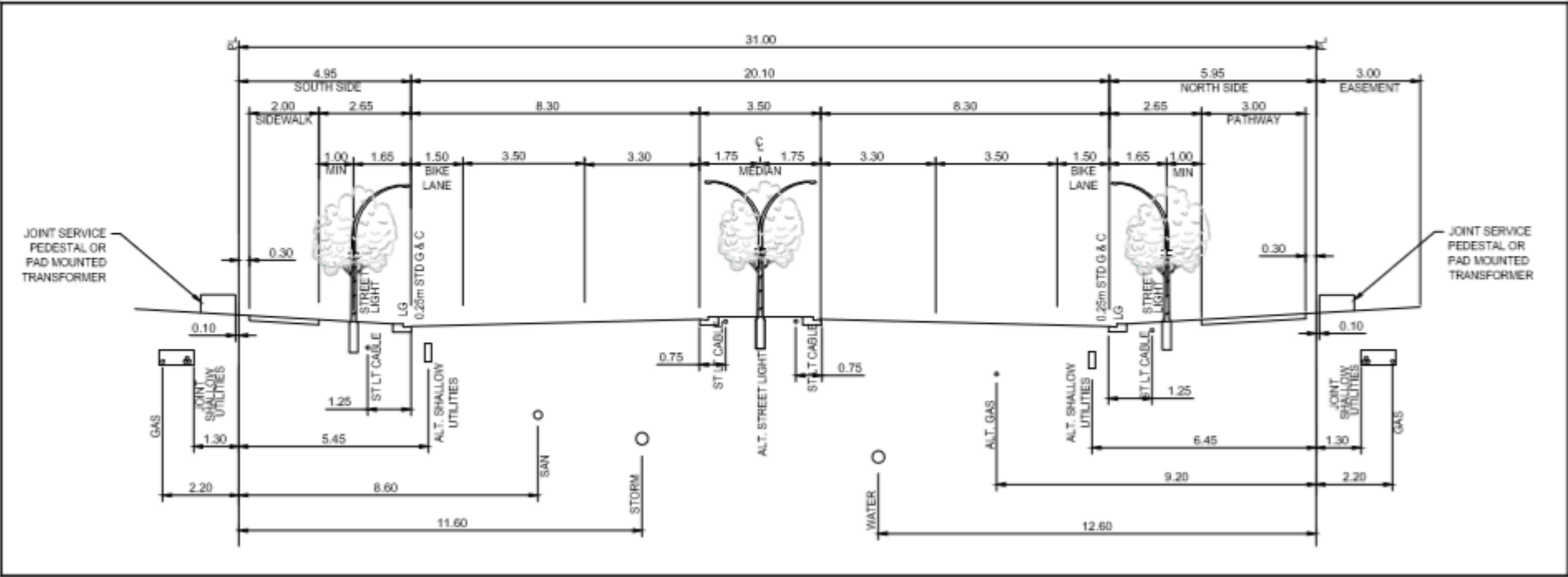
A-A: SORA PASSAGE: MODIFIED COLLECTOR 22.00m R/W. 10.80m ROAD
PARKING BOTH SIDE, NO BIKE LANES AND REGIONAL PATHWAY



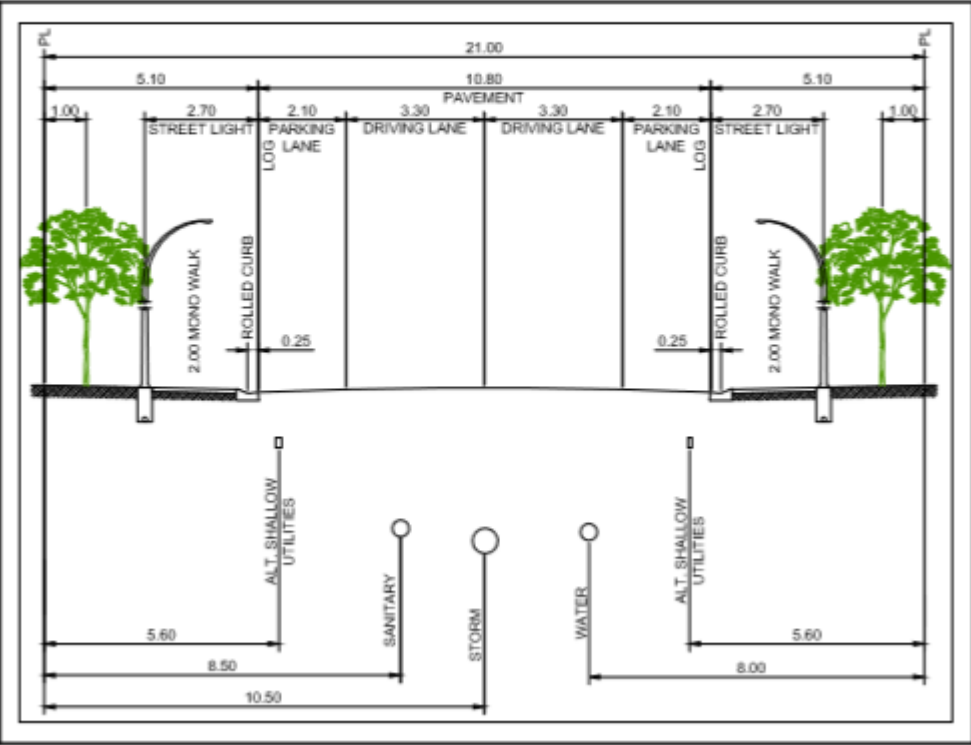
D-D: SORA BOULEVARD:
COLLECTOR 25.20m R/W. 15.00m ROAD



B-B: SORA GATE: MODIFIED PRIMARY COLLECTOR 31.00m R/W. 2x8.30m ROAD
(no parking on both sides)

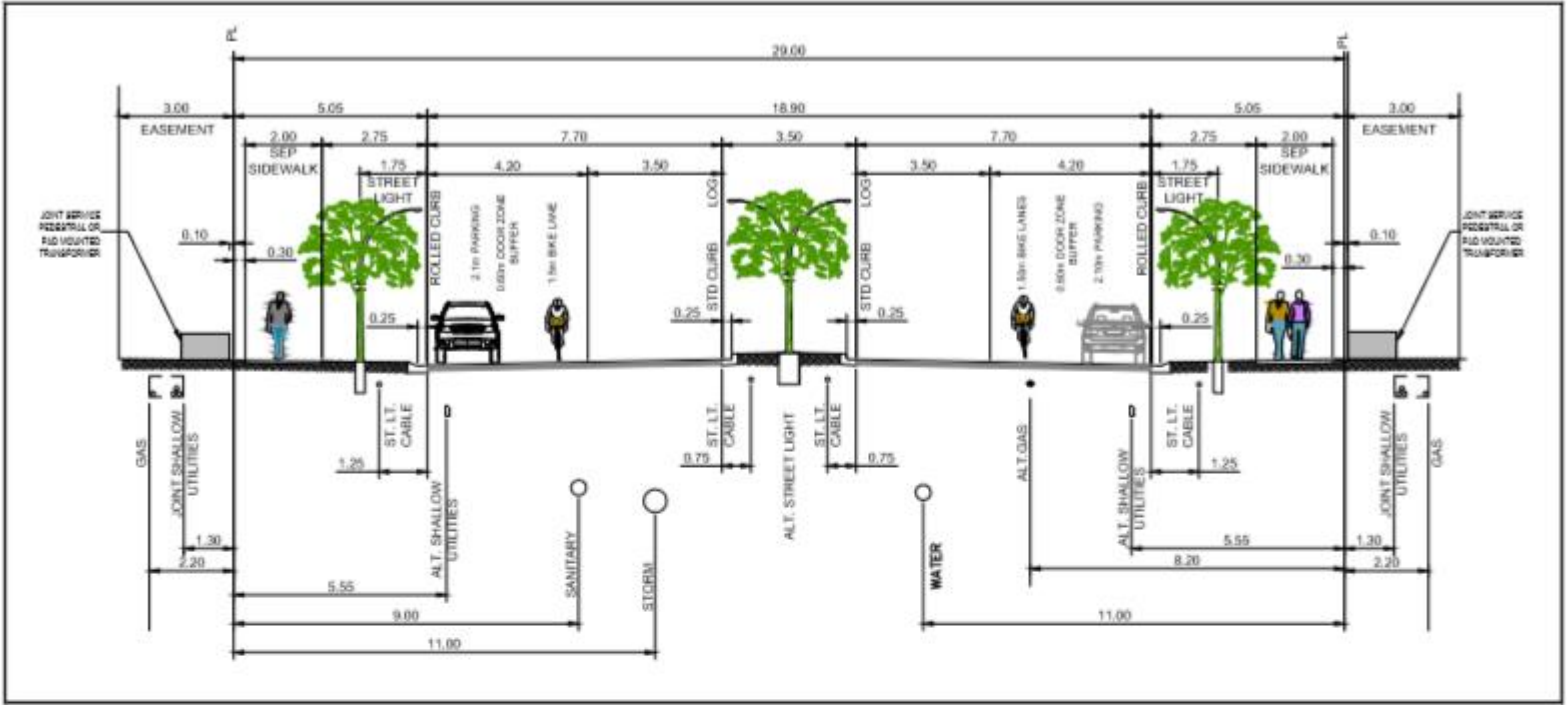


C-C: SORA BOULEVARD:
COLLECTOR 21.00m R/W. 10.80m ROAD

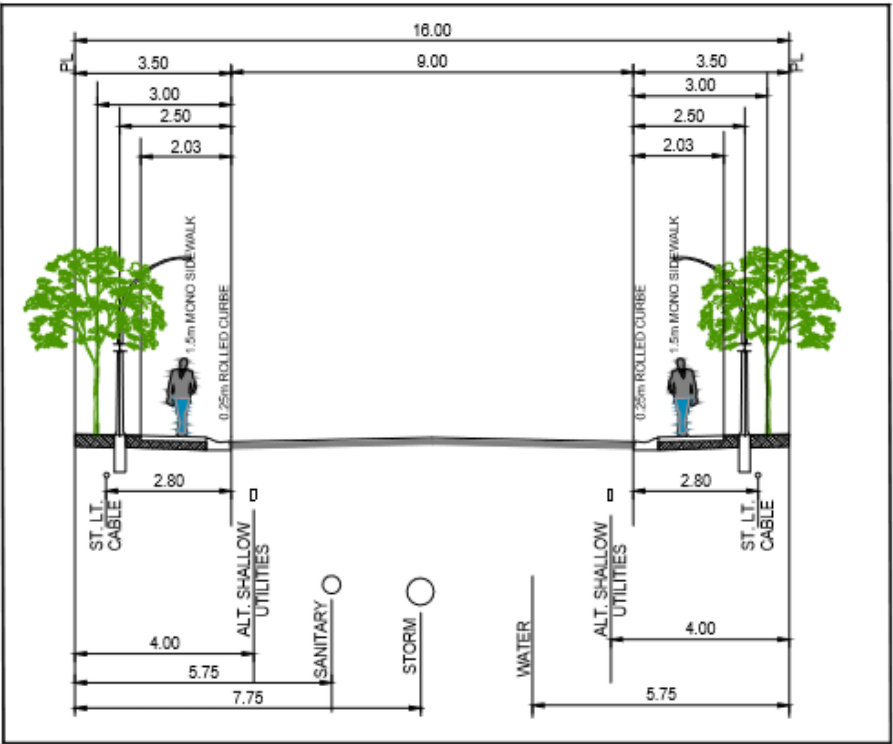


Proposed Outline Plan

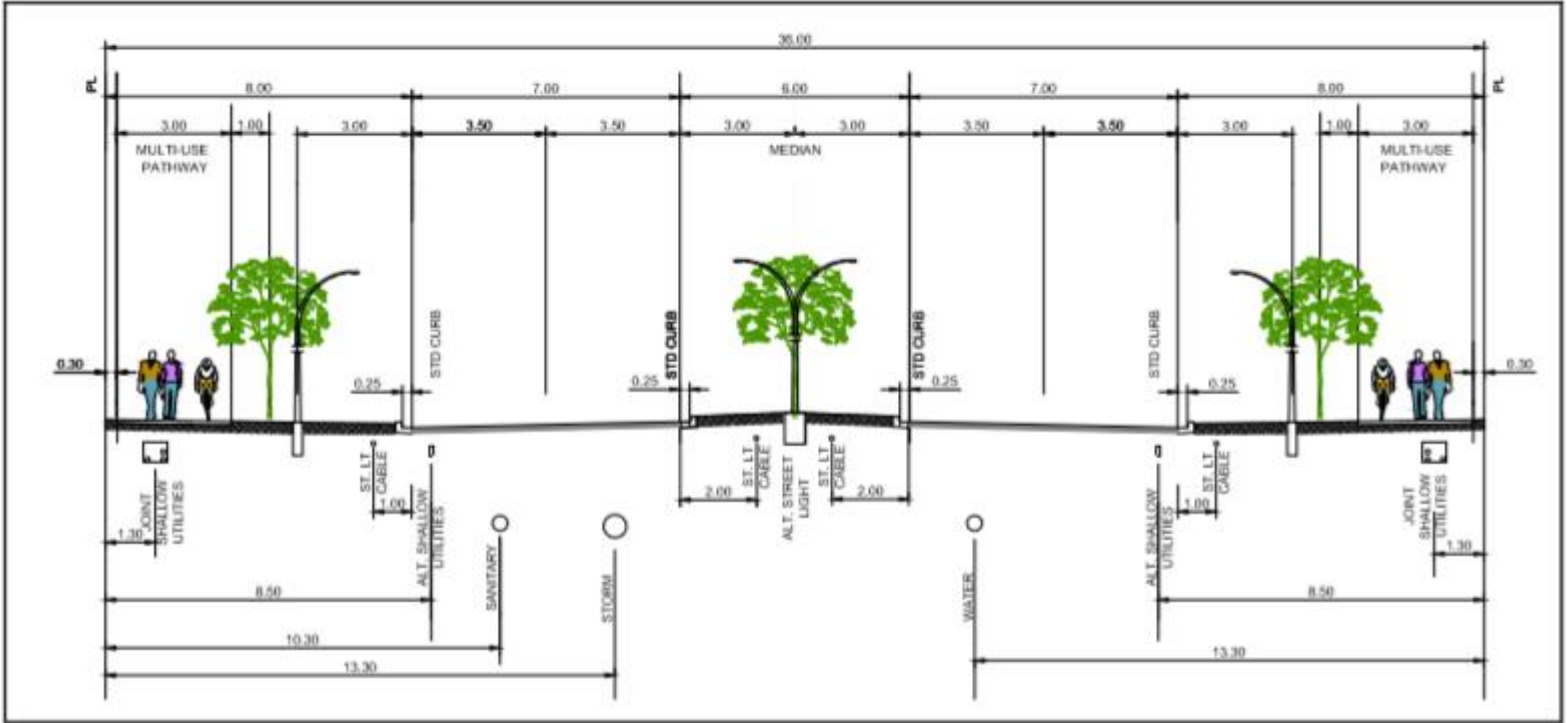
E-E: SORA BOULEVARD:
PRIMARY COLLECTOR 29.00m R/W. 2x7.70m ROAD



G-G: RESIDENTIAL STREET 9.00m / 16.00m R/W - LANED



F-F: 104 Street SE:
ARTERIAL 36.00m R/W. 2x9.50m ROAD



Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	59.77	147.70
LESS: ENVIRONMENTAL RESERVE	15.13	37.39
LESS: LAND PURCHASE AREA	0	0
NET DEVELOPABLE AREA	44.64	110.31

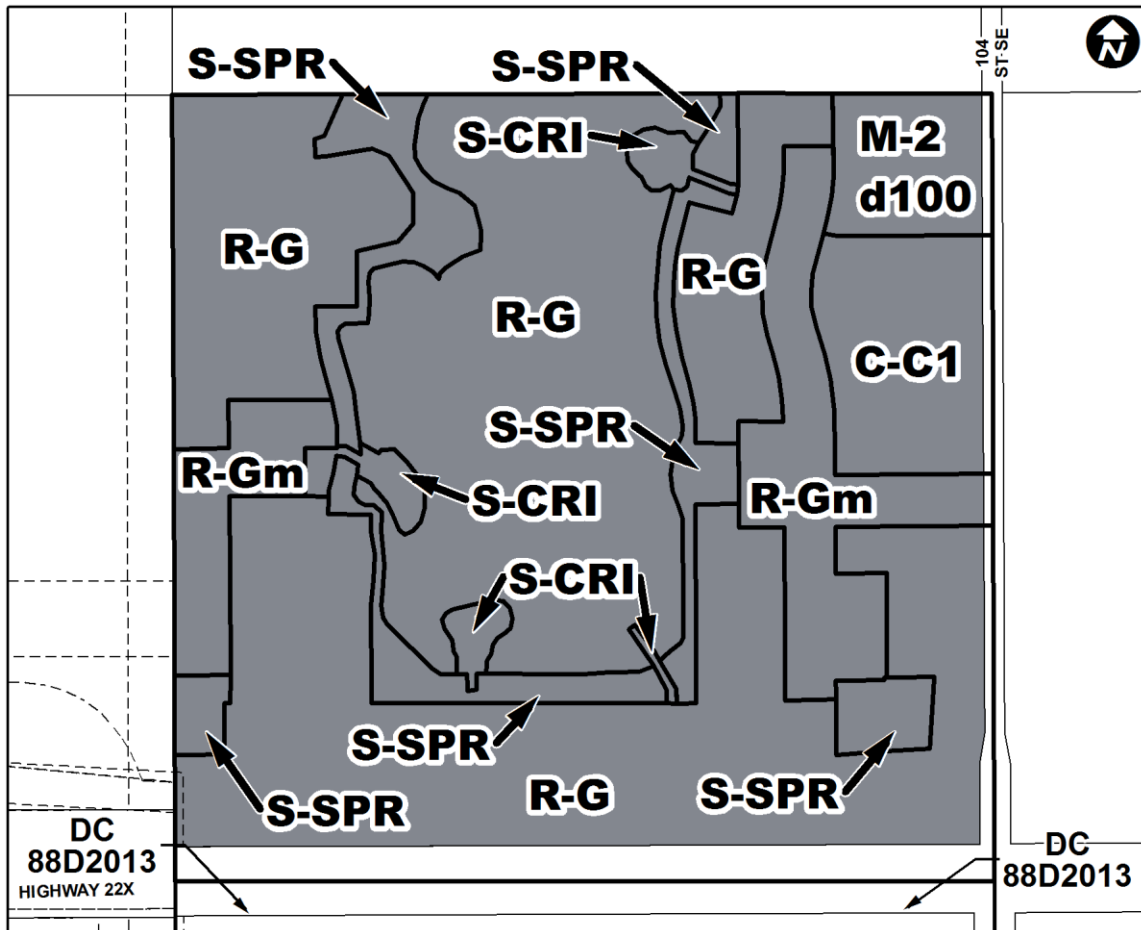
LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	17.62	43.54	596	0
R-Gm	3.80	9.40	160	0
M2d100	1.66	4.09	n/a	196
Total Residential	23.08	57.03	756	196

LAND USE (Commercial)	HECTARES	ACRES	% OF NET AREA
C-C1	2.98	7.36	6.7%
Total Commercial	2.98	7.36	6.7%

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0	0	27.9%
ROADS (NON-CREDIT)	12.87	31.80	28.8%
PUBLIC UTILITY LOT	1.25	3.09	2.8%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	4.46	11.03	10.0%

Proposed Land Use District Map



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0889

Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on behalf of the landowner West Pine Creek Developments on 2016 June 15. The land use redesignation consists of approximately 22.57 hectares (55.77 acres) of undeveloped greenfield area in the southeast community of Legacy.

The subject lands are currently Multi-Residential – At Grade Housing (M-G) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District. The proposal provides for a number of land uses to accommodate a range of residential development and open space, including:

- Approximately 21.35 hectares (52.76 acres) of residential development (R-G) in the forms of single detached, semi detached, duplex and rowhouse residential uses;
- Approximately 1.15 hectares (2.84 acres) of residential development (R-Gm) in the forms of semi detached, duplex and rowhouse residential uses;
- Approximately 0.04 hectares (0.10 acres) of multi-residential development (M-X1); and
- Approximately 0.03 hectares (0.07 acres) of lands dedicated as Environmental Reserve, for the protection of an escarpment area (S-UN).

This application is accompanied by an outline plan application (CPC2019-0884) to provide the future subdivision layout for the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development.

This proposal aligns with applicable policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed designation of 22.57 hectares \pm (55.77 acres \pm) located at 22200 – 28 Street SE (a portion of W1/2 Section 8-22-29-4) from Multi-Residential – At Grade Housing (M-G) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile Support Commercial (M-X1) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

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Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161

BACKGROUND

This application was submitted by Stantec Consulting on 2016 June 15, on behalf of the landowner West Pine Creek Developments in the southeast community of Legacy. The applicants have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

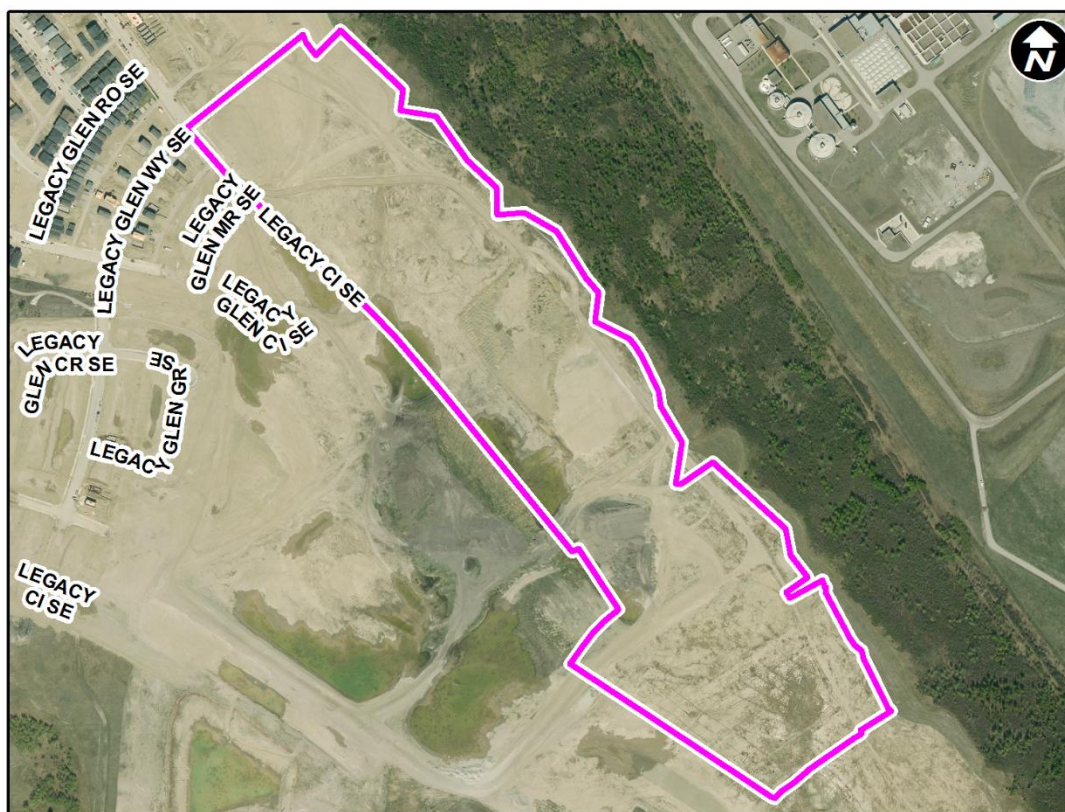
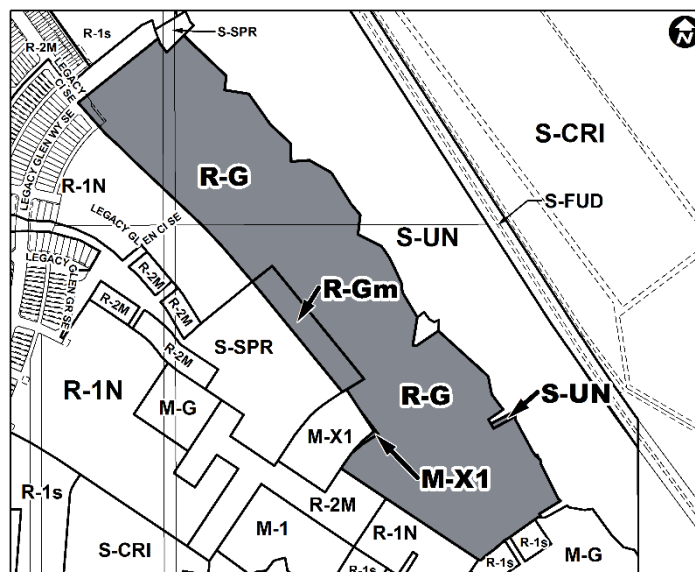
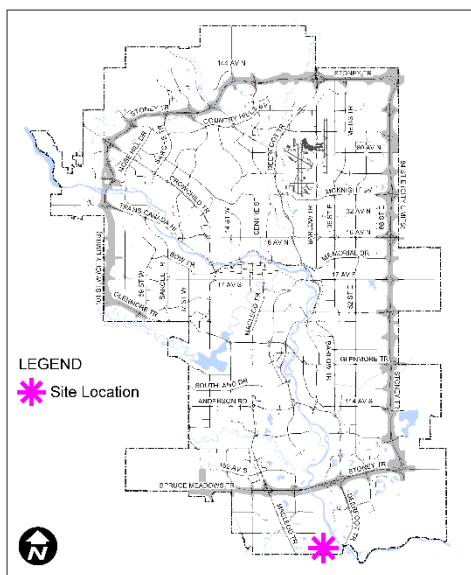
The original outline plan and land use amendment for Legacy was approved in 2013 (LOC2012-0012), prior to the Residential – Low Density Mixed Housing (R-G) (R-Gm) District being added to the Land Use Bylaw. This application amends a portion of a previously approved land uses to include the Residential – Low Density Mixed Housing (R-G) (R-Gm) District.

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Calgary Planning Commission
2019 August 15

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CPC2019-0889

Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161

Location Maps



Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161

Site Context

The subject site, 22200 – 28 Street SE, is situated in the southeast quadrant of the city in the community of Legacy. The lands are currently vacant and were formerly cultivated for agricultural use. Escarpments exist on both the south and east portions of the subject site. The site has been graded and is being prepared for development subject to the approved outline plan and corresponding land use amendment.

The site is bounded by Foothills County to the south and include the community of Heritage Pointe and the Heritage Pointe Golf Course. The Bow River escarpment and Pine Creek Wastewater Treatment Plant are to the east of the site and other portions of Legacy are to the north and west. Adjacent development to the north includes a mix of newly constructed single detached homes as well as homes under construction.

Due to the proximity of the Pine Creek Waste Water Treatment Plant, a 300 metre development setback has been applied to ensure compliance with Section 12 of the Government of Alberta's Subdivision & Development Regulation (as shown in Attachment 2, the dashed magenta line at the back of lots along the escarpment). The 300 metre setback would restrict the development of residential land use (amongst others that are not applicable).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment, along with the associated outline plan application (Attachment 2), will facilitate the development of a residential neighbourhood that will contribute to the growth of the Legacy community as envisioned by the policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan*.

The proposed package of land uses, which include Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile Support Commercial (M-X1) District and Special Purpose – Urban Nature (S-UN) District, represent an opportunity to develop a comprehensive residential neighbourhood at a higher density than is currently enabled.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application proposes a land use amendment that is primarily from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) (R-Gm) District. The redesignation allows for the flexibility to develop the lands as single detached, semi-detached, duplex and rowhouse dwellings, whereas the R-1s District primarily accommodates for single detached dwellings with the option of secondary suites. The application also proposes other minor boundary adjustments between land use districts as listed in Table 1: Land Use Statistics below. The outline plan area is approximately 0.53 hectares (1.31 acres) larger than the

Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161

accompanying land use amendment application area because the outline plan includes areas that are to remain as Special Purpose – Urban Nature (S-UN) District.

Table 1: Land Use Statistics

Current Designation	Proposed Designation	Area
R-1s Residential – One Dwelling District (with secondary suites)	R-G Residential – Low Density Mixed Housing District	19.52 ha± (48.24 ac±)
R-1N Residential – Narrow Parcel One Dwelling District	R-G Residential – Low Density Mixed Housing District	1.70 ha± (4.21 ac±)
M-G Multi-Residential – At Grade Housing District	R-G Residential – Low Density Mixed Housing District	0.01 ha± (0.01 ac±)
S-UN Special Purpose – Urban Nature District	R-G Residential – Low Density Mixed Housing District	0.12 ha± (0.30 ac±)
R-1s Residential – One Dwelling District (with secondary suites)	R-Gm Residential – Low Density Mixed Housing District (with single-detached dwellings allowed)	1.15 ha± (2.85 ac±)
R-1s Residential – One Dwelling District (with secondary suites)	M-X1 Multi-Residential – Low Profile Support Commercial District	0.04 ha± (0.10 ac±)
R-1s Residential – One Dwelling District (with secondary suites)	S-UN Special Purpose – Urban Nature District	0.03 ha± (0.07 ac±)
S-UN Special Purpose – Urban Nature District	to remain S-UN Special Purpose – Urban Nature District	0.53 ha± (1.31 ac±)
Total		23.10 ha± (57.09 ac±)

Density

The anticipated density for all of Legacy is based on 75 percent of the maximum number of units for both Stage I and Stage II which is equivalent to 22.23 units per hectare ± (9 units per acre ±). This exceeds the *Municipal Development Plan* requirement of 20 units per hectare (8 units per gross developable acre) and the *East Macleod Area Structure Plan* requirement of 17.3 units per gross developable hectare (7 units per gross developable acre). This application would amend land uses on an approximately 23.1 hectare site within Stage II.

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Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0889

Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161

This application proposes a higher projected density for the site than was originally proposed. There is a site to the south that also has an active application to redesignate and that will lower the density of that site, but considered together, there is still a net increase in density. The proposed R-G and R-Gm District is anticipated to accommodate an anticipated 408 housing units (23.91 units per hectare); a net increase of 130 units

A separate land use amendment application to the south, on a 4.32 hectare \pm (10.67 acre \pm) site (also owned by West Pine Creek Developments), proposes to decrease the number of housing units by approximately 52 units. Combined, there would be an anticipated density increase of 78 dwelling units to the original Legacy Stage II Outline Plan.

Environmental

The environmental impacts of this development were previously reviewed and addressed with the Legacy Stage II Outline Plan (LOC2012-0012). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

Transportation

Regional access is via 210 Avenue SE to the north and via Legacy Circle SE to the rest of the community. Transit service is planned on Legacy Circle SE, with bus stops on this collector roadway. Generally, the road network proposed in the plan area follows the previous outline plan, with the exception of creating new lanes to support the anticipated housing options. The modifications from the original outline plan include a lane to service the south side of Legacy Point Terrace SE, which will remove front driveways along the planned regional pathway on this roadway. The R-Gm District and lane will remove front driveways on Legacy Circle SE across the street from a school, helping to reduce conflicts between vulnerable users and vehicles.

Utilities and Servicing

The utilities and servicing for this development area have been previously planned with the Legacy Stage II Outline Plan (LOC2012-0012). The proposed minor change in use, density, and layout, does not significantly impact the proposed services for the area which have capacity to service the proposed development. Due to the increase in density and site coverage allowable under the R-G District, some minor adjustments have been made to the overall stormwater management plan to account for the anticipated increase in surface water run-off.

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.

There is no community association in this area. No letters of objection or support from adjacent landowners or the general public were received by Administration. No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0889

Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161

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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the *Municipal Development Plan* (MDP) identifies the subject site as being within the Developing Residential Area, which includes communities that have an approved Area Structure Plan (ASP). The community is referenced as a Planned Greenfield Community in the MDP with an approved ASP.

The MDP supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures (Section 2.3.1). The mix of housing type can include single detached, duplexes, row houses, attached housing, accessory dwelling units and secondary suites, medium and higher density and mixed-use residential developments. This application proposes a wider range of housing types and densities, which aligns with the intent of the MDP.

East Macleod Area Structure Plan (Statutory – 2007)

The subject site is identified as a Residential Area in the *East Macleod Area Structure Plan* (ASP) on Map 3: Land Use Concept. Single family housing, semi-detached housing, and low to medium density multi-dwelling housing forms of varying heights are anticipated within the Residential Area where determined to be compatible and appropriate.

The ASP also provides direction for the community to achieve sustainability principles, including creating a range of housing opportunities. In addition to single detached dwellings on conventional-sized lots, a mixture of alternative forms of housing are encouraged and supported within the community in order to meet the needs of different income groups and lifestyles. Alternative forms of housing may include, but are not restricted to: semi-detached and duplex dwelling units, multi-dwelling housing, and

Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161

secondary suites. (Section 8.1.2). The proposed R-G District allows the opportunity for various forms of housing and meets the intent of the ASP.

The minimum density required in the ASP is 17.3 units per gross developable hectare (7 units per gross developable acre). Under the existing Residential – One Dwelling (R-1s) District, the land is anticipated to be developed as approximately 300 single detached dwellings (18.75 units per hectare) with the potential for secondary suite development. The R-G district is anticipated to accommodate 345 residential units (21.56 units per hectare). As a result, an increase of 45 residential units is anticipated. The proposed density exceeds the minimum density requirement of the ASP. The proposed outline plan and land use redesignation are consistent with the policies of the ASP.

Social, Environmental, Economic (External)

The proposed outline plan amendment and land use redesignation provides for a range of residential opportunities that may accommodate the needs of different demographic categories.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

This proposal aligns with applicable *Municipal Development Plan* and the *East Macleod Area Structure Plan*. The changes proposed are minor in nature and will result in an overall increase to the build-out density of the community.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan

Applicant's Submission

June 27, 2019

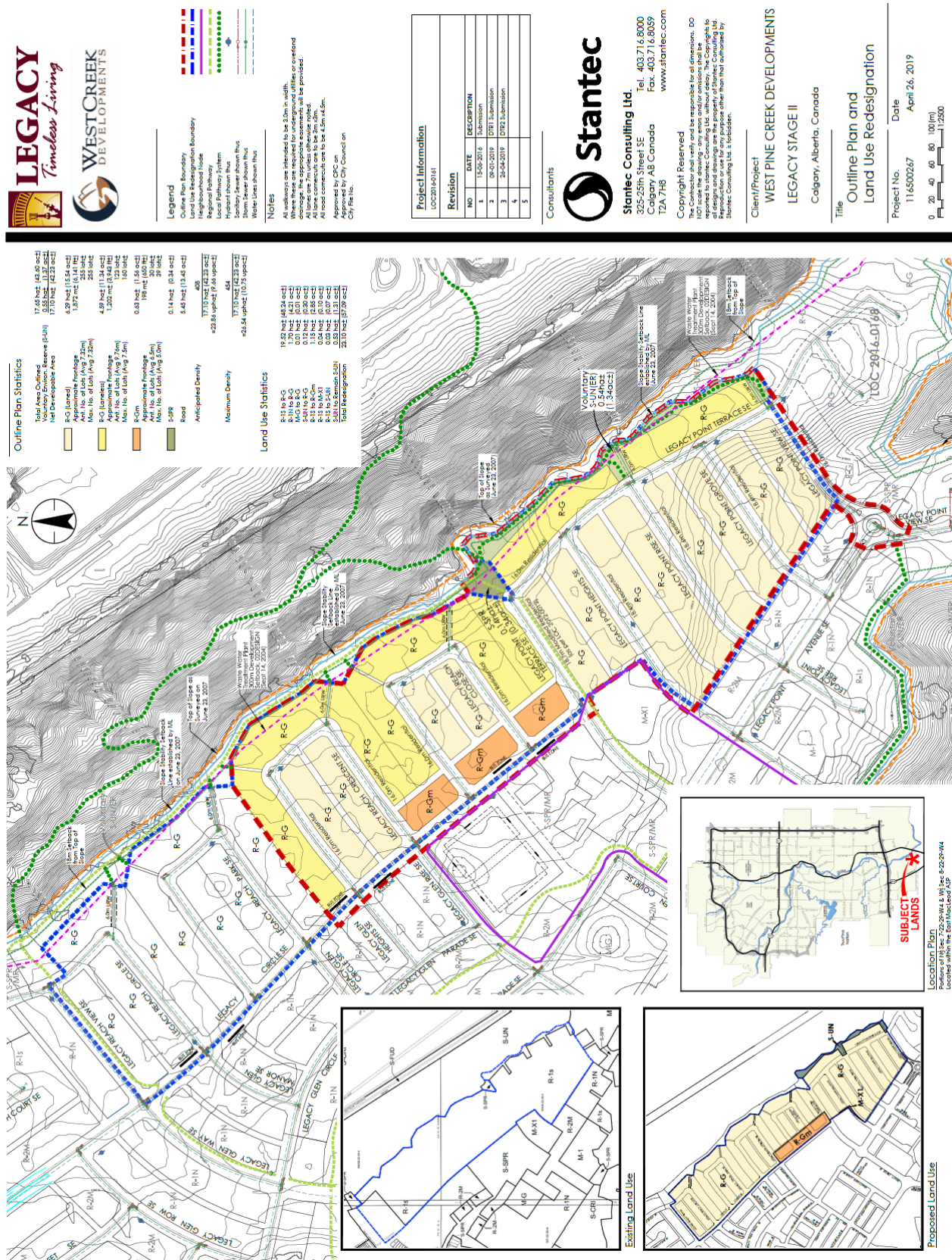
On behalf of West Pine Creek Developments Inc. ('WestCreek'), Stantec Consulting Ltd ('Stantec') is pleased to submit the following application on the subject lands are legally described as a portion of the W ½ Sec 8-22-29-W4M.

The Outline Plan and Land Use Redesignation (LUR) application pertains to 17.65 ha± (43.60 ac±) along the southeast ridge of the approved Legacy Stage II Outline Plan. Under the existing Residential – Narrow Parcel One Dwelling (R-1N) and Residential – One Dwelling (R-1s) Districts, the lands will be developed as approximately 422 traditional single detached dwellings (18.23 units per hectare) with the potential for secondary suite development. As these lands have a modified grid network with relatively good access, the application proposes to redesignate to the Residential - Low Density Mixed Housing (R-G) (R-Gm) District in order to accommodate an increase in housing density.

The intent of redesignating to the R-G and R-Gm district is to maintain the low density residential character of the area, while being able to accommodate a variety of single and semi-detached options that respond to homebuyer needs at the time of build-out. We have also included some additional lanes to further support semi-detached product and overall housing diversity.

Should this proposal be approved by City Council, the R-G and R-Gm district is anticipated to accommodate 552 housing units (23.91 units per hectare); an increase of 130 units. A separate LUR application regarding adjacent lands in Legacy proposes to decrease the number of housing units by approximately -52 units. Subsequently, when the two LUR applications are combined, they propose an anticipated density increase of 78 housing units to the original Legacy Stage II Outline Plan and better distribute the density over a larger area of the community with superior access/egress.

Proposed Outline Plan



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0884

Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP)

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on behalf of the landowner West Pine Creek Developments on 2016 June 15. This application proposes a framework for the future subdivision and development of approximately 23.10 hectares (57.09 acres) of undeveloped greenfield area in the southeast community of Legacy. This application provides for:

- 408 anticipated housing units (R-G, R-Gm);
- the dedication of Environmental Reserve (ER) for the protection of an escarpment area (S-UN);
- the dedication of Municipal Reserve (MR), in the form of public open space (S-SPR);
- Approximately 0.04 hectares (0.10 acres) of Multi-Residential – Low Profile Support Commercial (M-X1) District; and
- the location of future roadways and laneways, utilities and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan* by supporting the efficient utilization of land and infrastructure by providing a framework for the future subdivision of various residential districts and the open space network as recommended in the associated land use application (CPC2019-0889). This application amends a portion of a previously approved outline plan for Legacy.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 22200 – 28 Street SE (a portion of W1/2 Section 8-22-29-4) to subdivide 23.10 hectares ± (57.09 acres ±) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None

BACKGROUND

This application was submitted by Stantec Consulting on 2016 June 15, on behalf of the landowner West Pine Creek Developments in the southeast community of Legacy. The applicants have provided a summary of their proposal in the Applicant's Submission (Attachment 2).

The original outline plan and land use amendment for Legacy was approved in 2013 (LOC2012-0012), prior to the Residential – Low Density Mixed Housing (R-G) (R-Gm) District being added to the Land Use Bylaw. This application amends a portion of a previously approved outline plan for Legacy to include this land use district.

Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP)

Site Context

The subject site, 22200 – 28 Street SE, is situated in the southeast quadrant of the city in the community of Legacy. The lands are currently vacant and were formerly cultivated for agricultural use. Escarpments exist on both the south and east portions of the subject site. The site has been graded and is being prepared for development subject to the approved outline plan and corresponding land use amendment.

The site is bounded by Foothills County to the south, and include the community of Heritage Pointe and the Heritage Pointe Golf Course. The Bow River escarpment and Pine Creek Wastewater Treatment Plant are to the east of the site and other portions of Legacy are to the north and west. Adjacent development to the north includes a mix of newly constructed single detached homes as well as homes under construction.

Due to the proximity of the Pine Creek Waste Water Treatment Plant, a 300 metre development setback has been applied to ensure compliance with Section 12 of the Government of Alberta's Subdivision & Development Regulation (as shown in Attachment 4: Proposed Outline Plan, the dashed magenta line at the back of lots along the escarpment). The 300 metre setback would restrict the development of residential land use (amongst others that are not applicable).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed outline plan (Attachment 4), along with the associated land use amendment application, will facilitate the development of a residential neighbourhood that will contribute to the growth of the Legacy community as envisioned by the policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan*.

The proposed package of land uses, which include Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile Support Commercial (M-X1) District and Special Purpose – Urban Nature (S-UN) District, represent an opportunity to develop a comprehensive residential neighbourhood at a higher density than is currently enabled.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

This application proposes to change the subdivision layout and land use designations for a portion of the area which was previously approved through outline plan (LOC2012-0012), as shown in Attachment 3. The changes being proposed by this application from a layout point of view are the addition of lanes to support the redesignation from R-1s to R-G and the removal of two connections into the open space system. These changes are minor and could have been accommodated through a non-conforming subdivision application that would have required

**Planning & Development Report to
Calgary Planning Commission
2019 August 15**

**ISC: UNRESTRICTED
CPC2019-0884**

Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP)

Calgary Planning Commission (CPC) approval. By seeking CPC approval of the subject outline plan, the subdivision process can be simplified and approved by a subdivision authority within Administration. It also helps by providing a layout that better supports the new land use districts being proposed for the site. The proposed outline plan is included in Attachment 4 and the conditions of approval are included in Attachment 1.

Land Use

This application includes a land use amendment that is primarily from Residential – One Dwelling (R-1s) District to the Residential – Low Density Mixed Housing (R-G) (R-Gm) District. The redesignation allows for the flexibility to develop the lands as single detached, semi-detached, duplex and rowhouse dwellings, whereas the R-1s District primarily accommodates for single detached dwellings with the option of secondary suites. The other changes being proposed are minor boundary adjustments between land use districts (see Table 1: Land Use Statistics below and Attachment 6: Subdivision Data Sheet for details). The outline plan area is approximately 0.53 hectares (1.31 acres) larger than the accompanying land use amendment application area because the outline plan includes areas that are to remain as Special Purpose – Urban Nature (S-UN) District (see Attachment 5: Proposed Land Use District Map).

Table 1: Land Use Statistics

Current Designation	Proposed Designation	Area
R-1s Residential – One Dwelling District (with secondary suites)	R-G Residential – Low Density Mixed Housing District	19.52 ha± (48.24 ac±)
R-1N Residential – Narrow Parcel One Dwelling District	R-G Residential – Low Density Mixed Housing District	1.70 ha± (4.21 ac±)
M-G Multi-Residential – At Grade Housing District	R-G Residential – Low Density Mixed Housing District	0.01 ha± (0.01 ac±)
S-UN Special Purpose – Urban Nature District	R-G Residential – Low Density Mixed Housing District	0.12 ha± (0.30 ac±)
R-1s Residential – One Dwelling District (with secondary suites)	R-Gm Residential – Low Density Mixed Housing District (with single-detached dwellings allowed)	1.15 ha± (2.85 ac±)
R-1s Residential – One Dwelling District (with secondary suites)	M-X1 Multi-Residential – Low Profile Support Commercial District	0.04 ha± (0.10 ac±)

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0884

Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP)

R-1s Residential – One Dwelling District (with secondary suites)	S-UN Special Purpose – Urban Nature District	0.03 ha± (0.07 ac±)
S-UN Special Purpose – Urban Nature District	to remain S-UN Special Purpose – Urban Nature District	0.53 ha± (1.31 ac±)
Total		23.10 ha± (57.09 ac±)

Density

The anticipated density for all of Legacy is based on 75 percent of the maximum number of units for both Stage I and Stage II which is equivalent to 22.23 units per hectare ± (9 units per acre ±). This exceeds the *Municipal Development Plan* requirement of 20 units per hectare (8 units per gross developable acre) and the *East Macleod Area Structure Plan* requirement of 17.3 units per gross developable hectare (7 units per gross developable acre). This application would amend land uses on an approximately 23.1 hectare site within Stage II.

This application proposes a higher projected density for the site than was originally proposed. There is a site to the south that also has an active application to redesignate and that will lower the density of that site, but considered together, there is still a net increase in density. The proposed R-G and R-Gm District is anticipated to accommodate an anticipated 408 housing units (23.91 units per hectare); a net increase of 130 units

A separate land use amendment application to the south, on a 4.32 hectare ± (10.67 acre ±) site (also owned by West Pine Creek Developments), proposes to decrease the number of housing units by approximately 52 units. Combined, there would be an anticipated density increase of 78 dwelling units to the original Legacy Stage II Outline Plan.

Environmental

The environmental impacts of this development were previously reviewed and addressed with the Legacy Stage II Outline Plan (LOC2012-0012). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

Transportation

Regional access is via 210 Avenue SE to the north and via Legacy Circle SE to the rest of the community. Transit service is planned on Legacy Circle SE, with bus stops on this collector roadway. Generally, the road network proposed in the plan area follows the previous outline plan, with the exception of creating new lanes to support the anticipated housing options. The modifications from the original outline plan include a lane to service the south side of Legacy Point Terrace SE, which will remove front driveways along the planned regional pathway on this

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0884

Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP)

roadway. The R-Gm District and lane will remove front driveways on Legacy Circle SE across the street from a school, helping to reduce conflicts between vulnerable users and vehicles.

Utilities and Servicing

The utilities and servicing for this development area have been previously planned with the Legacy Stage II Outline Plan (LOC2012-0012). The proposed minor change in use, density, and layout, does not significantly impact the proposed services for the area which have capacity to service the proposed development. Due to the increase in density and site coverage allowable under the R-G District, some minor adjustments have been made to the overall stormwater management plan to account for the anticipated increase in surface water run-off.

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.

There is no community association in this area. No letters of objection or support from adjacent landowners or the general public were received by Administration. No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP)

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the *Municipal Development Plan* (MDP) identifies the subject site as being within the Developing Residential Area, which includes communities that have an approved Area Structure Plan (ASP). The community is referenced as a Planned Greenfield Community in the MDP with an approved ASP.

The MDP supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures (Section 2.3.1). The mix of housing type can include single detached, duplexes, row houses, attached housing, accessory dwelling units and secondary suites, medium and higher density and mixed-use residential developments. This application proposes a wider range of housing types and densities, which aligns with the intent of the MDP.

East Macleod Area Structure Plan (Statutory – 2007)

The subject site is identified as a Residential Area in the *East Macleod Area Structure Plan* (ASP) on Map 3: Land Use Concept. Single family housing, semi-detached housing, and low to medium density multi-dwelling housing forms of varying heights are anticipated within the Residential Area where determined to be compatible and appropriate.

The ASP also provides direction for the community to achieve sustainability principles, including creating a range of housing opportunities. In addition to single detached dwellings on conventional-sized lots, a mixture of alternative forms of housing are encouraged and supported within the community in order to meet the needs of different income groups and lifestyles. Alternative forms of housing may include, but are not restricted to: semi-detached and duplex dwelling units, multi-dwelling housing, and secondary suites. (Section 8.1.2). The proposed R-G District allows the opportunity for various forms of housing and meets the intent of the ASP.

The minimum density required in the ASP is 17.3 units per gross developable hectare (7 units per gross developable acre). Under the existing Residential – One Dwelling (R-1s) District, the land is anticipated to be developed as approximately 300 single detached dwellings (18.75 units per hectare) with the potential for secondary suite development. The R-G district is anticipated to accommodate 345 residential units (21.56 units per hectare). As a result, an increase of 45 residential units is anticipated. The proposed density exceeds the minimum density requirement of the ASP. The proposed outline plan and land use redesignation are consistent with the policies of the ASP.

Social, Environmental, Economic (External)

The proposed outline plan amendment and land use redesignation provides for a range of residential opportunities that may accommodate the needs of different demographic categories.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0884

Outline Plan Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0161 (OP)

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

This proposal aligns with the applicable policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan*. The changes proposed are minor in nature and will result in an overall increase to the build-out density of the community.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Approved Outline Plan, LOC2012-0012
4. Proposed Outline Plan
5. Proposed Land Use District Map
6. Subdivision Data Sheet

Conditions of Approval

The following conditions shall apply:

Planning:

1. All conditions of the Legacy Stage II Outline Plan (LOC2012-0012) remain applicable to this plan area.

Development Engineering:

2. **Prior to approval of the first Tentative Plan**, submit an electronic version of the updated Slope Stability Reports to the Development Engineering Generalist, for review and acceptance, prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads. The updated reports ("Post Development Stability Review" - Dec 20, 2018; McIntosh – Lalani Engineering Ltd. and "Slope Stability Assessment – West Pine Creek Stage 2" - January 2008; McIntosh – Lalani Engineering Ltd.) shall incorporate, within the relevant sections, all responses related to these reports outlined in the April 04, 2019 letter from McIntosh – Lalani Engineering Ltd.

All parcels shall be developed in accordance with the development restriction recommendations outlined in the final versions of the above noted reports.

3. **Prior to approval of all affected Tentative Plans** (located adjacent to the escarpment), submit a geotechnical letter confirming that the previous slope stability analysis is still valid based on the current information for the proposed subdivision and final building locations, and that the previous slope stability analysis and results still comply with the current requirements of the City of Calgary guidelines for slope stability. The letter is to be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Geotechnical Report.

4. **Prior to approval of all affected Tentative Plans**, provide a conceptual site plan for any lots that are located within 300m of the working area of the Pine Creek Wastewater Treatment Plant. The concept plan must demonstrate that each affected lot is sized appropriately to be developable for the intended use while respecting the requirements of the above setback and the Land Use Bylaw.
5. A portion of the plan area is within 300 metres of the working area of an operating wastewater treatment plant. No schools, hospitals, food establishments, or residences are permitted within 300 metres of the working area of an operating wastewater treatment plant as per Section 12 of the *Subdivision and Development Regulation (AR/2002)*.

Concurrent with the registration of the final instrument of any affected Subdivision Application (or prior to release of an affected Development Permit) execute and register on all affected titles a restrictive covenant by way of caveat prohibiting the development of the restricted uses within 300 metre of the working area

Conditions of Approval

- of the wastewater treatment plant. The agreement and associated right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
6. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
 7. **Prior to the endorsement of any Tentative Plan and/or prior to release of a Development Permit**, the developer is required to execute a Development Agreement. Off-site levies, charges and fees are applicable to all development within the plan area. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca
 8. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to:
 - a. Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b. Construct the underground utilities and surface improvements within and along the boundary of the plan area.
 - c. Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d. Rehabilitate the portions of any public or private lands or infrastructure that are damaged as a result of this development, all to the satisfaction of The City of Calgary.
 9. This development is adjacent to the Bow River and Pine Creek Escarpments. No overland drainage from private lots will be permitted to discharge directly onto the escarpment / ER lands.

Transportation:

10. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to collector roadways for all R-G and R-Gm residential lots. Vehicular access shall be provided via rear lanes. Restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
11. No direct vehicular access shall be permitted to residential streets containing a regional pathway within the boulevard. Restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.

Conditions of Approval

Parks:

12. All relevant Parks' conditions for LOC2012-0012 (Legacy Stage II Outline Plan) remain applicable to this application regarding the interface with the escarpment (including setbacks, grading, slope stability, drainage, pathway, ER damage rehabilitation, etc).

Applicant's Submission

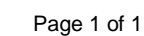
June 27, 2019

On behalf of West Pine Creek Developments Inc. ('WestCreek'), Stantec Consulting Ltd ('Stantec') is pleased to submit the following application on the subject lands are legally described as a portion of the W ½ Sec 8-22-29-W4M.

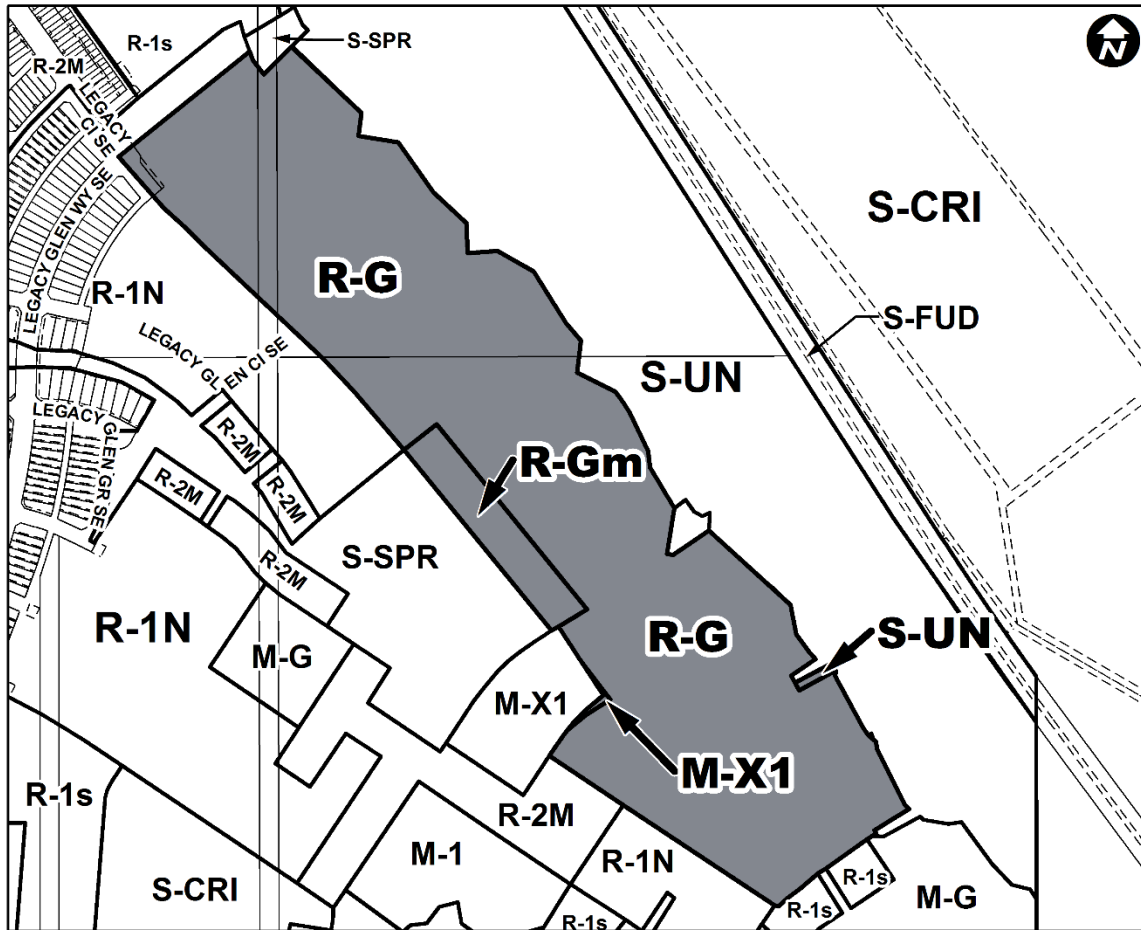
The Outline Plan and Land Use Redesignation (LUR) application pertains to 17.65 ha± (43.60 ac±) along the southeast ridge of the approved Legacy Stage II Outline Plan. Under the existing Residential – Narrow Parcel One Dwelling (R-1N) and Residential – One Dwelling (R-1s) Districts, the lands will be developed as approximately 422 traditional single detached dwellings (18.23 units per hectare) with the potential for secondary suite development. As these lands have a modified grid network with relatively good access, the application proposes to redesignate to the Residential - Low Density Mixed Housing (R-G) (R-Gm) District in order to accommodate an increase in housing density.

The intent of redesignating to the R-G and R-Gm district is to maintain the low density residential character of the area, while being able to accommodate a variety of single and semi-detached options that respond to homebuyer needs at the time of build-out. We have also included some additional lanes to further support semi-detached product and overall housing diversity.

Should this proposal be approved by City Council, the R-G and R-Gm district is anticipated to accommodate 552 housing units (23.91 units per hectare); an increase of 130 units. A separate LUR application regarding adjacent lands in Legacy proposes to decrease the number of housing units by approximately -52 units. Subsequently, when the two LUR applications are combined, they propose an anticipated density increase of 78 housing units to the original Legacy Stage II Outline Plan and better distribute the density over a larger area of the community with superior access/egress.



Proposed Land Use District Map



Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	23.10	57.09
LESS: ENVIRONMENTAL RESERVE	0.56	1.38
LESS: LAND PURCHASE AREA	0	0
NET DEVELOPABLE AREA	22.54	55.71

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	21.35	52.76	378	378
R-Gm	1.70	4.20	30	30
M-X1	0.04	0.10	0	0
Total	22.56	55.76	408	408
Total Residential	22.56	55.76	408	1,736

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	5.45	13.45	23

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0972

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of landowner 1976186 Alberta Ltd (Gerry Isbister) on 2018 August 01. The land use amendment proposes to redesignate approximately 16.20 hectares (40.03 acres) of greenfield land in the southeast community of Pine Creek.

The subject lands are currently designated Special Purpose – Future Urban Development (S-FUD) District. The proposal provides for:

- a number of land uses to accommodate a low density residential development with an open space network that completes the Creekstone neighbourhood and provides a logical extension within the community of Pine Creek;
- approximately 11.34 hectares (28.01 acres) for an anticipated mix of single detached and semi-detached dwellings (R-G, R-2M);
- approximately 3.07 hectares (7.59 acres) for anticipated rowhouse dwellings (R-Gm);
- 1.05 hectares (2.61 acres) of Municipal Reserve intended for a community centre (S-SPR); and
- 0.74 hectares (1.82 acres) of Municipal Reserve, in the form of public open space (S-SPR).

This application has been applied for with the support of a related outline plan application (CPC2019-0973) to provide the future subdivision layout for the site's development. Conditions have been incorporated into the outline plan to effectively address the site's development. The proposed land use amendment has been developed in accordance with the policies of the *West Macleod Area Structure Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed designation of 16.20 hectares \pm (40.03 acres \pm) located at 135 - 210 Avenue SE (Plan 9012587, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0972

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

BACKGROUND

B&A Planning Group on behalf of the landowner 1976186 Alberta Ltd (Gerry Isbister) submitted the subject application to The City on 2018 August 01 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

The subject lands were part of an annexation from Foothills County in 2005, which included the areas now known as Walden, Legacy, Belmont, Yorkville and Pine Creek. Development in these communities is ongoing.

The community of Pine Creek consists of four neighbourhoods: Creekside, Creekstone, Creekview and Creekrise (see Figure 1: Pine Creek Community and Neighbourhoods).

Figure 1: Pine Creek Community and Neighbourhoods



**Planning & Development Report to
Calgary Planning Commission
2019 August 15**

**ISC: UNRESTRICTED
CPC2019-0972**

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

Previously approved and pending outline plan and land use amendment applications within the community of Pine Creek include:

Neighbourhood	Application Number	Location	Application Status
Creekside	LOC2015-0112	West across Sheriff King Street S	Approved in 2017
Creekstone Stage 1	LOC2016-0176	Directly east and south	Approved in 2017
Creekstone Stage 2	LOC2016-0344	East	Approved in 2017
Creekstone Stage 3	LOC2018-0176	Subject site	Subject application seeking approval
Creekrise	LOC2017-0102	Far east	Approved in 2018
Creekview	LOC2017-0068	Far south	Currently under review by Administration

The pending approvals of the subject land use amendment and outline plan application represents the final portion of the neighbourhood of Creekstone.

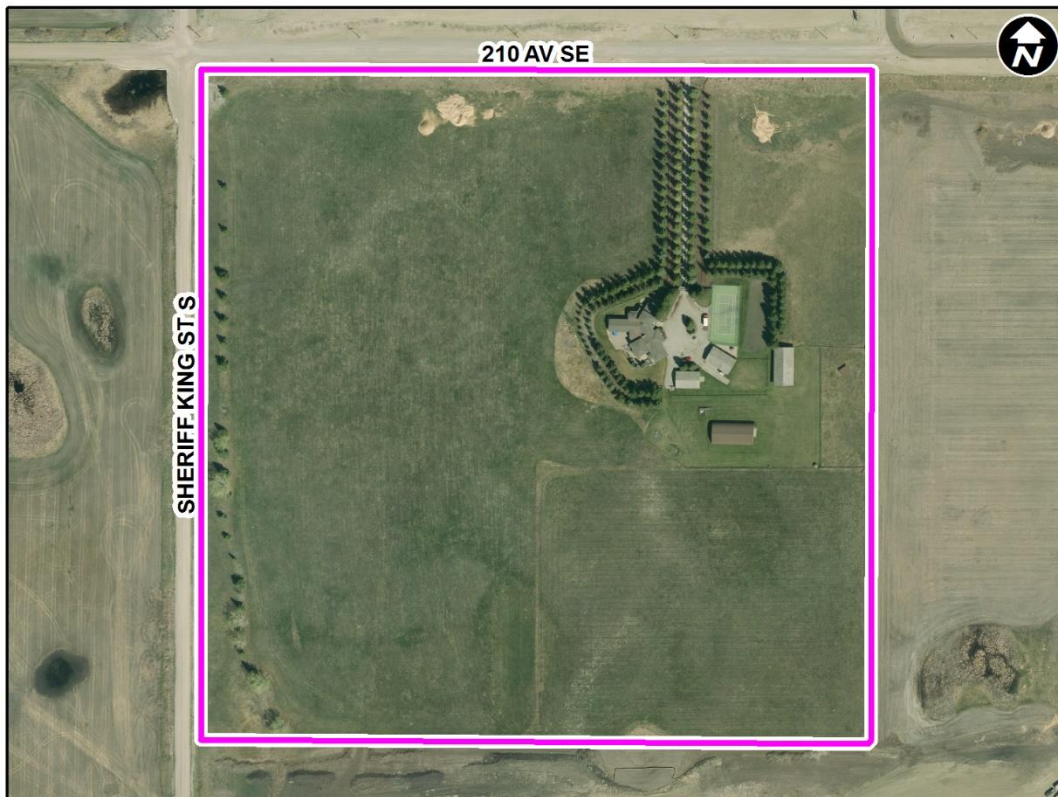
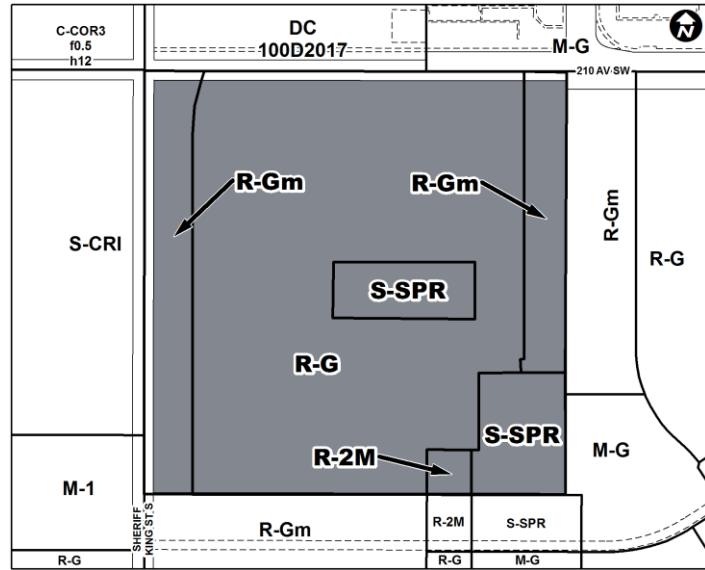
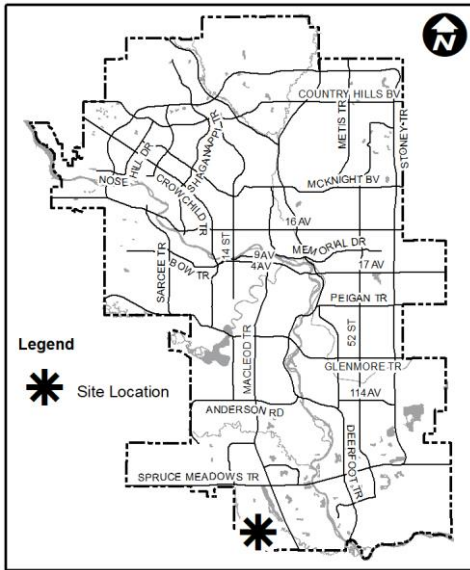
The outline plan and land use amendment application for Creekview is currently under review by Administration and will represent the final neighbourhood in the community of Pine Creek.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0972

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

Location Maps



Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

Site Context

The subject lands, 135 – 210 Avenue SE, are situated in the southeast quadrant of the city in the neighbourhood of Creekstone within the developing community of Pine Creek. The area is approximately 16.20 hectares (40.03 acres) in size and bound by 210 Avenue SE to the north, Sheriff King Street S to west, Creekside Boulevard SE to the south and Creekstone Drive SE to the east. The community of Belmont, as well as the future Light Rail Transit Station and facilities, are located across 210 Avenue SE to the north and northeast. The approved neighbourhood of Creekside is located across Sheriff King Street S to the west while the other approved portions of the Creekstone Stage 1 neighbourhood are located to the east and south.

The adjacent lands of Creekstone Stage 1 consist of a mix of residential parcels, a neighbourhood node, and portions of both a community centre and a school site. The subject application will tie into the approved street and pathway networks of the surrounding area, will complement the mix of residential parcels and will complete the already approved portion of a community centre site.

The subject lands are currently used as a residential acreage and consists of one dwelling, outbuildings and crop land. The land is relatively flat with a gradual slope from the northwest to the southeast.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment, along with the associated outline plan application, will facilitate the development of a residential neighbourhood that will contribute to the growth of the Pine Creek community as envisioned by the policies of the *Municipal Development Plan* and the *West Macleod Area Structure Plan*.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The proposed subdivision of approximately 16.20 hectares (40.03 acres) of land will complete the neighbourhood of Creekstone. In general, the subdivision consists of residential lands and two areas of open space, supported by a modified grid street network, as shown in the attached outline plan (Attachment 2). The proposed plan area is integrated into the overall community through multi-modal connections. The proposed streets and pathways are in line with previously approved surrounding networks. The subdivision design proposes to accommodate a mix of single detached, semi-detached and rowhouses dwellings on a mix of laned and laneless parcels.

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

Although the proposed low density land uses allow for a range of dwelling types, it is anticipated that rowhouses will be located along the eastern and western edges of this development fronting onto Sheriff King Street S and Creekstone Drive SE, with lane access. Single detached dwellings, with a mix of laned and laneless parcels, will be located centrally around the local park space while semi-detached dwellings are envisioned to the west of the community centre site fronting onto the adjoining park space associated with the community centre.

Open Space

Open space for the plan area is provided through two park spaces, with varying roles and functions, offering both passive and active park uses. Both park spaces will be dedicated as Municipal Reserve (MR). The 0.65 hectare (1.60 acre) centrally located local park will provide a playground and open play area. The community centre and surrounding park space is located within two outline plan applications. The associated outline plan encompasses 0.97 hectares (2.41 acres) of the site, while the remaining 0.40 hectares (1.00 acre) will be dedicated to the south as previously approved under LOC2016-0172. In total, the community centre site will be 1.37 hectares (3.41 acres) in size once fully dedicated as MR. Conceptual programming of the site includes a community building, parking, tennis courts, a community garden and an open play area and a potential ice rink. MR acquired as part of the subject application, totaling 1.62 hectares (4.01 acres), provides the 10 percent MR requirement for the plan area.

Pathways

A regional pathway to the north, and multi-use pathways to the east and west of the site, connect the subject neighbourhood to the rest of the Pine Creek community as well as communities of Belmont and Yorkville to the north. Within the plan area itself, there will be a network of sidewalks, walkways and local pathways. This system provides both east-west and north-south connections to the central park space, the community centre site and to the larger network outside the plan area and provide shorter connectivity to transit locations. The 3.0 metre wide walkways also provide breaks within some of the longer block frontages for additional permeability and connectivity.

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement the corresponding outline plan's neighbourhood design, the following land uses are proposed:

- Residential – Low Density Multiple Dwelling (R-2M) District;
- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

The proposed mix of residential districts will provide for a range of low density housing in the form of single detached, semi-detached and rowhouse dwellings. The R-Gm District is identical to the R-G District with the exception of excluding single detached dwellings as a permitted use. The R-2M District will allow for semi-detached, duplexes, rowhouse and townhouse dwellings.

Currently, it is anticipated that semi-detached dwellings will be constructed on the laned R-2M designated parcels fronting onto the adjoining park space with rowhouse dwellings on the R-Gm designated parcels fronting onto Sheriff King Street S and Creekstone Drive SE. A mix of laneless single detached dwellings with front garages and laned single detached dwellings is anticipated on the R-G designated parcels. Due to the other housing types allowed within the proposed districts, the housing types may change prior to construction; however overall densities, as discussed in the following section will need to be maintained.

The S-SPR District will accommodate a local park and the location for a future community centre.

Density

The proposed land uses provide for development that achieves both the *Municipal Development Plan* and the *West Macleod Area Structure Plan* minimum density and intensity targets (population and jobs). This will help to support the future transit and community amenities within the greater area.

The application proposes to accommodate approximately 373 units. This equates to an anticipated residential density of 23 units per hectare (9.3 units per acre). This density range achieves the overall intent of the minimum residential density of 20 units per hectare (8 units per acre) as outlined in the *Municipal Development Plan* for the neighbourhood.

The *West Macleod Area Structure Plan* (Map 7) identifies a minimum Residential Area density of 17.3 units per hectare (7 units per acre) for the subject site. The anticipated residential density of 23 units per hectare (9.3 units per acre) exceeds this minimum density requirement. The breakdown of the density requirements and the anticipated density are shown below in Table 1: Density Requirements.

Table 1: Density Requirements

	Units per Hectare	Units per Acre
MDP requirement: Minimum residential density	20	8
ASP requirement: Minimum Residential Area density	17.3	7
Anticipated residential density per subject application	23	9.3

**Planning & Development Report to
Calgary Planning Commission
2019 August 15**

**ISC: UNRESTRICTED
CPC2019-0972**

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

Intensity

Development for the overall community is required by the *Municipal Development Plan* and *West Macleod Area Structure Plan* to achieve an intensity of 60 to 70 people and jobs per hectare. The subject site is anticipating an intensity of approximately 71.5 people and jobs per hectare.

The *West Macleod Area Structure Plan* (Table 1) identifies a minimum intensity requirement of 61 people and jobs per hectare for Community C and a minimum intensity requirement of 62 people and jobs per hectare for the entire Area Structure Plan area. The anticipated intensity of 71.5 people and jobs per hectare exceeds both intensity targets.

Environmental

The proposed application is located within an undeveloped greenfield area. Historically, the lands have been used for agricultural purposes. A Phase I Environmental Site Assessment was completed for the site. The assessment noted that additional investigation is recommended “in the areas of the above ground storage tanks and the suspected underground septic tank to assess the soil and groundwater quality in the areas”. The report was reviewed by Administration and it was determined that additional investigation was not required at the outline plan / land use amendment stage and can instead occur at the stripping and grading and/or tentative plan stage.

Transportation

Primary access to the subject lands is provided from 210 Avenue SE, Sheriff King Street S and Creekstone Drive SE. The arterial roadway connections which service the plan area, 210 Avenue SW and Sheriff King Street S, connect eastwards to Macleod Trail SE; and northwards to Highway 22X / Stoney Trail SW respectively.

Administration worked with the applicant to develop a transportation network that supports multi-modal connectivity for local and regional trips and completes the street network as detailed in the *West Macleod Area Structure Plan* and existing approved outline plans. The street network internal to the plan is a modified grid pattern and is comprised primarily of residential roads with connections to the adjacent collector and arterial street network.

The existing and proposed street network within and adjacent to the plan area accommodates active modes, transit, and vehicular movements, as well as connections to the regional transportation network. The combination of limited block sizes, pathways and the existing and planned transportation network, provides additional opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

The plan also provides the opportunity to connect to proposed transit service in the area. Public transit will be introduced in phases over time and is expected to include several bus routes running through the *West Macleod Area Structure Plan* lands, providing local and regional

**Planning & Development Report to
Calgary Planning Commission
2019 August 15**

**ISC: UNRESTRICTED
CPC2019-0972**

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

service through and around the plan area. Public transit will be later phased to support the future Red Line extension to the LRT station in the Belmont community.

A combination of the regional pathway system and multi-use pathways within road rights-of-way establishes both strong east-west and north-south connections adjacent to the plan area.

Utilities and Servicing

Water servicing to the site will be provided via connections to mains at 210 Avenue SE and Sheriff King Street S and via the surrounding developments to the east and south.

Sanitary servicing to the site will be provided via connections to Branch C and Phase 2 of the West Pine Creek Sanitary Trunk along 210 Avenue S.

Storm servicing to the site will be provided via a connections to neighbouring developments to the east and south and will be directed to future Pond B which will be located southeast of the plan area in the approved neighbourhood of Creekstone Stage 1 (LOC2016-0172).

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 landowners and the application was advertised online.

The application was circulated to both Ward 13 and Ward 14 Councillors offices. No comments were received.

There is no community association for the subject area and no letters from adjacent landowners or the general public were received.

No public meetings were conducted by the applicant or Administration in direct relation to this application. However, as part of the 2017 policy amendment to the *West Macleod Area Structure Plan*, a public information session was held on 2017 May 25 at the Cardel Rec South in Shawnessy. The event was hosted by The City and included the *West Macleod Area Structure Plan* amendment and the applicable land use amendment and outline plan applications south of 210 Avenue SE and east of Sheriff King Street S. This was a joint event with two other projects, namely the *South Macleod Centre Area Structure Plan* and the North Silverado Outline Plan. In total, the event had approximately 220 members of the public attend. Upon sign in for the event, 18 people out of the 220 came to the event specifically for the West Macleod project. The event was an excellent opportunity for those residents to become informed about future planning projects in the larger area. General feedback from the public regarding the West Macleod projects was positive.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, 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.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0972

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

Strategic Alignment

South Saskatchewan Regional Plan (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 the site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed outline plan and corresponding land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

These lands are subject to the *Intermunicipal Development Plan* (IDP) and as such the application was circulated to Foothills County for comment in accordance with the requirements of the IDP. No comments were received in response to the circulation.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developing – Future Greenfield area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage diversity of housing types, parks to be situated within walkable proximities to residences, and the creation of connected, multi-modal street networks. The proposed outline plan and associated land uses comply with the relevant MDP policies.

South Macleod Trail Regional Policy Plan (Non-Statutory – 2007)

The subject parcel is located within the Residential area as identified on Map 3: Land Use Concept. The proposed application is consistent with the policies of this plan.

West Macleod Area Structure Plan (Statutory – 2014)

The subject lands are identified as Community C on Map 3: Communities and as Residential Area on Map 4: Land Use Concept. Map 4 also depicts small portions of Environmental Open Space Study Area and the location of a community centre in the southeast corner of the subject plan area. The proposed application is consistent with the applicable policies of this plan.

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

Social, Environmental, Economic (External)

The proposed application, and associated outline plan, enables the continuation of development in the community of Pine Creek and provides a future framework for residential development and the location of a community centre. The development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Financial Capacity

Current and Future Operating Budget

As development proceeds in this area, the local infrastructure will be assumed by The City, and as additional services come online, operating costs will be incurred. As this area is considered to be an actively developing community, these costs are incorporated into the One Calgary 2019 - 2022 four year service plan and budget. Operating costs are related to services such as roads, utilities, parks and waste and recycling.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. Additionally, the developer will pay off-site levies, which helps generate funding for the permanent regional infrastructure.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment has been developed in accordance with the objectives of the *Municipal Development Plan*, and more specifically, is in accordance with the policies specified in the *West Macleod Area Structure Plan*.

The proposed land uses and their distribution facilitate a residential neighbourhood that is designed around a central local park and offers a site for a community centre. The land uses provide a variety of residential housing types that contributes to the overall community targets identified in the *West Macleod Area Structure Plan*, provides a logical extension of the Creekstone neighbourhood and contributes to the development of the community of Pine Creek.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize the development on these lands.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0972

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan

Applicant's Submission

April 16, 2019

Introduction

This applicant's submission has been prepared on behalf of Quadra Developments in support of their outline plan and land use amendment. The subject site is located in the southeast quadrant of Calgary, at the southeast corner of 210 Avenue SE and Sheriff King Street S and in the community of Pine Creek. The site comprises approximately 16.2 hectares (40.0 acres) of land that is composed of an acreage and agricultural lands. The site is relatively flat with a gradual slope from northwest to southeast.

Proposed Development

The main aspects of the proposed development include:

- Low Density Mixed Housing (R-GM) district facing boundary roads including Sheriff King Street S and Creekstone Drive SE;
- Low Density Mixed Housing (R-G) district facing interior streets;
- Low Density Multiple Dwelling (R-2M) district facing the proposed community centre site.
- A community centre that is framed by public streets and residential lots and expands the size of the future and adjacent S-SPR(MR) site that is located directly to the south;
- A local park that is framed by streets and rear lots and provides a visual connection to the future park that ends Creekstone Heath SE to the east; and
- A modified grid system of residential streets with a balance of laned and laneless housing product.

The anticipated density of the development is 23.0 uph (9.3 upa). The overall development is intended to be a quiet district within the Pine Creek Community that offers a diversity of low and medium density housing and well-defined park space and amenities within close walking distance of residents.

Policy Considerations

To implement the vision, the subject site is to be redesignated to districts that allow for low and medium density residential and open space land uses. This land use and outline plan application is in alignment with the land use policies of the City of Calgary including the Municipal Development Plan (MDP), South Macleod Trail Regional Policy Plan (SMTRPP) and the West Macleod Area Structure Plan (ASP).

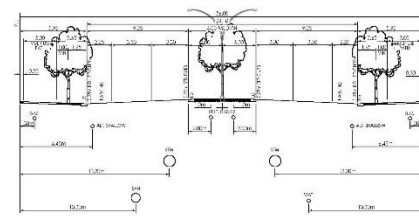
Summary

Quadra will be a welcome addition to south Calgary as it will benefit future and surrounding area residents:

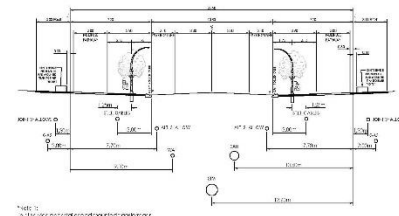
- Residents will be able to choose from a number of different dwelling types and models to help families find a home that meets their particular lifestyle.
- The community will be allowed to evolve overtime to ensure a stable and diverse neighbourhood.
- A community centre will bring the community together through learning, recreation and chance encounters.
- A local park will offer surrounding residents a place to gather and socialize.
- The streets, sidewalks, pathways and transit will accommodate multiple modes of transportation.

These benefits can be realized through the adoption of the proposed land use and outline plan applications. In consideration, the support of Administration, Calgary Planning Commission and Council it is respectfully requested for the Quadra development.

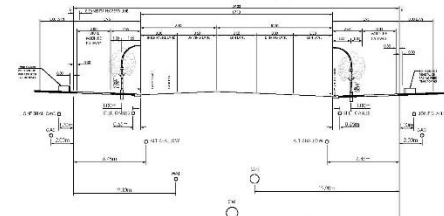
Proposed Outline Plan



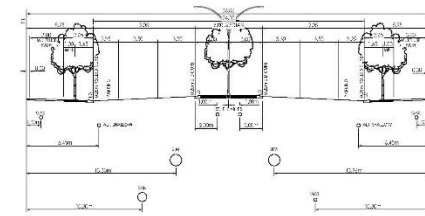
Cross Section A-A: Sheriff King Street S
36m Modified Arterial -
Future Median Widening Reserve (NTS)



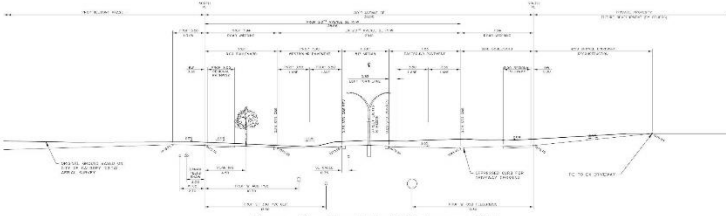
Cross Section: B-B Creekstone Drive SE
25.2m Modified Collector
Parking Both Sides - Multi-use Pathway on Both Sides (NTS)



Cross Section: C-C Creekstone Drive SE
29m Collector Transition (NTS)



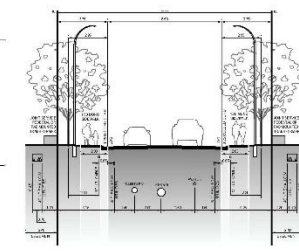
Cross Section D-D: Sheriff King Street S
36m Arterial (NTS)



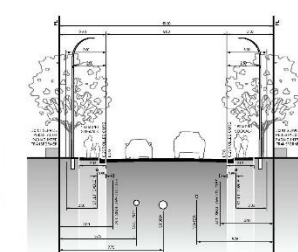
Cross Section E-E: 210 Avenue SE
36m Arterial (NTS)



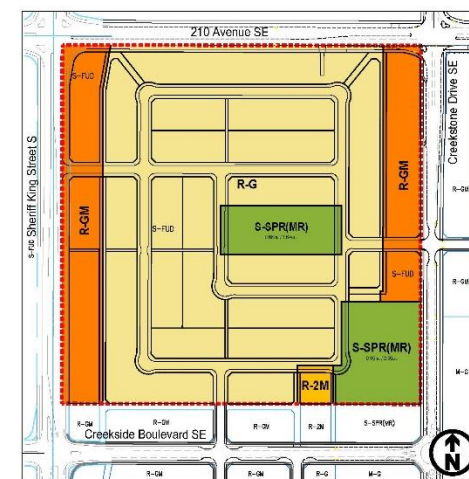
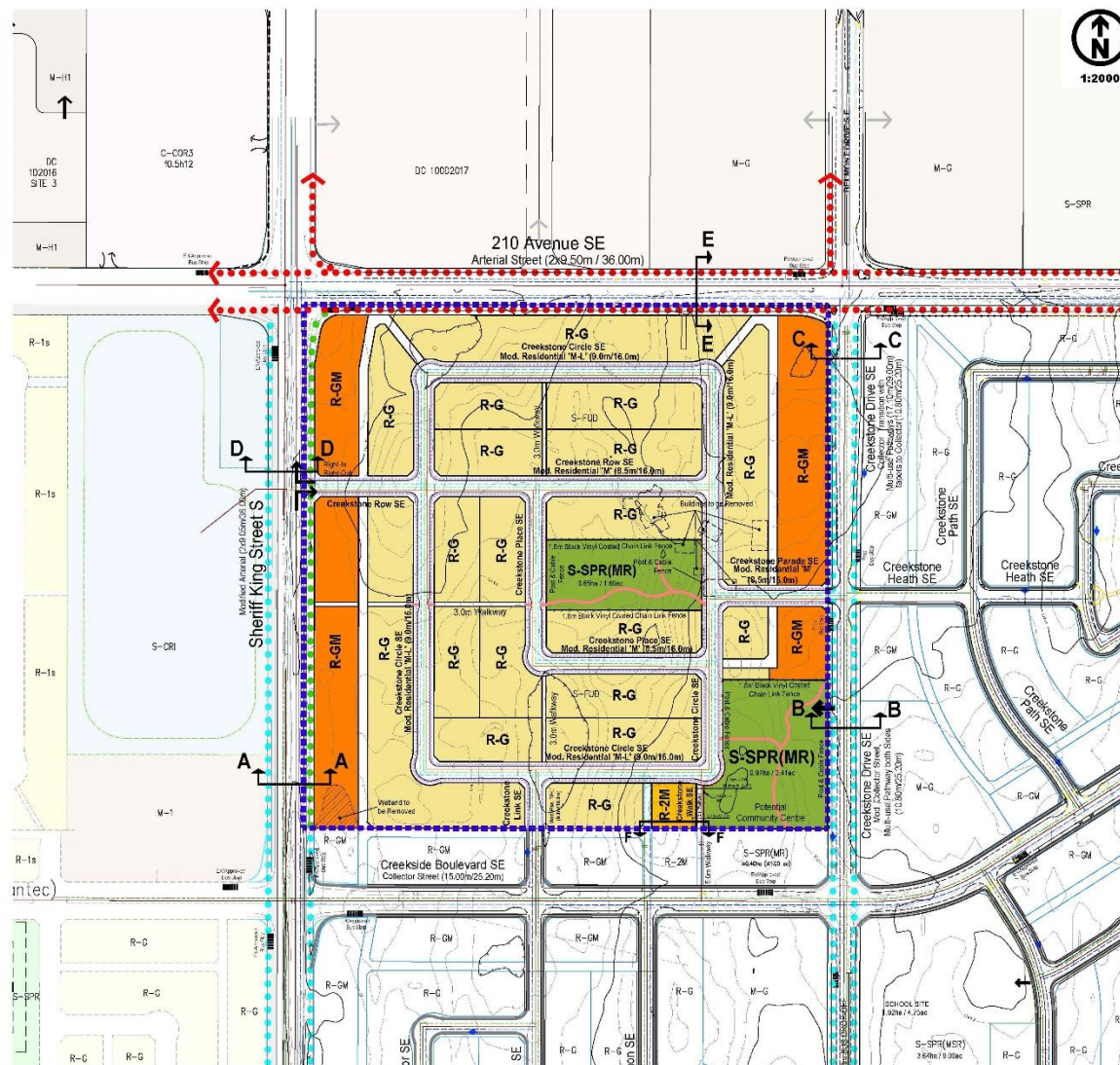
Cross Section: F-F: Creekstone Walk SE
5.0m ROW (NTS)



Mod. Residential Street 'M' 8.5m/16.0m
(NTS)

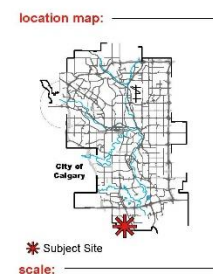


Mod. Residential Street 'M-L' 9.0m/16.0m
(NTS)



Land Use Redesignation
1:3000

From	To	ha	ac
S-FUD	R-G	11.17	27.58
S-FUD	R-GM	3.07	7.59
S-FUD	R-2M	0.17	0.43
S-FUD	S-SPR	1.79	4.43
TOTAL		16.20	40.03



(As Noted)

municipal address: —

135 - 210 Avenue SE

legal description:

Lot 1, Plan 9012587

file description: _____

pre-app:	PE 2018-00848
LOG:	LOG 2018-0173

bylaw no.:	...
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file info: _____

project no.:	C2131
drawn by:	BD
date:	January 2010

start date:	January 2019
current date:	Mar 26, 2019

project: _____

Quadra

Developments

100

sheet title.

Outline Plan & Land Use Redesignation

Reassignment:

exhibit no.: 10

1.0

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0973

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group, on behalf of landowner 1976186 Alberta Ltd (Gerry Isbister), on 2018 August 01. The application proposes a framework for the future subdivision and development of approximately 16.20 hectares (40.03 acres) of greenfield land in the southeast community of Pine Creek. The application provides for:

- a low density residential development with an open space network that completes the Creekstone neighbourhood and provides a logical extension within the community of Pine Creek;
- an anticipated 269 dwelling units within a mix of single detached and semi-detached dwellings (R-G, R-2M);
- an anticipated 104 rowhouse dwelling units (R-Gm);
- 0.97 hectares (2.41 acres) of Municipal Reserve intended for a community centre site (S-SPR);
- 0.65 hectares (1.60 acres) of Municipal Reserve for a local park (S-SPR); and
- the location of future local and major roadways, utilities and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *West Macleod Area Structure Plan* and supports the efficient utilization of land and infrastructure by providing a framework for the future subdivision of new residential districts and open space network recommended in the associated land use application (CPC2019-0972).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 135 - 210 Avenue SE to subdivide 16.20 hectares \pm (40.03 acres \pm), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group, on behalf of landowner 1976186 Alberta Ltd (Gerry Isbister), submitted the subject application to The City on 2018 August 01 and have provided a summary of their proposal in the Applicant's Submission (Attachment 2).

The subject lands were part of an annexation from Foothills County in 2005, which included the areas now known as Walden, Legacy, Belmont, Yorkville and Pine Creek. Development in these communities is ongoing.

The community of Pine Creek consists of four neighbourhoods: Creekside, Creekstone, Creekview and Creekrise (see Figure 1: Pine Creek Community and Neighbourhoods).

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

Figure 1: Pine Creek Community and Neighbourhoods



Previously approved and pending outline plan and land use amendment applications within the community of Pine Creek include:

Neighbourhood	Application Number	Location	Application Status
Creekside	LOC2015-0112	West across Sheriff King Street S	Approved in 2017
Creekstone Stage 1	LOC2016-0176	Directly east and south	Approved in 2017
Creekstone Stage 2	LOC2016-0344	East	Approved in 2017
Creekstone Stage 3	LOC2018-0176	Subject site	Subject application seeking approval
Creekrise	LOC2017-0102	Far east	Approved in 2018
Creekview	LOC2017-0068	Far south	Currently under review by Administration

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0973

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

The pending approvals of the subject land use amendment and outline plan application represents the final portion of the neighbourhood of Creekstone.

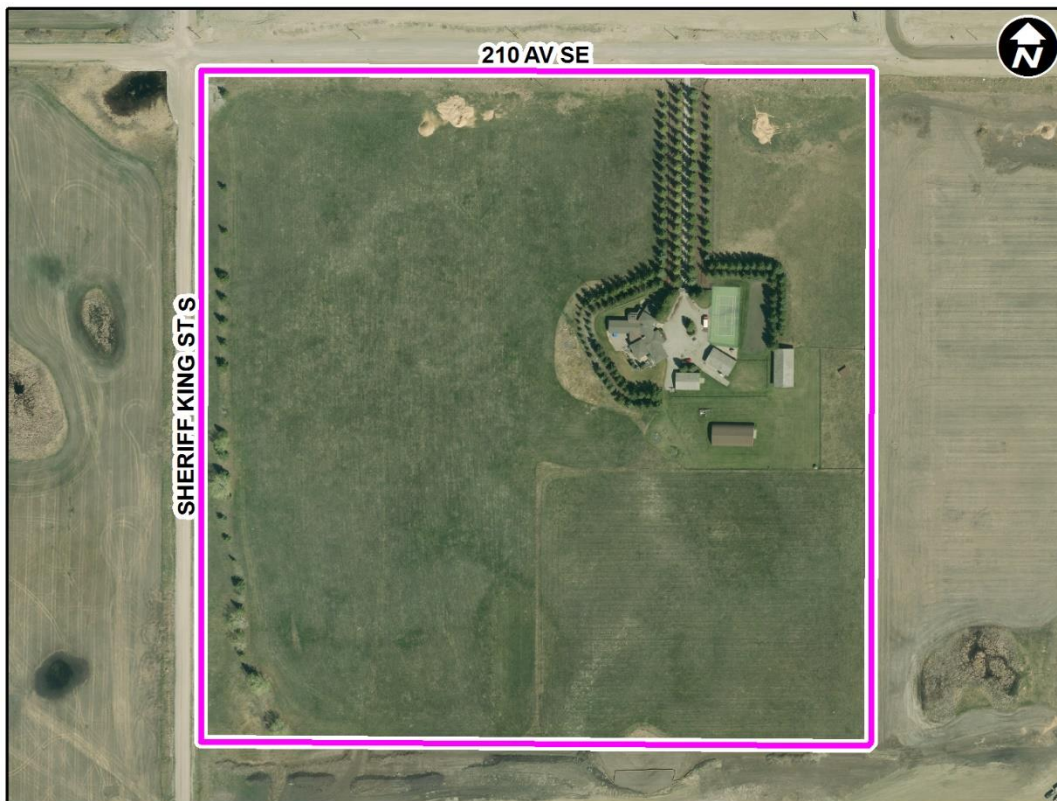
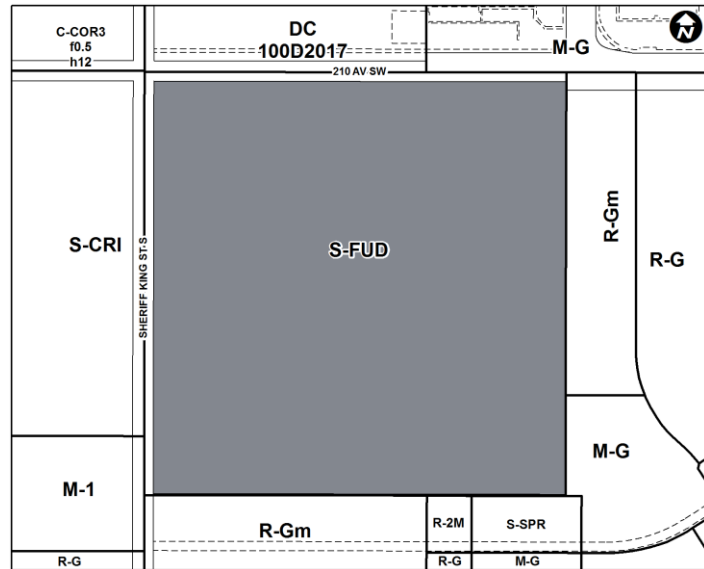
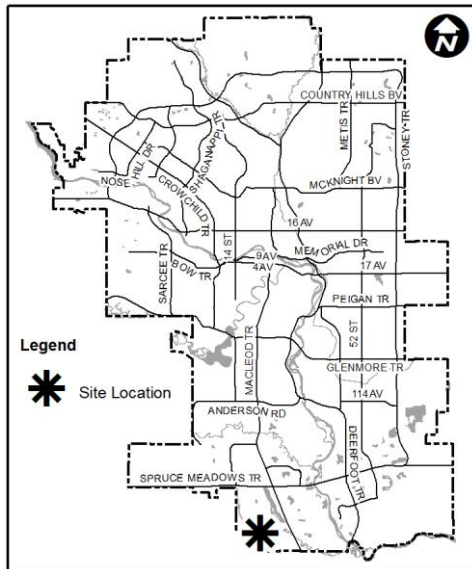
The outline plan and land use amendment application for Creekview is currently under review by Administration and will represent the final neighbourhood in the community of Pine Creek.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

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Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

Location Maps



Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

Site Context

The subject lands, 135 – 210 Avenue SE, are situated in the southeast quadrant of the city in the neighbourhood of Creekstone within the developing community of Pine Creek. The area is approximately 16.20 hectares (40.03 acres) in size and bound by 210 Avenue SE to the north, Sheriff King Street S to west, Creekside Boulevard SE to the south and Creekstone Drive SE to the east. The community of Belmont, as well as the future Light Rail Transit Station and facilities, are located across 210 Avenue SE to the north and northeast. The approved neighbourhood of Creekside is located across Sheriff King Street S to the west while the other approved portions of the Creekstone Stage 1 neighbourhood are located to the east and south.

The adjacent lands of Creekstone Stage 1 consist of a mix of residential parcels, a neighbourhood node, and portions of both a community centre and a school site. The subject application will tie into the approved street and pathway networks of the surrounding area, will complement the mix of residential parcels and will complete the already approved portion of a community centre site.

The subject lands are currently used as a residential acreage and consists of one dwelling, outbuildings and crop land. The land is relatively flat with a gradual slope from the northwest to the southeast.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan (Attachment 3), along with the associated land use amendment application, will facilitate the development of a residential neighbourhood that will contribute to the growth of the Pine Creek community as envisioned by the policies of the *Municipal Development Plan* and the *West Macleod Area Structure Plan*.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The proposed subdivision of approximately 16.20 hectares (40.03 acres) of land will complete the neighbourhood of Creekstone. In general, the subdivision consists of residential lands and two areas of open space, supported by a modified grid street network. The proposed plan area is integrated into the overall community through multi-modal connections. The proposed streets and pathways are in line with previously approved surrounding networks. The subdivision design proposes to accommodate a mix of single detached, semi-detached and rowhouses dwellings on a mix of laned and laneless parcels.

Although the proposed low density land uses allow for a range of dwelling types, it is anticipated that rowhouses will be located along the eastern and western edges of this development fronting onto Sheriff King Street S and Creekstone Drive SE, with lane access. Single detached dwellings, with a mix of laned and laneless parcels, will be located centrally around the local

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

park space while semi-detached dwellings are envisioned to the west of the community centre site fronting onto the adjoining park space associated with the community centre.

Open Space

Open space for the plan area is provided through two park spaces, with varying roles and functions, offering both passive and active park uses. Both park spaces will be dedicated as Municipal Reserve (MR). The 0.65 hectare (1.60 acre) centrally located local park will provide a playground and open play area. The community centre and surrounding park space is located within two outline plan applications. The subject outline plan encompasses 0.97 hectares (2.41 acres) of the site, while the remaining 0.40 hectares (1.00 acre) will be dedicated to the south as previously approved under LOC2016-0172. In total, the community centre site will be 1.37 hectares (3.41 acres) in size once fully dedicated as MR. Conceptual programming of the site includes a community building, parking, tennis courts, a community garden and an open play area and a potential ice rink. MR acquired as part of the subject application, totaling 1.62 hectares (4.01 acres), provides the 10 percent MR requirement for the plan area.

Pathways

A regional pathway to the north, and multi-use pathways to the east and west of the site, connect the subject neighbourhood to the rest of the Pine Creek community as well as communities of Belmont and Yorkville to the north. Within the plan area itself, there will be a network of sidewalks, walkways and local pathways. This system provides both east-west and north-south connections to the central park space, the community centre site and to the larger network outside the plan area and provide shorter connectivity to transit locations. The 3.0 metre wide walkways also provide breaks within some of the longer block frontages for additional permeability and connectivity.

A breakdown of the statistics for the subject outline plan can be found in the Subdivision Data Sheet (Attachment 4).

Land Use

Concurrent with the outline plan is a land use amendment application (Attachment 5) that proposes to redesignate lands from Special Purpose – Future Urban Development (S-FUD) District to a mix of Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. Overall, these districts will provide for a mix of low density residential development and open space.

Density

The outline plan proposes development that achieves both the *Municipal Development Plan* and the *West Macleod Area Structure Plan* minimum density and intensity targets (population and jobs). This will help to support the future transit and community amenities within the greater area.

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

The application proposes to accommodate approximately 373 units. This equates to an anticipated residential density of 23 units per hectare (9.3 units per acre). This density range achieves the overall intent of the minimum residential density of 20 units per hectare (8 units per acre) as outlined in by the *Municipal Development Plan* for the neighbourhood.

The *West Macleod Area Structure Plan* (Map 7) identifies a minimum Residential Area density of 17.3 units per hectare (7 units per acre) for the subject site. The anticipated residential density of 23 units per hectare (9.3 units per acre) exceeds this minimum density requirement.

The breakdown of the density requirements and the anticipated density are shown below in Table 1: Density Requirements.

Table 1: Density Requirements

	Units per Hectare	Units per Acre
MDP requirement: Minimum residential density	20	8
ASP requirement: Minimum Residential Area density	17.3	7
Anticipated residential density per subject application	23	9.3

Intensity

Development for the overall community is required by the *Municipal Development Plan* and *West Macleod Area Structure Plan* to achieve an intensity of 60 to 70 people and jobs per hectare. The subject site is anticipating an intensity of approximately 71.5 people and jobs per hectare.

The *West Macleod Area Structure Plan* (Table 1) identifies a minimum intensity requirement of 61 people and jobs per hectare for Community C and a minimum intensity requirement of 62 people and jobs per hectare for the entire Area Structure Plan area.

The anticipated intensity of 71.5 people and jobs per hectare exceeds both the *Municipal Development Plan* and Area Structure Plan intensity targets.

Environmental

The proposed application is located within an undeveloped greenfield area. Historically, the lands have been used for agricultural purposes. A Phase I Environmental Site Assessment was completed for the site. The assessment noted that additional investigation is recommended “in the areas of the above ground storage tanks and the suspected underground septic tank to assess the soil and groundwater quality in the areas”. The report was reviewed by Administration and it was determined that additional investigation was not required at the outline

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

plan / land use amendment stage and can instead occur at the stripping and grading and/or tentative plan stage.

Transportation

Primary access to the subject lands is provided from 210 Avenue SE, Sheriff King Street S and Creekstone Drive SE. The arterial roadway connections which service the plan area, 210 Avenue SW and Sheriff King Street S, connect eastwards to Macleod Trail SE; and northwards to Highway 22X / Stoney Trail SW respectively.

Administration worked with the applicant to develop a transportation network that supports multi-modal connectivity for local and regional trips and completes the street network as detailed in the *West Macleod Area Structure Plan* and existing approved outline plans. The street network internal to the plan is a modified grid pattern and is comprised primarily of residential roads with connections to the adjacent collector and arterial street network.

The existing and proposed street network within and adjacent to the plan area accommodates active modes, transit, and vehicular movements, as well as connections to the regional transportation network. The combination of limited block sizes, pathways and the existing and planned transportation network, provides additional opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

The plan also provides the opportunity to connect to proposed transit service in the area. Public transit will be introduced in phases over time and is expected to include several bus routes running through the *West Macleod Area Structure Plan* lands, providing local and regional service through and around the plan area. Public transit will be later phased to support the future Red Line extension to the LRT station in the Belmont community.

A combination of the regional pathway system and multi-use pathways within road rights-of-way establishes both strong east-west and north-south connections adjacent to the plan area.

Utilities and Servicing

Water servicing to the site will be provided via connections to mains at 210 Avenue SE and Sheriff King Street S and via the surrounding developments to the east and south.

Sanitary servicing to the site will be provided via connections to Branch C and Phase 2 of the West Pine Creek Sanitary Trunk along 210 Avenue S.

Storm servicing to the site will be provided via a connection to neighbouring developments to the east and south and will be directed to future Pond B which will be located southeast of the plan area in the approved neighbourhood of Creekstone Stage 1 (LOC2016-0172).

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0973

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

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 landowners and the application was advertised online.

The application was circulated to both Ward 13 and Ward 14 Councillors offices. No comments were received.

There is no community association for the subject area and no letters from adjacent landowners or the general public were received.

No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application. However, as part of the 2017 policy amendment to the *West Macleod Area Structure Plan*, a public information session was held on 2017 May 25 at the Cardel Rec South in Shawnessy. The event was hosted by The City and included the *West Macleod Area Structure Plan* amendment and the applicable land use amendment and outline plan applications south of 210 Avenue SE and east of Sheriff King Street S. This was a joint event with two other projects, namely the *South Macleod Centre Area Structure Plan* and the North Silverado Outline Plan. In total, the event had approximately 220 members of the public attend. Upon sign in for the event, 18 people out of the 220 came to the event specifically for the West Macleod project. The event was an excellent opportunity for those residents to become informed about future planning projects in the larger area. General feedback from the public regarding the West Macleod projects was positive.

Strategic Alignment

South Saskatchewan Regional Plan (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 the site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed outline plan and corresponding land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

These lands are subject to the *Intermunicipal Development Plan* (IDP) and as such the application was circulated to Foothills County for comment in accordance with the requirements of the IDP. No comments were received in response to the circulation.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0973

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developing – Future Greenfield area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage diversity of housing types, parks to be situated within walkable proximities to residences, and the creation of connected, multi-modal street networks. The proposed outline plan and associated land uses comply with the relevant MDP policies.

South Macleod Trail Regional Policy Plan (Non-Statutory – 2007)

The subject parcel is located within the Residential area as identified on Map 3: Land Use Concept. The proposed application is consistent with the policies of this plan.

West Macleod Area Structure Plan (Statutory – 2014)

The subject lands are identified as Community C on Map 3: Communities and as Residential Area on Map 4: Land Use Concept. Map 4 also depicts small portions of Environmental Open Space Study Area and the location of a community centre in the southeast corner of the subject plan area. The proposed outline plan is consistent with the applicable policies of this plan.

Social, Environmental, Economic (External)

The proposed outline plan, and associated land use amendment application, enables the continuation of development in the community of Pine Creek and provides a future framework for residential development and the location of a community centre. The development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Financial Capacity

Current and Future Operating Budget

As development proceeds in this area, the local infrastructure will be assumed by The City, and as additional services come online, operating costs will be incurred. As this area is considered to be an actively developing community, these costs are incorporated into the One Calgary 2019 - 2022 four year service plan and budget. Operating costs are related to services such as roads, utilities, parks and waste and recycling.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. Additionally, the developer will pay off-site levies, which helps generate funding for the permanent regional infrastructure.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0973

Outline Plan in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176 (OP)

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* and the *West Macleod Area Structure Plan* supporting the efficient utilization of land and infrastructure by providing an outline for the future subdivision of new residential districts and open space network recommended in the associated land use application.

The proposal allows for a residential neighbourhood with a mix of low density residential that achieves the minimum residential density requirements identified in the *West Macleod Area Structure Plan*, provides a logical extension of the Creekstone neighbourhood and contributes to the development of the community of Pine Creek.

The Conditions of Approval (Attachment 1) effectively implements the technical aspects of the plan area's future development.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District Map

Conditions of Approval

The following Conditions of Approval shall apply:

Planning:

1. The existing buildings shall be removed prior to subdivision endorsement.
2. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure/Community Plan and Municipal Development Plan.
3. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
4. Municipal Reserves are required in the amount of 10% after dedication of Environmental Reserve as per Section 665 of the Municipal Government Act. Reserve dedication and allocation (cash-in-lieu) to be determined at the Joint Use Coordinating Committee (J.U.C.C.) as part of the Outline Plan review.
5. Compensation for over-dedication of reserves is deemed to be \$1.
6. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles **concurrently with the registration of the final instrument**.
7. Prior to approval of any affected Tentative Plan and / or submission of construction drawings, the proposed street names shall be submitted and approved, to the satisfaction of the Subdivision Authority. The new street name will need Council approval prior to endorsement of the legal plan.
8. For development on the R-2M parcel, south of Creekstone Circle SE and west side of the MR parcel, all dwelling units must front onto and be oriented to the 5.0 metre walkway and MR parcel (not the lane). The northernmost dwellings unit on the aforementioned R-2M parcel must address the frontage along Creekstone Circle SE and the MR parcel frontage with equal treatment given to both elevations.

Development Engineering:

9. The Phase I Environmental Site Assessment conducted by Stantec Consulting Ltd., Job No. 116500525, dated July 27, 2018 recommended that a Phase II Environmental Site Assessment be completed "in the areas of the AST and the suspected underground septic tank to assess the soil and groundwater quality". Where deemed necessary by City of Calgary Environmental and Safety Management, **prior to approval of the affected stripping and grading development permit and/or the affected tentative plan**, a Phase II Environmental Site Assessment will be required to the satisfaction of Environmental and Safety Management and Development Engineering.
10. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):

Conditions of Approval

- Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML8724), dated October 29, 2018.
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8724), dated July 9, 2018.
11. The phasing plan received on March 28, 2019 indicates several roads which may be considered overlong and may require turn-around bulbs/emergency access/secondary access. Please note the following criteria:
- Roads that are 90m to 120m in length require a turn-around bulb.
 - Roads that are 120m to 200m in length require an emergency access.
 - Roads that are greater than 200m in length require a secondary public access.
12. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
13. Prior to approval of the construction drawings, coordinate with the developer to the south to ensure that right-of-way and utilities are in alignment at the garden lot (R-2M) location.
14. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
15. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit (except for stripping and grading)**, execute a Development Agreement. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-2493 or email david.berge@calgary.ca.
16. **Prior to endorsement of the final instrument**, the Developer shall make payment to Mattamy (Burgess) Limited, United West Macleod I Lands Limited Partnership, and United Acquisition II Corp. for their share of the West Pine Creek Phase II Sanitary Trunk Construction Agreement.
17. Make satisfactory cost sharing arrangements with United Acquisition II Corp for part cost of the existing storm sewer and water main installed in 210 Avenue SE that was constructed by United Acquisition II Corp under Belmont Phase 1 (DA2017-0022)
18. Off-site levies, charges and fees are applicable. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-3509 or email kyle.ross@calgary.ca.
19. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
- a) Install the offsite sanitary sewers, storm sewers and water mains and construct the

Conditions of Approval

offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

- b) Construct and/or make satisfactory cost-sharing arrangements for the underground utilities and surface improvements in the south two lanes of the four (4) lane divided major within 210 Avenue SE, along the north boundary of the plan area.
- c) Construct and/or make satisfactory cost-sharing arrangements with United Acquisition II Corp for part cost of the construction of the underground utilities and surface improvements within the boundary half of Sheriff King Street S, along the west boundary of the plan area.
- d) Construct and/or make satisfactory cost-sharing arrangements with United Acquisition II Corp for part cost of the construction of the underground utilities and surface improvements within the boundary half of Creekstone Drive SE, along the east boundary of the plan area.
- e) Construct the underground utilities and surface improvements within and along the boundaries of the plan area.
- f) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots where they abut 210 Avenue SE, Sheriff King Street S, and Creekstone Drive SE, along the boundaries of the plan area.
- g) Construct the MR within the plan area.
- h) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

- 20. The West Macleod Global TIA (prepared by Stantec June 2015) has been completed and the Regional Transportation network infrastructure required to support development throughout the plan area up to 7,300 units and 200,000 SF commercial is defined as follows:
 - At-grade intersection of Macleod Trail and 210 Avenue S
 - At-grade intersection of Macleod Trail and 194 Avenue S
 - 210 Avenue SE – four (2-2) paved lanes from Macleod Trail to Sheriff King Street
 - 194 Avenue SE – four (2-2) paved lanes from Macleod Trail to Sherriff King Street
 - Sherriff King Street – four (2-2) paved lanes from 210 Avenue to Stoney Trail
- 21. **Prior to endorsement of the first Tentative Plan**, the regional transportation network infrastructure must be “available,” and connects the Outline Plan area with Macleod Trail and/or 22X, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP) and Area Structure Plan.

“Available” is defined as follows:

Conditions of Approval

- The ability to construct or provide a financial contribution for construction of the Regional Transportation Network infrastructure required to provide a connection to the Tentative Plan; and
- The ability to construct or provide financial contribution for construction of a pedestrian / active modes system to service the Tentative Plan.

Prior to endorsement of the first Tentative Plan, the Developer shall update the Development Agreement to reflect construction of or payment for required infrastructure to the satisfaction of the Director, Transportation Planning.

22. **Prior to Endorsement of each Tentative Plan**, the developer shall contribute to the costs to upgrade the intersections of Macleod Trail / 194 Avenue S and Macleod Trail / 210 Avenue S based on the transportation impact assessment recommendations for the west and east Macleod area. The cost sharing contribution is estimated at \$190,000 and will be confirmed during Tentative Plan applications. The estimate is determined from the number of single family lots, multi-family units (based on Outline Plan maximums) and square footage of commercial space in the Tentative Plan area.

The details of this requirement are defined by the “West Macleod Global Transportation Impact Assessment” – Stantec, June 25, 2015 and Authentication Page stamped by Dale Lynch August 28, 2015. The purpose is to facilitate interim improvements at Macleod Trail & 194th Avenue SW and Macleod Trail & 210 Avenue SW to support development in the West Macleod area.

23. **In conjunction with the first Tentative Plan and for any subsequent tentative plans**, two connections from the affected tentative plan to the Regional Transportation Network must be constructed and open to the public and built to City standards. These connections are defined as:
- a. 210 Avenue SE / Creekstone Drive SE
 - b. 210 Avenue SE / Sheriff King Street S

Offsite requirements to connect roadways within the plan area to the transportation system may be required and will be determined at each tentative plan and will be based upon City Access requirements. Further Transportation Analysis may be required.

24. **In conjunction with the Initial Tentative Plan**, the Developer shall dedicate and construct the boundary half of Sheriff King Street S along the west boundary of the Outline Plan, from the south boundary of the Outline Plan to 210 Avenue SE, inclusive. Sheriff King Street S and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
25. **In conjunction with the Initial Tentative Plan**, the Developer shall dedicate and construct the boundary half of 210 Avenue SE along the north boundary of the Outline Plan, from Sheriff King Street S to Creekstone Drive SE, inclusive. 210 Avenue SE and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

26. **In conjunction with each Tentative Plan**, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Director,

Conditions of Approval

Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.

The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.

27. **In conjunction with the applicable Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
28. **In conjunction with the applicable Tentative Plan**, all roads and intersections within the plan area shall be located, designed, constructed and dedicated at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
29. **In conjunction with the applicable Tentative Plan or Development Permit** for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
 - Where commercial areas are concentrated;
 - Where the grades and site lines are compatible to install bus zones; and
 - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
30. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning **concurrent with the final instrument** prohibiting the construction of front driveways over the bus loading area(s).
31. No direct vehicular access shall be permitted to or from 210 Avenue SE, Sheriff King Street S and Creekstone Drive SE; and a restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
32. In order to minimize impact to pedestrians and the public realm, curb cuts shall not be permitted on residential streets with rolled curb and monolithic sidewalk.
33. No direct vehicular access shall be permitted to residential streets containing a regional pathway within the boulevard. Restrictive covenants shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
34. **In conjunction with the applicable Tentative Plan or Development Permit**, a noise attenuation study for the residential adjacent to 210 Avenue SE and Sheriff King Street S, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Conditions of Approval

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

35. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
36. **In conjunction with the applicable Tentative Plan**, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
37. **In conjunction with the applicable Tentative Plan or Development Permit**, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
38. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the Developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.
39. **In conjunction with the applicable Tentative Plan or Development Permit**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
40. **In conjunction with the applicable Tentative Plan or Development Permit**, all community entrance features must be located outside the public right-of-way.
41. **Prior to approval of construction drawings and permission to construct surface improvements**, the Developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands.
42. Construction cost/obligations for all roads adjacent to the outline plan area to be confirmed with Transportation Planning, prior to the first Tentative Plan. **Prior to endorsement of the first Tentative Plan**, the Developer shall update the Development Agreement to reflect confirmed construction cost/obligations as required by the Director, Transportation Planning.
43. No direct vehicular access shall be permitted to crosswalk/wheel chair ramp locations for any proposed T intersections. Restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
44. Access for R-GM sites shall be designed to the satisfaction of the Director, Transportation Planning.

Conditions of Approval

45. Prior to the approval of affected Tentative Plan, the developer shall ensure that all pathways from S-SPR (MR) land have a direct pedestrian connection by sidewalk or pathway to the desired crossing at the intersections.
46. Mid-block Crossings:
 - a. Curb bump outs shall be built, at a minimum, at all proposed mid-block crossing locations to the satisfaction of the Director, Transportation Planning.
 - b. Approach grades for all proposed mid-block crossing locations shall be no more than 4%.
 - c. **In conjunction with the affected Tentative Plan**, the Developer shall perform a warrant analysis for pedestrian activated crossing signals at all proposed mid-block crossing locations to the satisfaction of the Director, Transportation Planning. Should pedestrian activation crossing signals be required, the Developer shall provide a Letter of Credit for these signals. The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit.

Parks:

47. During Engineering Construction Design and **prior to endorsement of the affected tentative plan** ensure that the street light cable has a 1.0 metre minimum offset from the proposed boulevard trees.
48. Fencing adjacent to Park parcels (MR) shall be 1.2 metre chain link and will be confirmed during the landscape construction drawing process.
49. **Prior to Endorsement of the tentative plan**, submit detailed landscape construction drawings for the proposed development on municipal reserve / Parks parcel to the Parks Development Coordinator for review and approval. Please contact the Parks Development Coordinator at 403-268-1334 or 403-268-1376 for further information.
50. At Development Permit of the R-2M Residential – Low Density Multiple Dwelling District site, submit a Development Permit to the City of Calgary for the wayfinding sign (located within the 0.97 ha/2.41 ac MR – Municipal Reserve) as identified within LOC2018-0176 for Calgary Parks review and approval.
51. Utility Right of Ways will not be permitted in any proposed MR parcels.
52. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' **Development Guidelines and Standard Specifications – Landscape Construction** (current version), including setback requirements, to the satisfaction of the Director, Parks.
53. Street trees within boulevards should be provided according to The City of Calgary's Complete Streets Guide.
54. Further comments on the proposed local pathway connections and alignments may follow at the landscape construction drawing submission phase.

Conditions of Approval

55. Proposed community gardens will require a license of occupation.
56. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide Parks with a copy of the *Water Act* approval, issued by Alberta Environment and Parks, for the proposed wetland disturbance.
57. Until receipt of the *Water Act* approval by the applicant from Alberta Environment and Parks, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
58. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.
59. There are no HRV's (Historic Resource Value) sites associated with this land however any development in subject to Section 31 of the Historical Resources Act. A person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery: <https://www.alberta.ca/report-archaeological-find.aspx>

Applicant's Submission

April 16, 2019

Introduction

This applicant's submission has been prepared on behalf of Quadra Developments in support of their outline plan and land use amendment. The subject site is located in the southeast quadrant of Calgary, at the southeast corner of 210 Avenue SE and Sheriff King Street S and in the community of Pine Creek. The site comprises approximately 16.2 hectares (40.0 acres) of land that is composed of an acreage and agricultural lands. The site is relatively flat with a gradual slope from northwest to southeast.

Proposed Development

The main aspects of the proposed development include:

- Low Density Mixed Housing (R-GM) district facing boundary roads including Sheriff King Street S and Creekstone Drive SE;
- Low Density Mixed Housing (R-G) district facing interior streets;
- Low Density Multiple Dwelling (R-2M) district facing the proposed community centre site.
- A community centre that is framed by public streets and residential lots and expands the size of the future and adjacent S-SPR(MR) site that is located directly to the south;
- A local park that is framed by streets and rear lots and provides a visual connection to the future park that ends Creekstone Heath SE to the east; and
- A modified grid system of residential streets with a balance of laned and laneless housing product.

The anticipated density of the development is 23.0 uph (9.3 upa). The overall development is intended to be a quiet district within the Pine Creek Community that offers a diversity of low and medium density housing and well-defined park space and amenities within close walking distance of residents.

Policy Considerations

To implement the vision, the subject site is to be redesignated to districts that allow for low and medium density residential and open space land uses. This land use and outline plan application is in alignment with the land use policies of the City of Calgary including the Municipal Development Plan (MDP), South Macleod Trail Regional Policy Plan (SMTRPP) and the West Macleod Area Structure Plan (ASP).

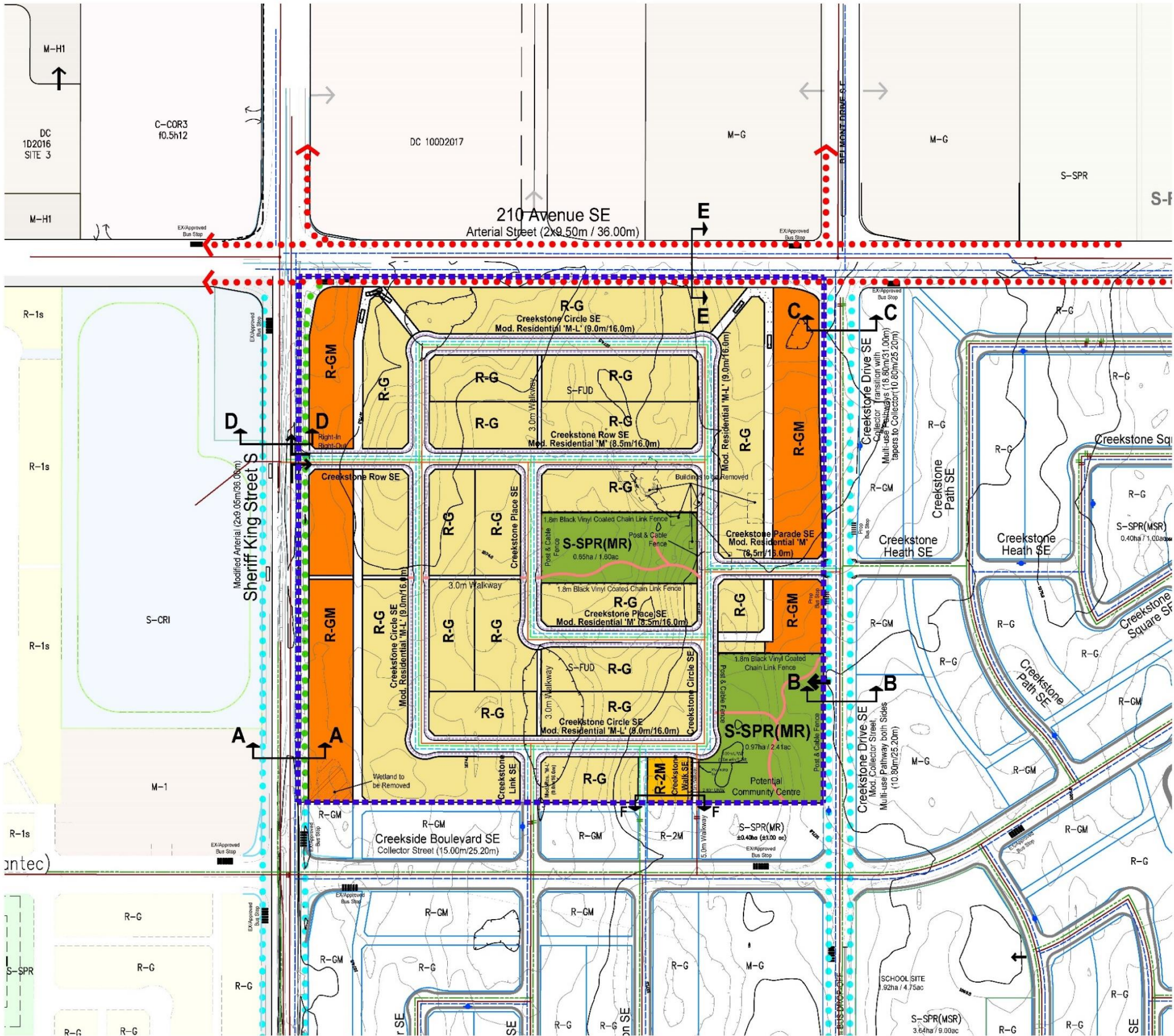
Summary

Quadra will be a welcome addition to south Calgary as it will benefit future and surrounding area residents:

- Residents will be able to choose from a number of different dwelling types and models to help families find a home that meets their particular lifestyle.
- The community will be allowed to evolve overtime to ensure a stable and diverse neighbourhood.
- A community centre will bring the community together through learning, recreation and chance encounters.
- A local park will offer surrounding residents a place to gather and socialize.
- The streets, sidewalks, pathways and transit will accommodate multiple modes of transportation.

These benefits can be realized through the adoption of the proposed land use and outline plan applications. In consideration, the support of Administration, Calgary Planning Commission and Council it is respectfully requested for the Quadra development.

Proposed Outline Plan



1:3000

owner: 197186 Alberta Ltd.
Attn Gerry Isbister

- legend:
- Outline Plan Boundary
 - Contour Interval 0.5m
 - Prop 1.50m Conc. Mono Sidewalk
 - Prop 3.0m Multi-Use Pathway
 - Prop 2.5m Local Pathway
 - Ex/Approved 3.0m Regional Pathway (By Others)
 - Ex/Approved 3.0m Multi-use Pathway (By Others)
 - Approved Sidewalks (By Others)
 - Ex/Approved Bus Pad Location (By Others)
 - Proposed Bus Pad Location
 - Buildings to be Removed
 - Wetland to be Removed
 - Potential Access
 - Wayfinding Sign

Deep Services - Proposed

- Water Main
- Storm Sewer
- Sanitary Sewer

Deep Services - Existing/Approved

- Water Main
- Storm Sewer
- Sanitary Sewer
- Fire Hydrant

Notes:
Residential roads are:
laneless (8.5m/16.0m), laned (9.0m/16.0m) unless otherwise noted.
All lanes are 7.0m wide unless otherwise noted.
All Corners are Designed to a 12.0m Centreline of the Roadway Turning Radius.

A Development Permit will be required for the proposed sign which complies with the City of Calgary Land Use Bylaw 1P2007 requirements and will be subject to Calgary Parks review and approval during the Landscape Construction Drawing process.

file description:

pre-app: PE 2018-00848
LOC: LOC 2018-0176
bylaw no.: --

location map:



* Subject Site



prime consultant:

B&A Planning Group
600, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bapg.ca
t: 403 269 4733 f: 403 262 4480

copyright:

Any reproduction or distribution for any purpose other than authorized by B&A Planning Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing.

client:



Quadra Developments Limited Partnership

no:	date:	description:
1	Jan 2018	Set up File
2	Jan 2019	Revisions
3	Feb 2019	Revisions
4	March 2019	Revisions / Resubmission

municipal address:

135 - 210 Avenue SE

legal description:

Lot 1, Plan 9012587

file info:

project no.: C2131
drawn by: BD
start date: January 2018
current date: Jun 28, 2019

project:

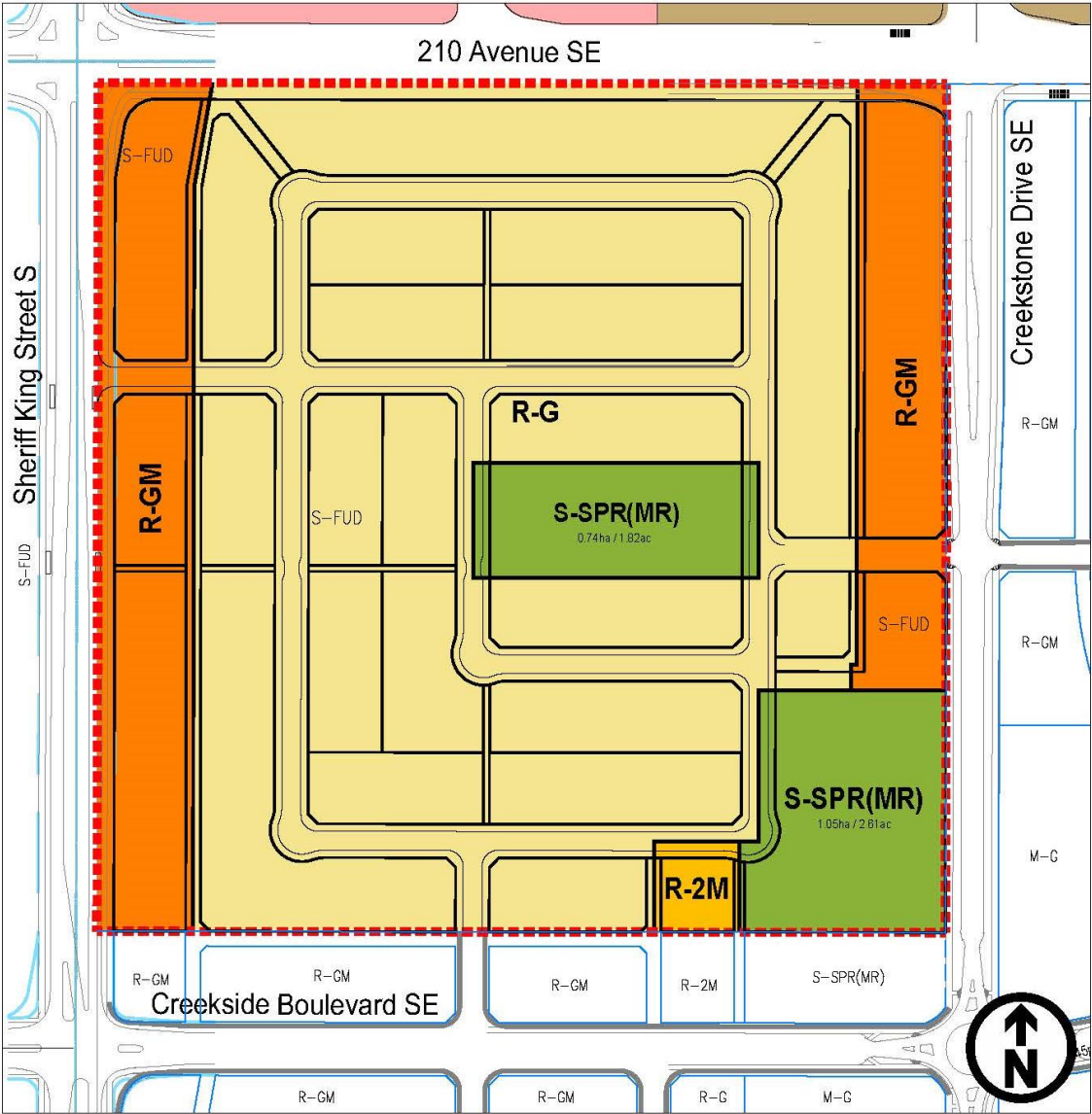
Quadra Developments

sheet title:

Outline Plan

exhibit no.: **1.0**

Proposed Outline Plan



Land Use Redesignation
1:3000

OUTLINE PLAN STATISTICS						
	lot width/ units per acre	frontage	Hectares Acres		Number of lots/units	% of GDA
	(m)/upa	(m)	(+/-)	(+/-)		
TOTAL OUTLINE PLAN AREA (GDA)			16.20	40.03		100.0%
RESIDENTIAL			10.06	24.85		62.1%
Single Family			10.06	24.85		
Low Density Multiple Dwelling (Semi-detached Laned) R-2M						
Anticipated number of lots based on 7.31m lot width	7.31	35	0.12	0.30	4	
Maximum number of lots based on min lot width 5.00m	5.00				7	
Low Density Mixed Housing (Single-detached Front Drive) R-G (laneless)						
Anticipated number of lots based on 8.84m lot width	8.84	1525.15	5.41	13.37	172	
Maximum number of lots based on min lot width 6.00m	6.00				254	
Low Density Mixed Housing (Single-detached Laned) R-G						
Anticipated number of lots based on 7.62m lot width	7.62	710.59	2.23	5.52	93	
Maximum number of lots based on min lot width 6.00m	6.00				118	
Low Density Mixed Housing (Rowhouses) R-GM						
Anticipated number of lots based on 6.09m lot width	6.09	635.95	2.29	5.66	104	
Maximum number of lots based on min lot width 5.00m	5.00				127	
Total frontage		2906.69				
Total Number of Units						
Anticipated					373	
Maximum					506	
Density						
Anticipated					23.0	uph
Maximum					31.2	uph
CREDIT OPEN SPACE S-SPR			1.62	4.01		10.0%
ROADWAYS AND LANES			4.52	11.18		27.9%

Land Use Redesignation Statistics			
From	To	ha	ac
S-FUD	R-G	11.17	27.58
S-FUD	R-GM	3.07	7.59
S-FUD	R-2M	0.17	0.43
S-FUD	S-SPR	1.79	4.43
TOTAL		16.20	40.03

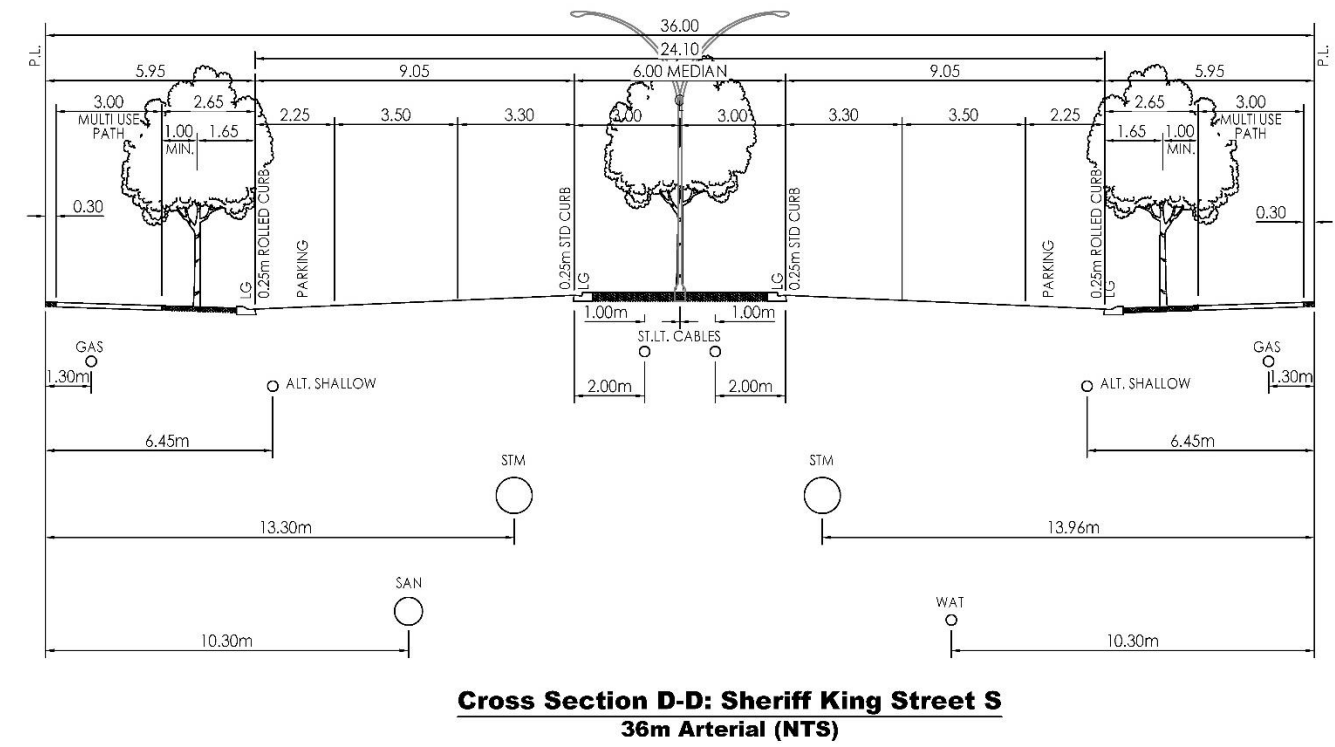
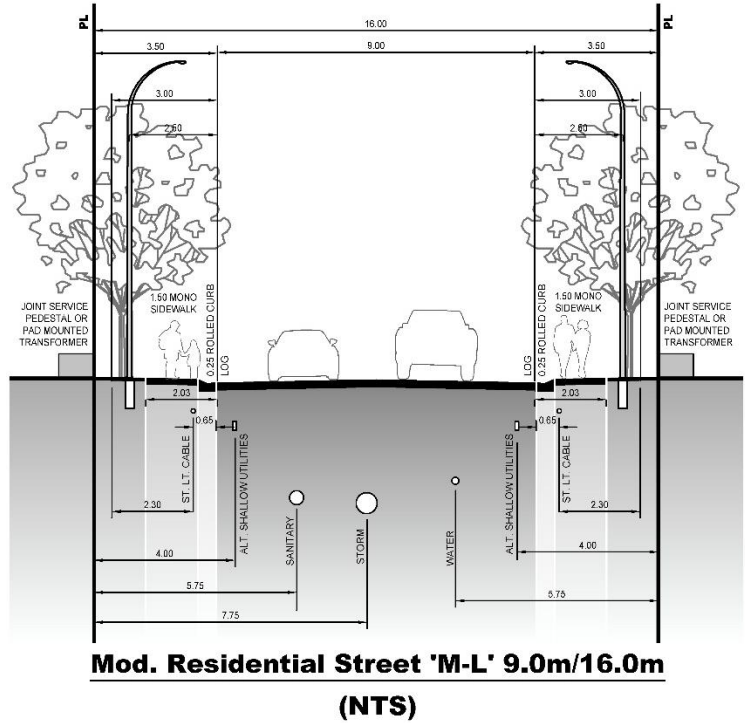
Quadra - Intensity Statistics									
Land Use	Area (ha)	Building Type	Anticipated Units	Density (UPH)	People per Unit	Home Based Jobs	People	Jobs & People	Intensity
R-2M	0.17	Semi-detached	4	23.5	3.3	1	13	14	81
R-G	11.17	Single-detached	265	23.7	3.3	33	875	908	81
R-GM	3.07	Rowhouse	104	33.9	2.2	9	229	237	77
S-SPR	1.79								
Total	16.20		373	23.0		42	1117	1159	71.5

Jun 28, 2019 - 3:22pm W:\C2131\Isbister - 2017\Dec15\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\CAD\2131-PA-2019\APRIL25.dwg

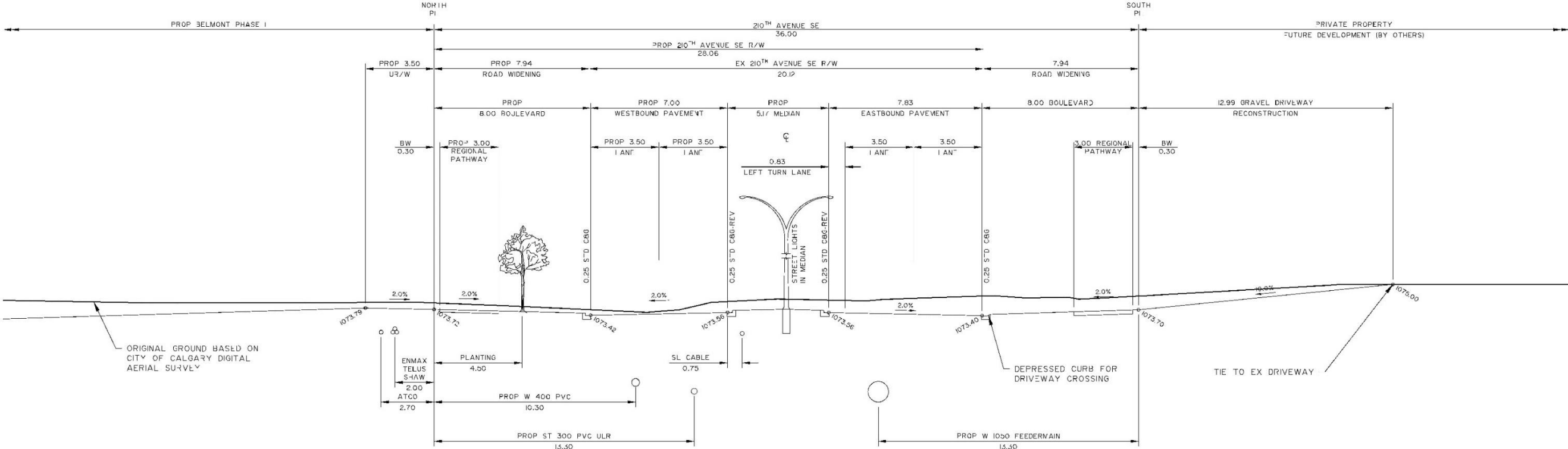


Quadra Developments
Land Use Redesignation & Statistics
Quadra Developments Limited Partnership
135 - 210 Avenue SE / Lot 1, Plan 901 2587

Proposed Outline Plan



Proposed Outline Plan



Cross Section E-E: 210 Avenue SE
36m Arterial (NTS)



Cross Section: F-F: Creekstone Walk SE
5.0m ROW (NTS)

Jul 17, 2019 - 9:32am W:\C2131 Isbister - 2017\Dec15\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\C2131-PA-2019APRIL25.dwg



Quadra Developments
Cross Sections
Quadra Developments Limited Partnership
135 - 210 Avenue SE / Lot 1, Plan 901 2587

Subdivision Data Sheet

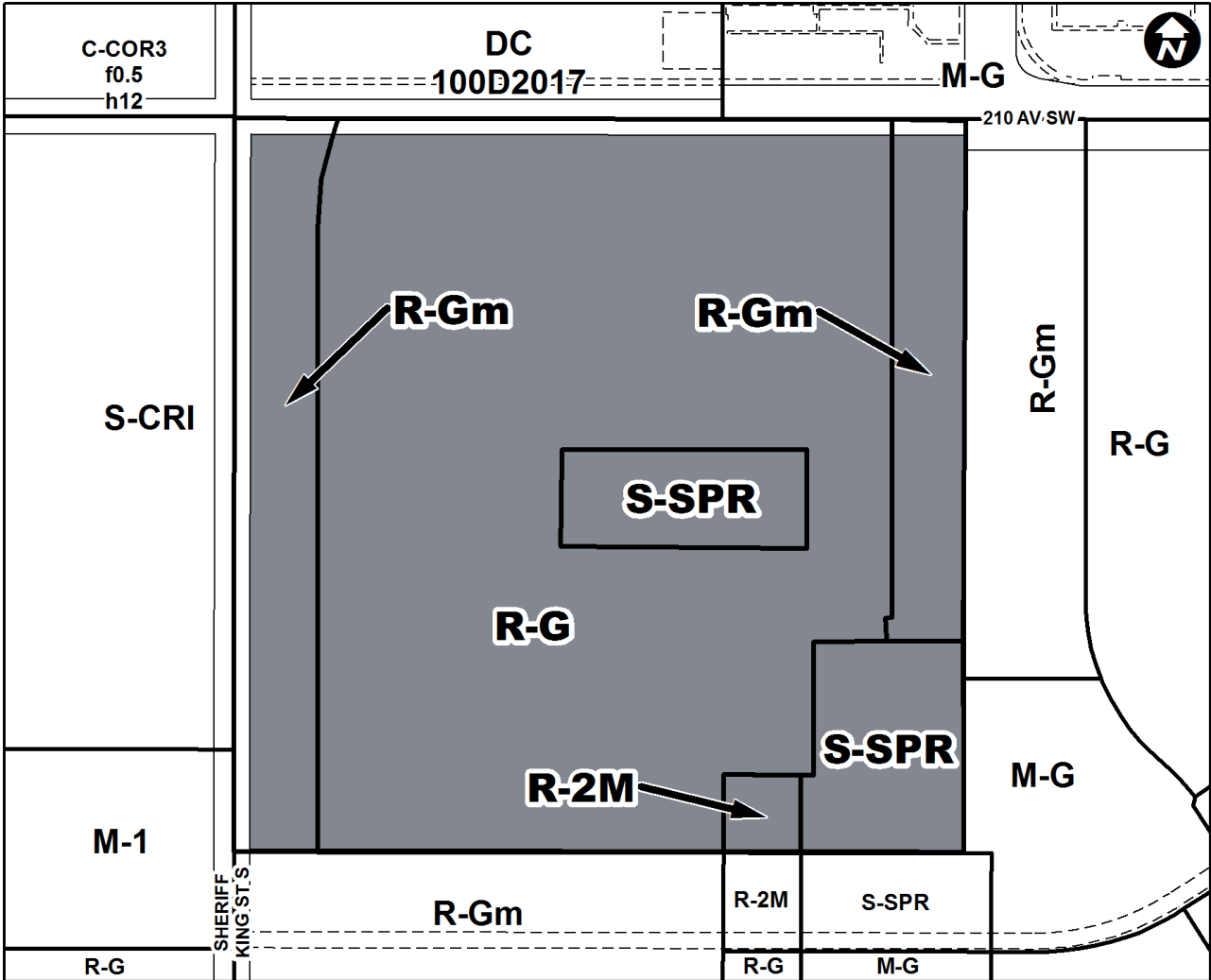
	HECTARES	ACRES
GROSS AREA OF PLAN	16.20	40.03
LESS: ENVIRONMENTAL RESERVE	0	0
LESS: LAND PURCHASE AREA	0	0
NET DEVELOPABLE AREA	16.20	40.03

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-2M	0.12	0.30	4	0
R-G	7.64	18.89	265	0
R-Gm	2.29	5.66	104	0
Total Residential	10.05	24.85	373	0

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	4.52	11.18	27.9%
PUBLIC UTILITY LOT	0	0	0%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	1.62	4.01	10.0%

Proposed Land Use District Map



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0991

**Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Situated Consulting Co on behalf of the landowner, 2138719 Alberta Ltd (Leef Living), on 2018 October 17. The application proposes redesignation of approximately 1.31 hectares (3.23 acres) in the southwest community of Springbank Hill to allow for residential development. This application provides for:

- an anticipated 16 dwelling units in low-density residential building forms, comprising single detached and semi-detached dwellings in the Residential – One / Two Dwelling (R-2) District.

The proposed application implements policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP). The associated outline plan application (CPC2019-0992) provides technical rationale to support the proposed land use amendment application. Conditions have been incorporated in the outline plan to effectively address the site's development.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 1.31 hectares \pm (3.23 acres \pm) located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) from DC Direct Control District to Residential – One / Two Dwelling (R-2) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

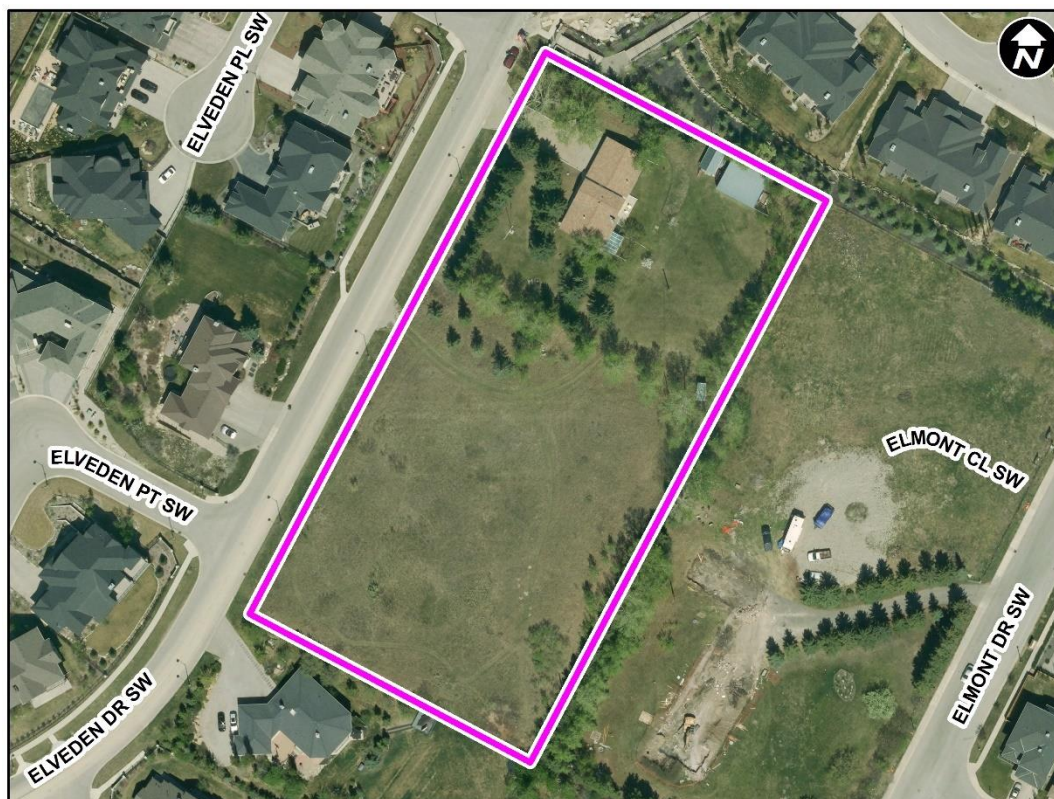
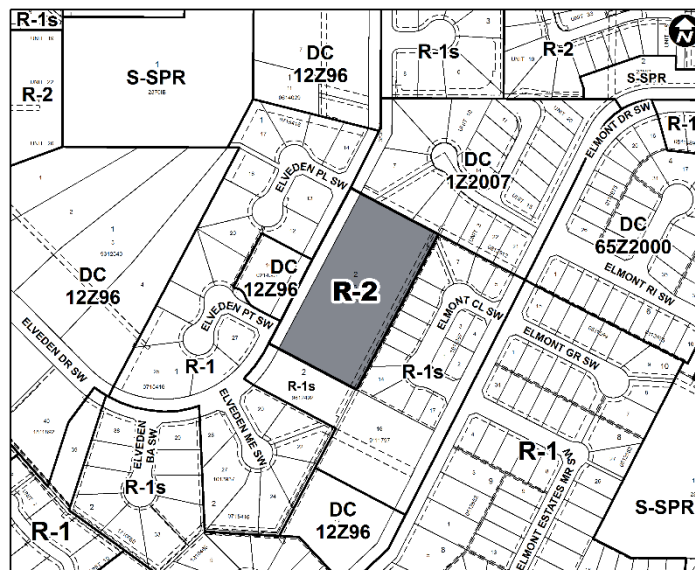
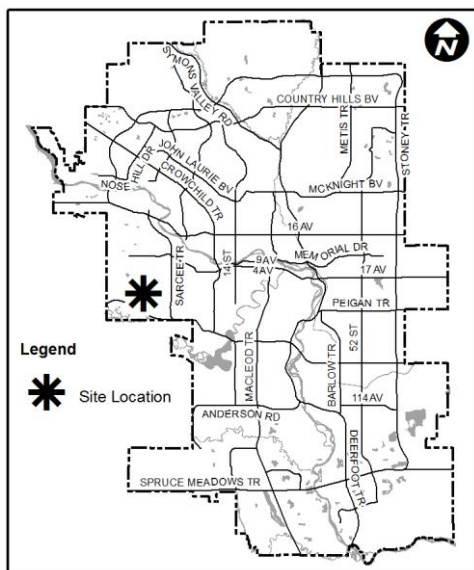
Situated Consulting Co submitted the subject application on behalf of the landowner, 2138719 Alberta Ltd (Leef Living), on 2018 October 17 and has provided a summary of their proposal in the Applicant's Submission (Attachment 1). The application was submitted after the *Springbank Hill ASP* was approved by Council in 2017 June.

**Planning & Development Report to
Calgary Planning Commission
2019 August 15**

ISC: UNRESTRICTED
CPC2019-0991

Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227

Location Maps



Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227

Site Context

The subject site is located in the southwest quadrant of the city within the community of Springbank Hill. The subject site is located on the southeast side of Elveden Drive SW, approximately 275 metres south of 26 Avenue SW.

As identified in *Figure 1*, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population	0
Difference in Population (percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application and corresponding outline plan application (Attachment 2) will facilitate residential development as well as open spaces and natural areas that will contribute to the growth of this future new community as intended by the policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill ASP*.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the alignment with relevant policies, and the appropriateness of the land use districts. The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The associated outline plan informs a subdivision that is approximately 1.31 hectares (3.23 acres). The subdivision design, layout, road and pathway network were influenced by the unique natural and topographical features of the land.

**Planning & Development Report to
Calgary Planning Commission
2019 August 15**

**ISC: UNRESTRICTED
CPC2019-0991**

**Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227**

Land Use

The subject site is currently designated DC Direct Control District (Bylaw 12Z96) that accommodates country residential development within Bylaw 2P80. Its purpose is to maintain the character of the existing rural residential neighbourhood. The *Springbank Hill ASP* envisions this area to be a vibrant community with a mix of commercial and residential uses and a broad range of housing types and densities.

The land use amendment application proposes to redesignate the subject lands from DC Direct Control District (Bylaw 12Z96) to Residential – One / Two Dwelling (R-2) District.

The associated outline plan (Attachment 3) provides the framework for community and infrastructure buildout, to be implemented largely at the subdivision stage. The land uses are complimentary to this plan and provide more certainty on densities, and unit types and forms.

Density

The density for the proposed R-2 District is 13.79 units per hectare (5.58 units per hectare) complies with the Standard Suburban land use classification in the *Springbank Hill ASP* that requires a range from 7 to 17 units per hectare (2.83 to 6.87 units per acre).

While the proposed density is under the 20 units per hectare (8 units per acre) target identified for Neighbourhood Areas in the *MDP, Part 2: New Community Planning Guidebook*, the Springbank Hill community as a whole, including other residential typologies and activity centers exceeds this *MDP* target. This will help to support the future transit and community amenities within the greater area.

Environmental

The City's Environmental and Safety Management group reviewed the application. No concerns were noted with regard to the site's suitability to accommodate residential and commercial development.

Transportation

Transportation Impact Assessment was not required for this site as densities are within ASP requirements noted above and the development is similar to the surrounding developments of the area.

Transit serves the area within 500m to the east in both directions along 69 Street SW and within approximately 400 metres to the west and north in both directions along 77 Street SW and at 26 Avenue SW / Springborough Boulevard SW, respectively.

The developer will be extending the existing sidewalk along the east side of Elveden Drive SW to tie into their development. In order to enable some permeability, made even more challenging by the existing area-wide terrain steep grades and an adjacent development, a

**Planning & Development Report to
Calgary Planning Commission
2019 August 15**

**ISC: UNRESTRICTED
CPC2019-0991**

**Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227**

stair-cased walkway was envisioned by the local community linking these developments. This link enhances connectivity through the neighbourhood and serves the neighbourhood Griffith Woods School, Menno Christian School, Elmira Park as well as the other nearby high schools and Ambrose University directly north.

Utilities and Servicing

Water servicing will be provided via a connection to Elveden Drive SW. Upgrades to the water network will not be required as part of this application. Sanitary and storm servicing will be provided via a connection to the parcel to the east (28 Elmont Drive SW – LOC2014-0046) along the north boundary of the plan area. An 8.0m wide easement will be registered at tentative plan to protect the connecting infrastructure. The plan also incorporates several concrete swales as part of its stormwater management strategy. The swales will be protected with appropriate overland drainage easements at the tentative plan stage.

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 landowners, the Springbank Hill Community Association and the application was advertised online.

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

City-Led Outreach

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email.

The application was circulated to the Springbank Hill Community Association and comments were received by Administration. A summary of their comments includes:

- Request that the developer pay particular attention to design of retaining walls as the community had some back experiences with flooding due to improper design.
- Support for the City's desire to promote connectivity between developments and welcome any opportunity for the developer to address this where possible.

Administration also received eight letters of opposition during the review of the application. A summary of perceived concerns includes:

- Opposition to the proposed R-2 density as it does not fit with the rest of Elveden.
- Concern about negative impact to property values.
- Concern with the developer's approach to communication and engagement.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0991

**Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227**

- Negative impact to adjacent properties due to overland water flow.
- Worried developer will remove existing evergreen trees along north border of development.
- Negative impact to the transportation network and increased traffic caused by R-2 development.

The concerns were noted by Administration and a meeting with adjacent landowners and the applicant was held in 2019 July to review the drainage, tree preservation and transportation concerns in detail. It was communicated that these items would be addressed prior to tentative plan approval.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and road closures build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the MDP identifies the subject lands as Residential – Developing – Future Greenfield. The MDP provides guidance for the development of new communities through the policies of the ASP.

The proposal meets the following MDP objectives (Section 3.6.2):

- providing a diversity of housing types;
- providing parks located throughout the community in walkable proximity to all residences; and
- creating an inter-connected, multi-modal street network.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Standard Suburban land use area as identified on Map 2: Land Use Concept of the *Springbank Hill ASP*. Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses. The proposed redesignation is in alignment with the *ASP*.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0991

**Land Use Amendment in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227**

Social, Environmental, Economic (External)

The proposal helps achieve a greater mix of housing types in the community of Springbank Hill, facilitates development and conserves environmentally significant lands.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no known risks associated with this application.

REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill Area Structure Plan* and the *Municipal Development Plan*. The proposed land use amendment and associated outline plan facilitates residential development, public open space and preservation of natural areas envisioned through the implementation of this plan.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan

Applicant's Submission

July 27, 2019

30 Elveden Drive SW, Springbank Hill

DC12Z96 to R-2

The land use redesignation for the 1.16 hectare (2.87 acre) parcel located in Springbank Hill is from the existing DC12Z96 to R-2 (Residential One / Two Dwelling) district. The development by Leef Custom Homes will consist of 14 semi-detached villa-style units and 2 single detached units for a total of 16 units. The intent is to build high-quality villa units geared towards active adults. A majority of the units will have views of the City.

The proposed R-2 land use district is in keeping with the existing land uses in the area and in compliance with the Springbank Hill Area Structure Plan (ASP), which identifies the parcel for *'Standard Suburban'* residential uses at a density of 7 – 17 units per hectare (3 – 7 units per acre). As per the ASP, *'Standard Suburban' areas represent a development pattern that existed prior to the adoption of Calgary's Municipal Development Plan and support the development of single and semi-detached housing.* The proposed 16 dwelling units will result in a density of 13.79 units per hectare (5.57 units per acre). The semi-detached villa units will add to diversity of housing type in the area.

There is no Municipal Reserve owing on the parcel. An existing 2.5 hectare park is located within 120m walking distance with direct pedestrian connections from the development.

Leef Custom Homes has worked in collaboration with the Springbank Hill Community Association, the adjacent residents and the City to enhance pedestrian connectivity between Elmont Drive and Elveden Drive through the provision of a public pathway within the subject parcel and retroactively within the parcel to the east, currently under construction by Leef Homes.

We respectfully request support for the proposal which allows for sensitive integration of urban development of fragmented ownership in West Calgary and enhances pedestrian connectivity in the area.

Proposed Outline Plan



30 Elveden Drive Outline Plan and Land Use Redesignation

June 2019

Project Information		Revision	
pre-req:	PE 2018-01395	NO	DATE
LOC	LOC 2018-0027	1	17-10-2018
by law no.:		2	30-01-2019
		3	26-02-2019
			DTR: Submission
			DTR: Submission

Prepared by:
SITUATED
In Consultation with:
Jubilee
Engineering Consultants Ltd.

client
LEEF
CUSTOM
HOMES

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0992

**Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227(OP)**

EXECUTIVE SUMMARY

This outline plan application was submitted by Situated Consulting Co on behalf of the landowner, 2138719 Alberta Ltd (Leef Living), on 2018 October 17. The application proposes redesignation of approximately 1.31 hectares (3.23 acres) in the southwest community of Springbank Hill to allow for residential development. This application provides for:

- an anticipated 16 dwelling units in low-density residential building forms, comprising single detached and semi-detached dwellings in the Residential – One / Two Dwelling (R-2) District.

The proposed application implements policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP). The associated land use amendment application (CPC2019-0991) provides technical and policy rationale to support the proposed outline plan application.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan, located at 30 Elveden Drive SW (Plan 2370IB, Block 2, Lot 5) to subdivide 1.31 hectares \pm (3.23 acres \pm), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

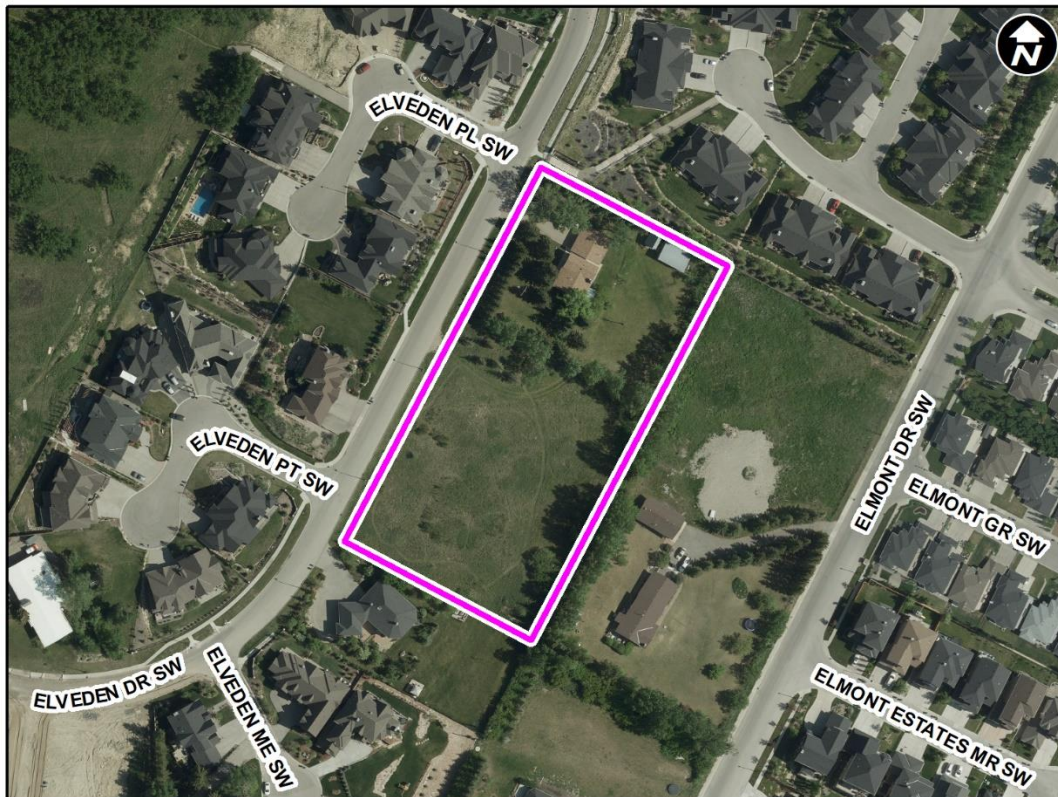
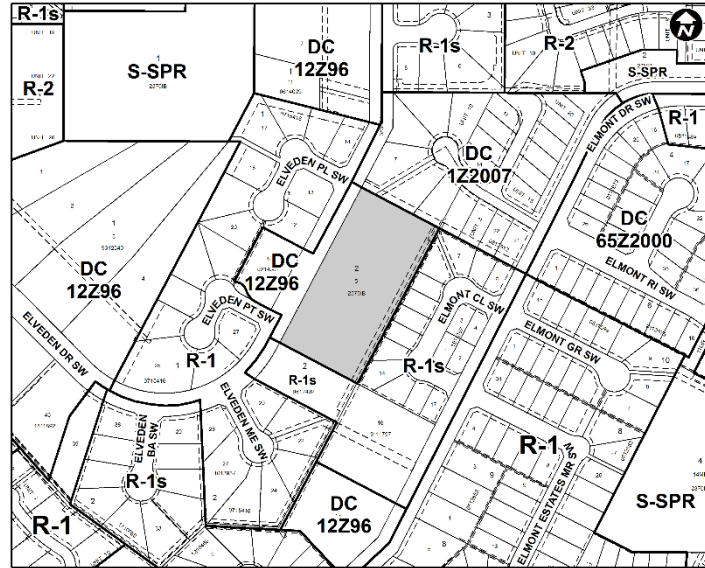
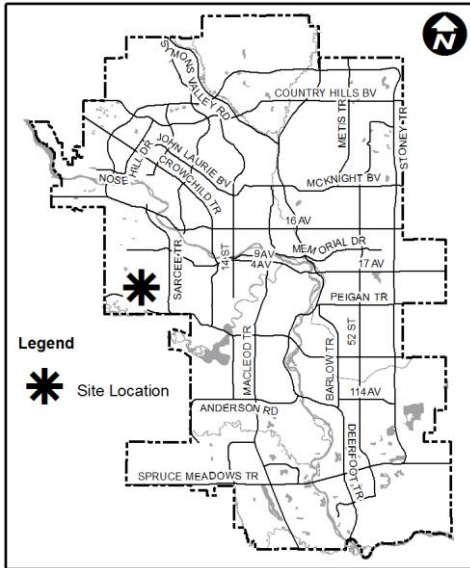
Situated Consulting Co submitted the subject application on behalf of the landowner, 2138719 Alberta Ltd (Leef Living), on 2018 October 17 and has provided a summary of their proposal in the Applicant's Submission (Attachment 1). The application was submitted after the *Springbank Hill ASP* was approved by Council in 2017 June.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0992

Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227(OP)

Location Maps



Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227(OP)

Site Context

The subject site is located in the southwest quadrant of the city within the community of Springbank Hill. The subject site is located on the southeast side of Elveden Drive SW, approximately 275 metres south of 26 Avenue SW.

As identified in Figure 1, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population	0
Difference in Population (percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan application (Attachment 3) and corresponding land use amendment application (Attachment 5) will facilitate residential development as well as open spaces and natural areas that will contribute to the growth of this future new community as intended by the policies of the *MDP* and the *Springbank Hill ASP*.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the alignment with relevant policies, and the appropriateness of the land use districts. The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The associated outline plan informs a subdivision that is approximately 1.31 hectares (3.23 acres). The subdivision design, layout, road and pathway network were influenced by the unique natural and topographical features of the land.

**Planning & Development Report to
Calgary Planning Commission
2019 August 15**

**ISC: UNRESTRICTED
CPC2019-0992**

**Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227(OP)**

Land Use

The subject site is currently designated DC Direct Control District (Bylaw 12Z96) from Bylaw 2P80 that accommodates country residential development. Its purpose is to maintain the character of the existing rural residential neighbourhood. The *Springbank Hill* ASP envisions this area to be a vibrant community with a mix of commercial and residential uses and a broad range of housing types and densities.

The associated land use amendment application proposes to redesignate the subject from DC Direct Control District (Bylaw 12Z96) to Residential – One / Two Dwelling (R-2) District.

The proposed outline plan (Attachment 3) provides the framework for community and infrastructure buildout, to be implemented largely at the subdivision stage. The land uses are complimentary to this plan and provide more certainty on densities, and unit types and forms.

Density

The density for the proposed R-2 District is 13.79 units per hectare (5.58 units per hectare) complies with the Standard Suburban land use classification in the *Springbank Hill* ASP that requires a range from 7 to 17 units per hectare (2.83 to 6.87 units per acre).

While the proposed density is under the 20 units per hectare (8 units per acre) target identified for Neighbourhood Areas in the *MDP, Part 2: New Community Planning Guidebook*, the Springbank Hill community as a whole, including other residential typologies and activity centers exceeds this *MDP* target. This will help to support the future transit and community amenities within the greater area.

Environmental

The City's Environmental and Safety Management group reviewed the application. No concerns were noted with regard to the site's suitability to accommodate residential and commercial development.

Transportation

Transportation Impact Assessment was not required for this site as densities are within ASP requirements noted above and the development is similar to the surrounding developments of the area.

Transit serves the area within 500 metres to the east in both directions along 69 Street SW and within approximately 400 metres to the west and north in both directions along 77 Street SW and at 26 Avenue SW / Springborough Boulevard SW, respectively.

The developer will be extending the existing sidewalk along the east side of Elveden Drive SW to tie into their development. In order to enable some permeability, made even more challenging by the existing area-wide terrain steep grades and an adjacent development, a stair-cased walkway was envisioned by the local community linking these developments. This

**Planning & Development Report to
Calgary Planning Commission
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Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW, LOC2018-0227(OP)

link enhances connectivity through the neighbourhood and serves the neighbourhood Griffith Woods School, Menno Christian School, Elmira Park as well as the other nearby high schools and Ambrose University directly north.

Utilities and Servicing

Water servicing will be provided via a connection to Elveden Drive SW. Upgrades to the water network will not be required as part of this application. Sanitary and storm servicing will be provided via a connection to the parcel to the east (28 Elmont Drive SW – LOC2014-0046) along the north boundary of the plan area. An 8.0m wide easement will be registered at tentative plan to protect the connecting infrastructure. The plan also incorporates several concrete swales as part of its stormwater management strategy. The swales will be protected with appropriate overland drainage easements at the tentative plan stage. Stakeholder Engagement, Research and Communication

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 landowners, the Springbank Hill Community Association and the application was advertised online.

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

City-Led Outreach

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email.

The application was circulated to the Springbank Hill Community Association and comments were received by Administration. A summary of their comments includes:

- Request that the developer pay particular attention to design of retaining walls as the community had some back experiences with flooding due to improper design.
- Support for the City's desire to promote connectivity between developments and welcome any opportunity for the developer to address this where possible.

Administration also received eight letters of opposition during the review of the application. A summary of perceived concerns includes:

- Opposition to the proposed R-2 density as it does not fit with the rest of Elveden.
- Concern about negative impact to property values.
- Concern with the developer's approach to communication and engagement.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0992

**Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227(OP)**

- Negative impact to adjacent properties due to overland water flow.
- Worried developer will remove existing evergreen trees along north border of development.
- Negative impact to the transportation network and increased traffic caused by R-2 development.

The concerns were noted by Administration and a meeting with adjacent landowners and the applicant was held in 2019 July to review the drainage, tree preservation and transportation concerns in detail. It was communicated that these items would be addressed prior to tentative plan approval.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.”

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed outline plan and related land use amendment and road closures build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the MDP identifies the subject lands as Residential – Developing – Future Greenfield. The MDP provides guidance for the development of new communities through the policies of the ASP.

The proposal meets the following MDP objectives (Section 3.6.2):

- providing a diversity of housing types;
- providing parks located throughout the community in walkable proximity to all residences; and
- creating an inter-connected, multi-modal street network.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Standard Suburban land use area as identified on Map 2: Land Use Concept of the *Springbank Hill ASP*. Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses. The proposed redesignation is in alignment with the ASP.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0992

**Outline Plan in Springbank Hill (Ward 6) at 30 Elveden Drive SW,
LOC2018-0227(OP)**

Social, Environmental, Economic (External)

The proposal helps achieve a greater mix of housing types in the community of Springbank Hill, facilitates development and conserves environmentally significant lands.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no known risks associated with this application.

REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill Area Structure Plan* and the *Municipal Development Plan*. The proposed outline plan and associated land use amendment facilitates residential development, public open space and preservation of natural areas envisioned through the implementation of this plan.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District

Conditions of Approval

The following conditions shall apply:

Subdivision Services:

1. The existing buildings shall be removed prior to endorsement of the final instrument of the subdivision application.
2. Decorative street lighting (known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave Style) shall be installed at the developer's expense. The style of street light shall be consistent with the lights installed in the developments north and east of the plan area.
3. Relocation of utilities shall be at the developer's expense and to the appropriate standards.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8867), dated September 10, 2018.
 - Slope Stability Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8833), dated February 5, 2019.
 - Geotechnical Report, prepared by McIntosh Lalani Engineering (File No ML 8833), dated October 5, 2018.
 - Slope Stability Assessment, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8833), dated June 28, 2019.
5. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
6. Restrictive covenants shall be registered **concurrent with the registration of the final instrument** on all lots adjacent to trapped lows with spill depths exceeding 0.3m. The Development Engineering Generalist will specify which lots require covenants **prior to endorsement of the final instrument**.
7. Register on all affected titles, a utility easement for the proposed public underground utilities (sanitary and storm) within the subject site **concurrent with the registration of the final instrument**. A draft of the easement area and agreement shall be submitted to the satisfaction of the Manager, Infrastructure Planning, **prior to the endorsement of the tentative plan**.

The required width of the easement is 8m.

OR

Contact the Development Approvals Engineer, Water Resources at 268-5697 for more information regarding the width and alignment of the required easement.

8. It is noted on the preliminary LOC Site Grading Plan (prepared by Jubilee Engineering Consultants Ltd.) that easement plan 3135 KP on the east side of the plan area is to be discharged. Discharge of the easement will be required **prior to approval of the tentative plan** as retaining walls are currently proposed within the easement area. Note that City of Calgary records currently show an ATCO line within the easement area.
9. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
10. Separate service connections to a public main shall be provided for each proposed lot.
11. **Prior to approval of the tentative plan**, provide a completed copy of the "Retaining Wall Design Disclosure Statement"

AND

Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

12. Consent will be required **prior to construction** for any back sloping or encroachment into adjacent properties.
13. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
14. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
15. The Developer shall make cost sharing arrangements with Geo-Energy Enterprises Ltd. for part cost of the sanitary sewer, storm sewer, watermain and the surface improvements in Eleveden Drive SW, which was constructed by with Geo-Energy Enterprises Ltd. through Springbank Hill, Phase 01 (2007-058).
16. The Developer shall make repayment arrangements with the City of Calgary for part cost of the existing storm water wet pond constructed in 69 St SW (Strathcona) {13WPA}, that was financed by the City of Calgary.
17. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

b) Construct the underground utilities and surface improvements within and along the boundaries of the plan area.

c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.

d) Construct a wood screening fence, chain link fence, or sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundaries of the plan area.

e) The Developer shall make repayment for the East Springbank Study.

Transportation:

18. **In conjunction with the affected Tentative Plan**, the Developer shall construct sidewalk with wheel chair ramp along Elveden Drive SW adjacent to their site.
19. No direct vehicular access shall be permitted to or from Elveden Drive SW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
20. All roads and intersections are to be built to City standards. Maximum longitudinal grade is 8%. Minimum cul de sac radius is 10.5m. Maximum approach grade is 4%. Minimum and maximum grades for a cul de sac bulb are 1% and 4% respectively.
21. **Prior to Release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
22. Public Access Easements for proposed Public Access Easement Areas as indicated on the Approved Outline Plan, shall be executed and registered on title **concurrent with the registration of the final instrument** for the affected Tentative Plan.
23. Construction of lots and roads is to be completely contained within the limits of the outline plan unless agreements have been made with other parties for use of their property.
24. All community entrance features must be located on a private site.
25. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning and in accordance with the Area Structure Plan policy

Parks:

No comments.

Applicant's Submission

July 27, 2019

30 Elveden Drive SW, Springbank Hill

DC12Z96 to R-2

The land use redesignation for the 1.16 hectare (2.87 acre) parcel located in Springbank Hill is from the existing DC12Z96 to R-2 (Residential One / Two Dwelling) district. The development by Leef Custom Homes will consist of 14 semi-detached villa-style units and 2 single detached units for a total of 16 units. The intent is to build high-quality villa units geared towards active adults. A majority of the units will have views of the City.

The proposed R-2 land use district is in keeping with the existing land uses in the area and in compliance with the Springbank Hill Area Structure Plan (ASP), which identifies the parcel for *'Standard Suburban'* residential uses at a density of 7 – 17 units per hectare (3 – 7 units per acre). As per the ASP, *'Standard Suburban' areas represent a development pattern that existed prior to the adoption of Calgary's Municipal Development Plan and support the development of single and semi-detached housing.* The proposed 16 dwelling units will result in a density of 13.79 units per hectare (5.57 units per acre). The semi-detached villa units will add to diversity of housing type in the area.

There is no Municipal Reserve owing on the parcel. An existing 2.5 hectare park is located within 120m walking distance with direct pedestrian connections from the development.

Leef Custom Homes has worked in collaboration with the Springbank Hill Community Association, the adjacent residents and the City to enhance pedestrian connectivity between Elmont Drive and Elveden Drive through the provision of a public pathway within the subject parcel and retroactively within the parcel to the east, currently under construction by Leef Homes.

We respectfully request support for the proposal which allows for sensitive integration of urban development of fragmented ownership in West Calgary and enhances pedestrian connectivity in the area.

Proposed Outline Plan



30 Elveden Drive

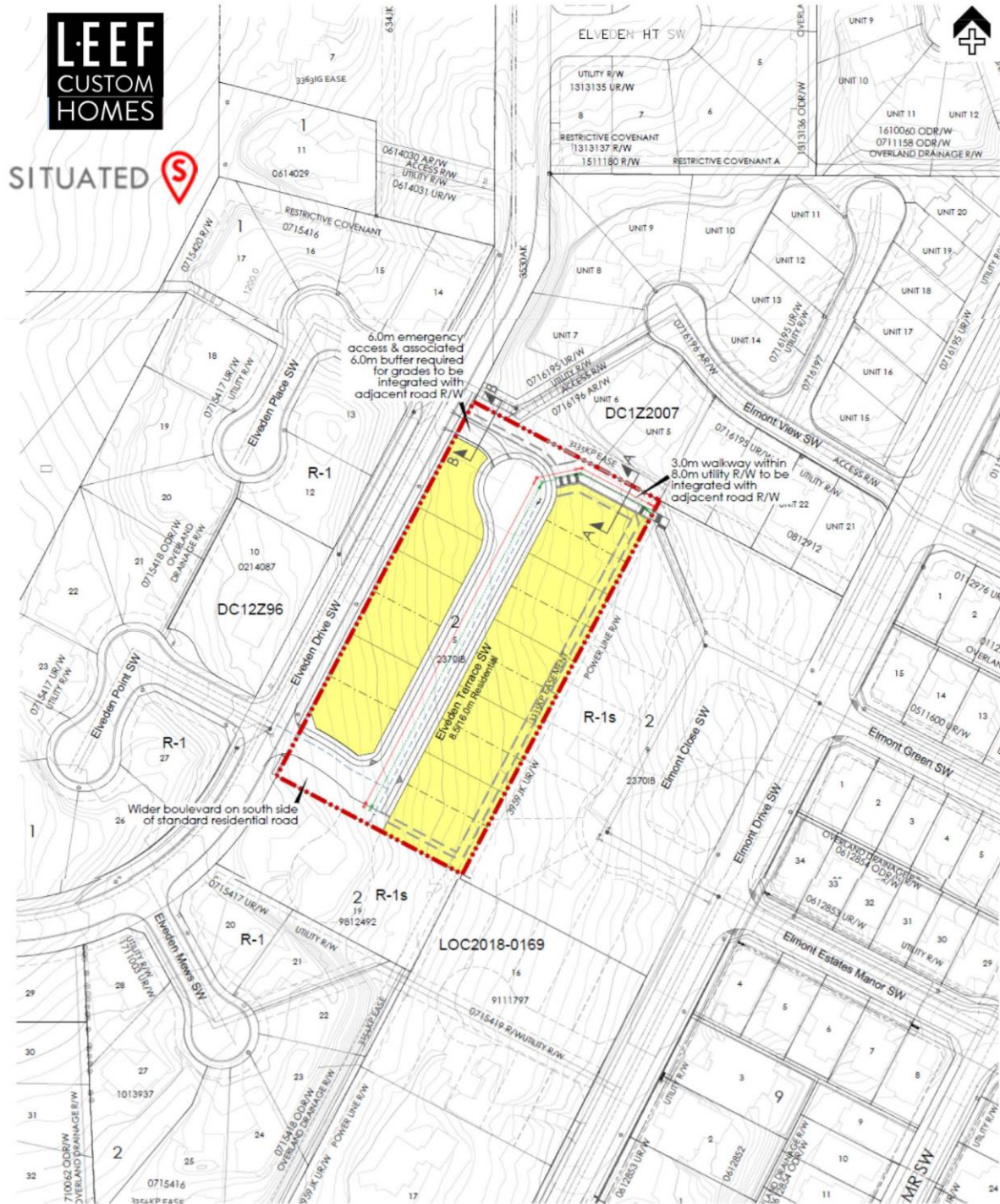
Outline Plan and Land Use Redesignation

June 2019

Project Information		Revision	
pre-ftp:	PE 2018-0395	NO	DATE
LOC:	LOC 2018-0377	1	17-10-2018
bylaw no.:		2	30-01-2019
			DESCRIPTION
			Se Lim sation
			DTR1 Submission
			Se Lim sation


Prepared by:
SITUATED
In Consultation with:
Jubilee
Engineering Consultants Ltd.

client
LEEF
CUSTOM
HOMES



Outline Plan Statistics

Gross Developable Area 1.16 ha± 2.87 ac±

 Low Density Residential (R-2) 0.76 ha± (1.88 ac±)

Anticipated Number of Lots 16 Lots

Number of Semi-Detached Lots 14 Lots

Number of Single Detached Lots 2 Lots

Anticipated Density 13.79 upha (5.57 upac)

Roads 0.40 ha± (0.99 ac±) (34.5 %)

Land Use Statistics

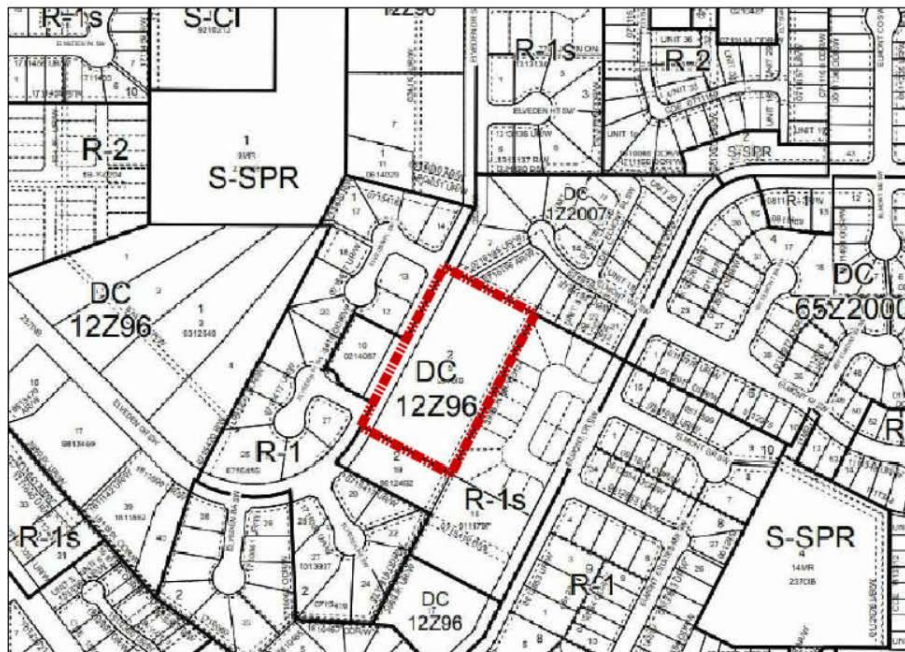
DC12Z96 to R-2 1.31 ha± (3.23 ac±)

Legend

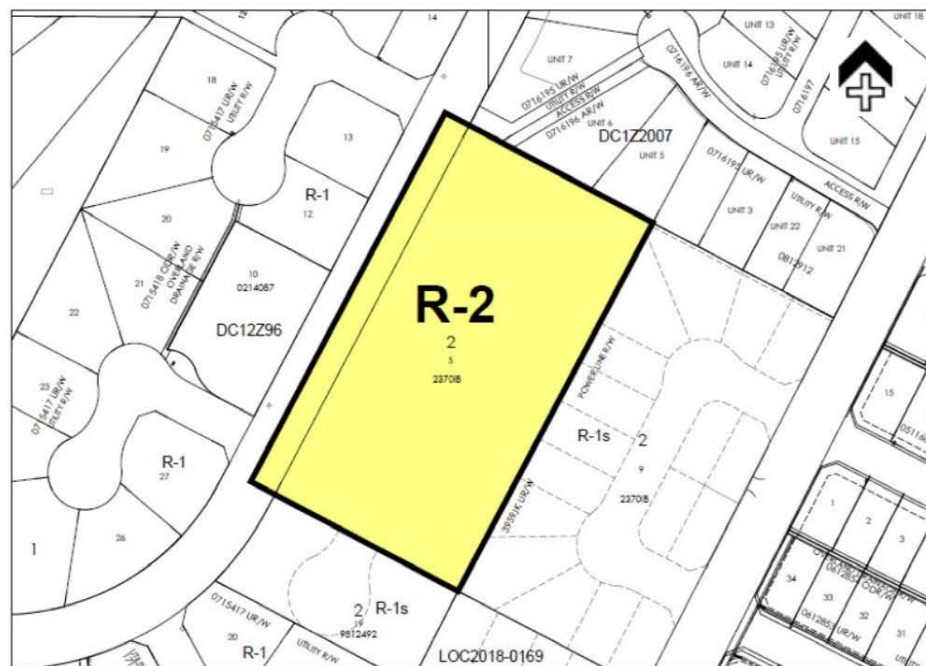
- ■ ■ Outline Plan Boundary
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant
- - - Retaining Wall (Up to 1m high)

Notes

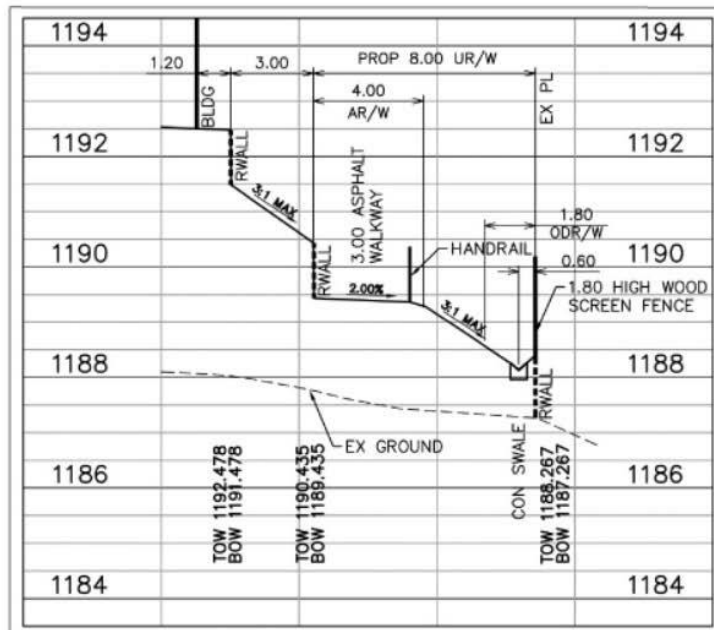
- 1) Boulevard trees will be provided
(subject to line assignment approval)
- 2) Lot lines shown on the plan may vary at tentative plan



Existing Land Use
NTS

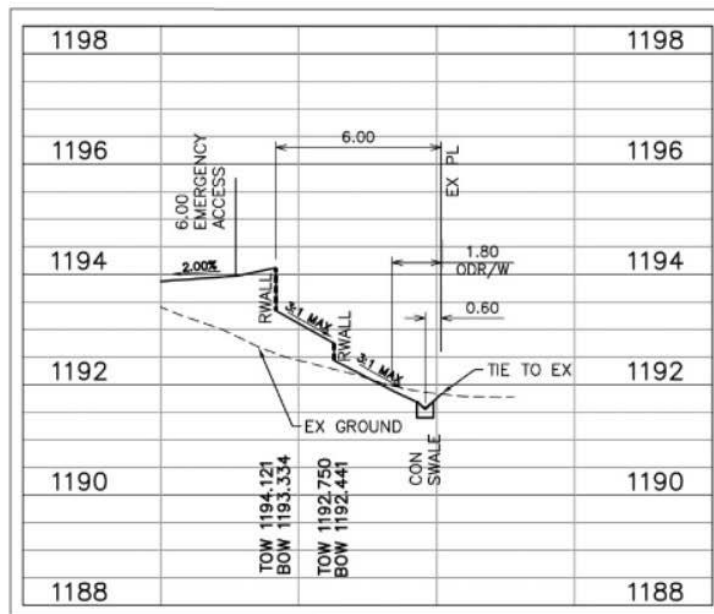


Proposed Land Use
NTS



Section A-A

Scale: H=1:300 V=1:150



Section B-B

Scale: H=1:300 V=1:150

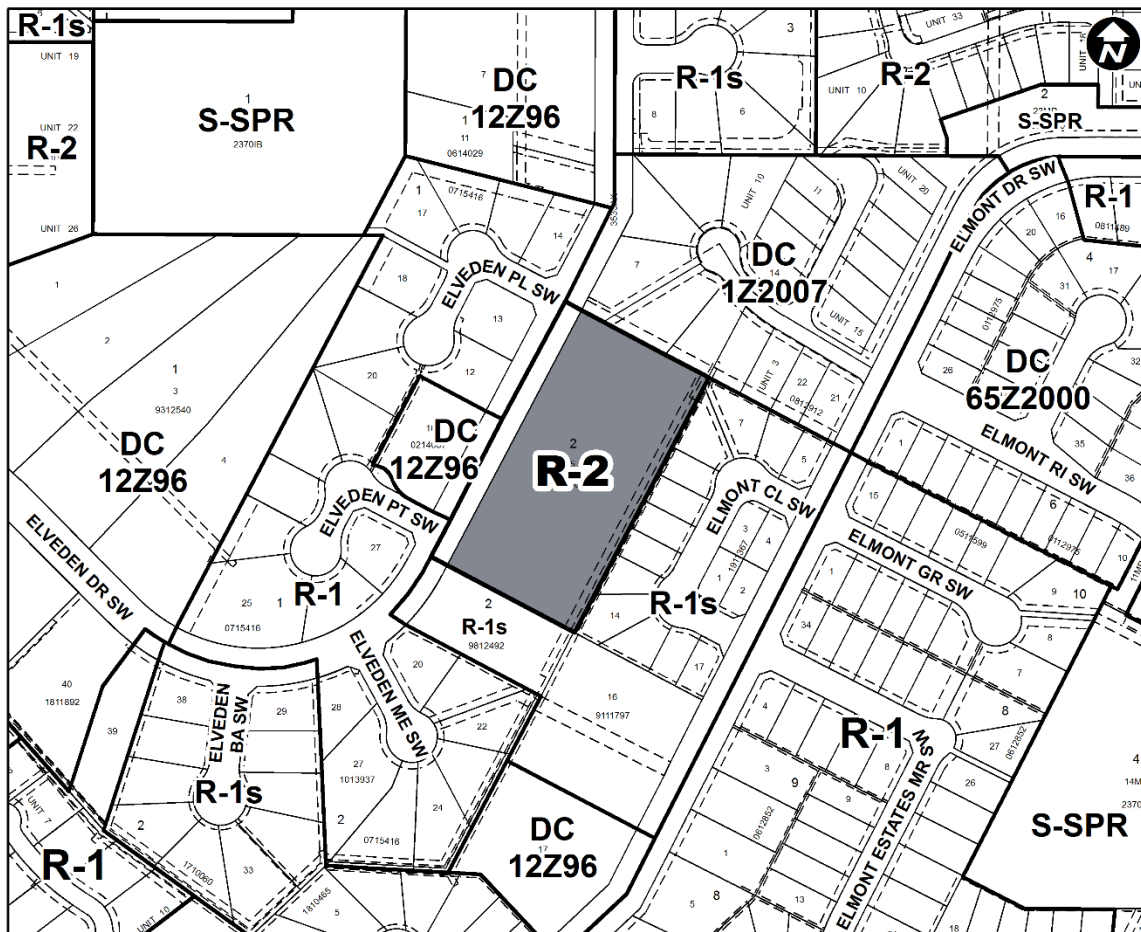
Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	1.16	2.87
LESS: ENVIRONMENTAL RESERVE	-	-
NET DEVELOPABLE AREA	1.16	2.87

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-2	1.31	3.23	16	16

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0.40	0.99	34.5%

Proposed Land Use District



Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0989

Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW,
LOC2018-0135

EXECUTIVE SUMMARY

This application was submitted on 2018 June 19 by Deborah Schlaak, on behalf of the other landowners, James Schlaak and Heritage AG Enterprises Ltd. The application proposes redesignation of approximately 1.26 hectares (3.12 acres) in the southwest community of Springbank Hill to allow for residential development. This application provides for:

- an anticipated five dwelling units in low density residential building forms comprising single detached dwellings (R-1s);
- approximately 0.12 hectares (0.30 acres) of Municipal Reserve (MR) in the form of open space (S-SPR); and
- approximately 0.78 hectares (1.93 acres) of Environmental Reserve (ER) in the form of natural areas to be conserved (S-UN).

The proposed application implements policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP). The associated outline plan application (CPC2019-0990) provides technical rationale to support the proposed land use amendment application. Conditions have been incorporated in the outline plan to effectively address the site's development.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 1.26 hectares \pm (3.12 acres \pm) located at 2758 - 85 Street SW (Plan 3530AK, Block D, Lot 15) from DC Direct Control District to Residential – One Dwelling (R-1s) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

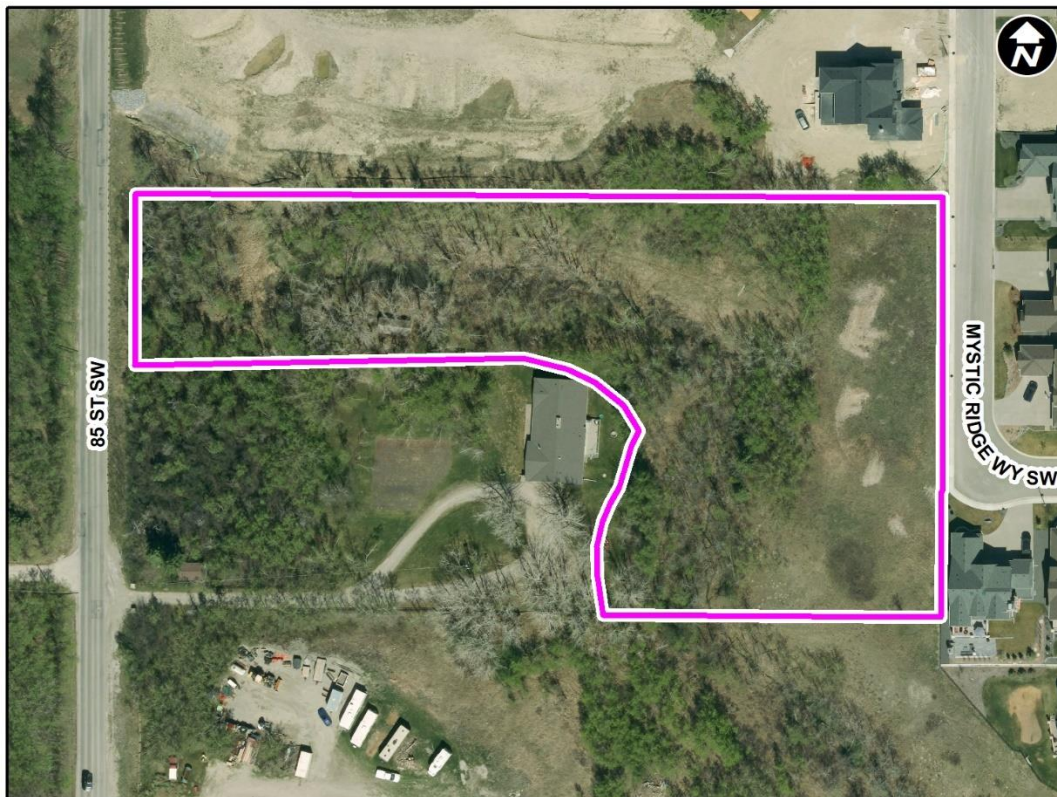
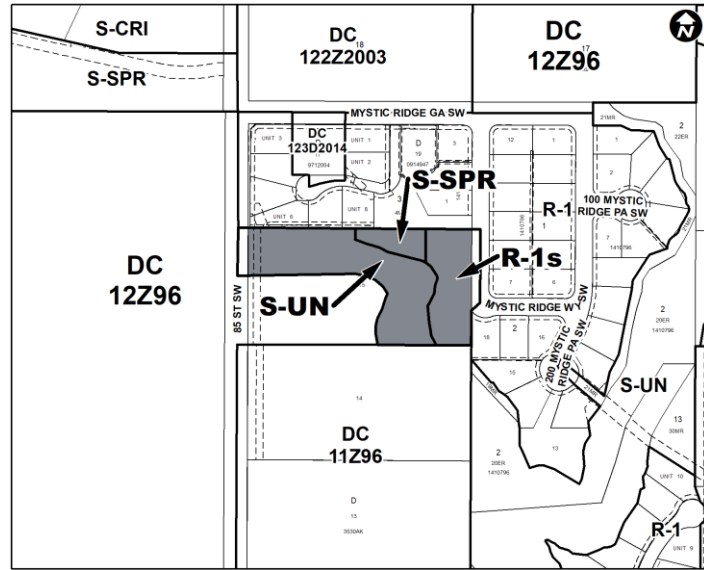
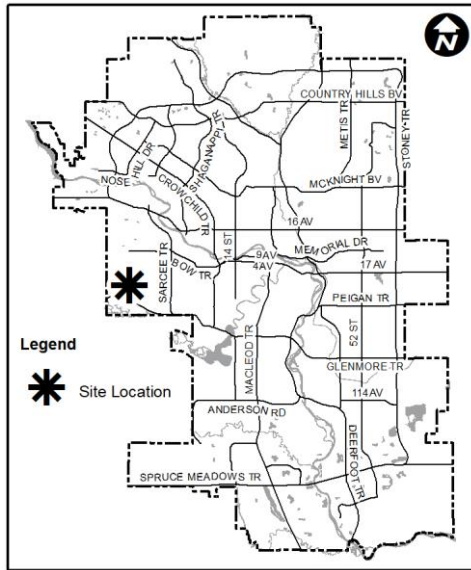
On behalf of the other landowners, James Schlaak and Heritage AG Enterprises Ltd, Deborah Schlaak submitted the subject application on 2018 June 19 and has provided a summary of her proposal in the Applicant's Submission (Attachment 1). The application was submitted a year after the *Springbank Hill ASP* was approved by Council in 2017 June.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

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CPC2019-0989

Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW,
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Location Maps



**Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW,
LOC2018-0135**

Site Context

The subject site is located in the southwest quadrant of the city within the community of Springbank Hill. The subject site is located on the east side of 85 Street SW, approximately 900 metres south of 17 Avenue SW. The surrounding area includes a mix of existing low-density residential uses with Direct Control, R-1 and R-1s Districts. The topography generally slopes from north to south affording views of the foothills and the Rocky Mountains.

Figure 1 provides peak population statistics for the community of Springbank Hill. As identified in Figure 1, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population	0
Difference in Population (percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application and corresponding outline plan application (Attachment 2) will facilitate residential development as well as open spaces and natural areas that will contribute to the growth of this future new community as intended by the policies of the *Municipal Development Plan* and the *Springbank Hill ASP*.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the alignment with relevant policies, and the appropriateness of the land use districts. The following sections highlight the scope of technical planning analysis conducted by Administration.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0989

Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135

Subdivision Design

The associated outline plan informs a subdivision that is approximately 1.26 hectares (3.12 acres). The subdivision design, layout, road and pathway network were influenced by the many unique natural and topographical features of the land and the goal to protect the ravine system that runs through the area.

Open Space and Natural Areas

Open space is provided to conserve the small permanent stream which is part of an offshoot of the larger west ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. The *Springbank Hill ASP* identifies a Regional Pathway alignment within the ravine however due to the grades (ranging from 10 to 20 percent on either side of the stream), flooded areas and to preserve the integrity of the stream and ravine in this area, it was recommended by Parks Pathways that 26 Avenue SW could potentially be used for connectivity to the rest of the network (as an on street or sidewalk upgrade) to the existing Regional Pathway in the future.

A portion of the subject site (0.120 hectares or 0.297 acres) is proposed to be designated as S-SPR District with a Resignation, which will meet the 10 percent requirement for the entire titled parcel, comprising 1.956 hectares/4.833 acres. The proposed park will complement and add to the existing park to the north and will remain as a naturalized space, retaining many of the existing trees. The proposed MR will also provide a transition towards the portion of the site proposed to be designated as a S-UN District/ER.

A larger portion of the subject site (0.779 hectares or 1.925 acres) is proposed as an S-UN District with an ER designation and will preserve and protect the existing ravine and stream that runs through the site.

Land Use

The subject site is currently designated DC Direct Control District (Bylaw 12Z96) that accommodates country residential development within Bylaw 2P80. Its purpose is to maintain the character of the existing rural residential neighbourhood. The *Springbank Hill ASP* envisions this area to be a vibrant community with a mix of commercial and residential uses and a broad range of housing types and densities.

The land use amendment application proposes to redesignate the subject lands from DC Direct Control District (Bylaw 12Z96) to the following districts:

- Residential – One Dwelling (R-1s) District to allow for single detached dwellings;
- Special Purpose – School, Park and Community Reserve (S-SPR) District for public open space through dedication of MR; and
- Special Purpose – Urban Nature (S-UN) District to preserve environmentally significant lands through dedication of ER.

Planning & Development Report to
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Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135

The associated outline plan (Attachment 2) provides the framework for community and infrastructure buildout, to be implemented largely at the subdivision stage. The land uses are complimentary to this plan and provide more certainty on densities, and unit types and forms.

Density

The density for the proposed R-1s District of 10.34 units per hectare (4.19 units per acre) complies with the Standard Suburban land use classification in the *Springbank Hill ASP* that requires a range from 7 to 17 units per hectare (2.83 to 6.87 units per acre).

While the proposed density is under the 20 units per hectare (8 units per acre) target identified for Neighbourhood Areas in the *MDP, Part 2: New Community Planning Guidebook*, the Springbank Hill community as a whole, including other residential typologies and activity centers exceeds this *MDP* target. This will help to support the future transit and community amenities within the greater area.

Environmental

The City's Environmental and Safety Management group reviewed the application. No concerns were noted with regard to the site's suitability to accommodate residential and commercial development.

Transportation

Primary vehicular and pedestrian access to the proposed parcels is provided by the existing Mystic Ridge Way SW. The 69 Street SW LRT Station is located approximately 1.6 kilometres northeast of the subject site. The future 85 Street SW Station is located approximately 800 metres north of the subject lands, north of 17 Avenue SW. This portion of 17 Avenue SW also forms part of Calgary's Primary Transit Network.

Transportation Impact Assessment was not required for this site as densities are within ASP requirements noted above and the development is similar to the surrounding developments of the area.

Utilities and Servicing

Water servicing will be provided via a connection to the existing 150mm watermain in Mystic Ridge Way SW. Sanitary servicing will be provided via a connection to the existing 200 millimetre sanitary line located in Mystic Ridge Way SW. Storm servicing will be provided via the existing 300 millimetre storm line located in Mystic Ridge Way SW. Additional servicing details will be resolved at tentative plan via the stormwater management report and the construction drawing process.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0989

**Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW,
LOC2018-0135**

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 landowners, the Springbank Hill Community Association and the application was advertised online. Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

City-Led Outreach

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email.

The application was circulated to the Springbank Hill Community Association and comments were received by Administration. A summary of their comments includes:

- Highlighting concerns from Mystic Ridge residents;
- Requesting more details regarding connectivity and design plans for ER and MR in this development; and
- Offering to meet with the applicant to review their plans in more detail.

Administration also received two letters from adjacent landowners in Mystic Ridge. A summary of the perceived concerns includes:

- Concern about the setback between the natural area ravine and the Mystic Ridge Way street and sidewalk;
- Preservation of low-density estate lots consistent with the existing neighbourhood (approximately 10,000 square feet); and
- Pedestrian connectivity to the natural areas and regional pathway.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0989

**Land Use Amendment in Springbank Hill (Ward 6) at 2758 - 85 Street SW,
LOC2018-0135**

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and road closures build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the MDP identifies the subject lands as Residential – Developing – Future Greenfield. The MDP provides guidance for the development of new communities through the policies of the ASP.

The proposal meets the following MDP objectives (Section 3.6.2):

- providing a diversity of housing types;
- providing parks located throughout the community in walkable proximity to all residences; and
- creating an inter-connected, multi-modal street network.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Standard Suburban land use area as identified on Map 2: Land Use Concept of the *Springbank Hill ASP*. The proposed redesignation is in alignment with the ASP.

Social, Environmental, Economic (External)

The proposal helps achieve a greater mix of housing types in the community of Springbank Hill, facilitates development and conserves environmentally significant lands.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no known risks associated with this application.

Planning & Development Report to
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2019 August 15

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LOC2018-0135

REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill Area Structure Plan* and the *Municipal Development Plan*. The proposed redesignation and associated outline plan facilitates residential development, public open space and preservation of natural areas envisioned through the implementation of this plan.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan

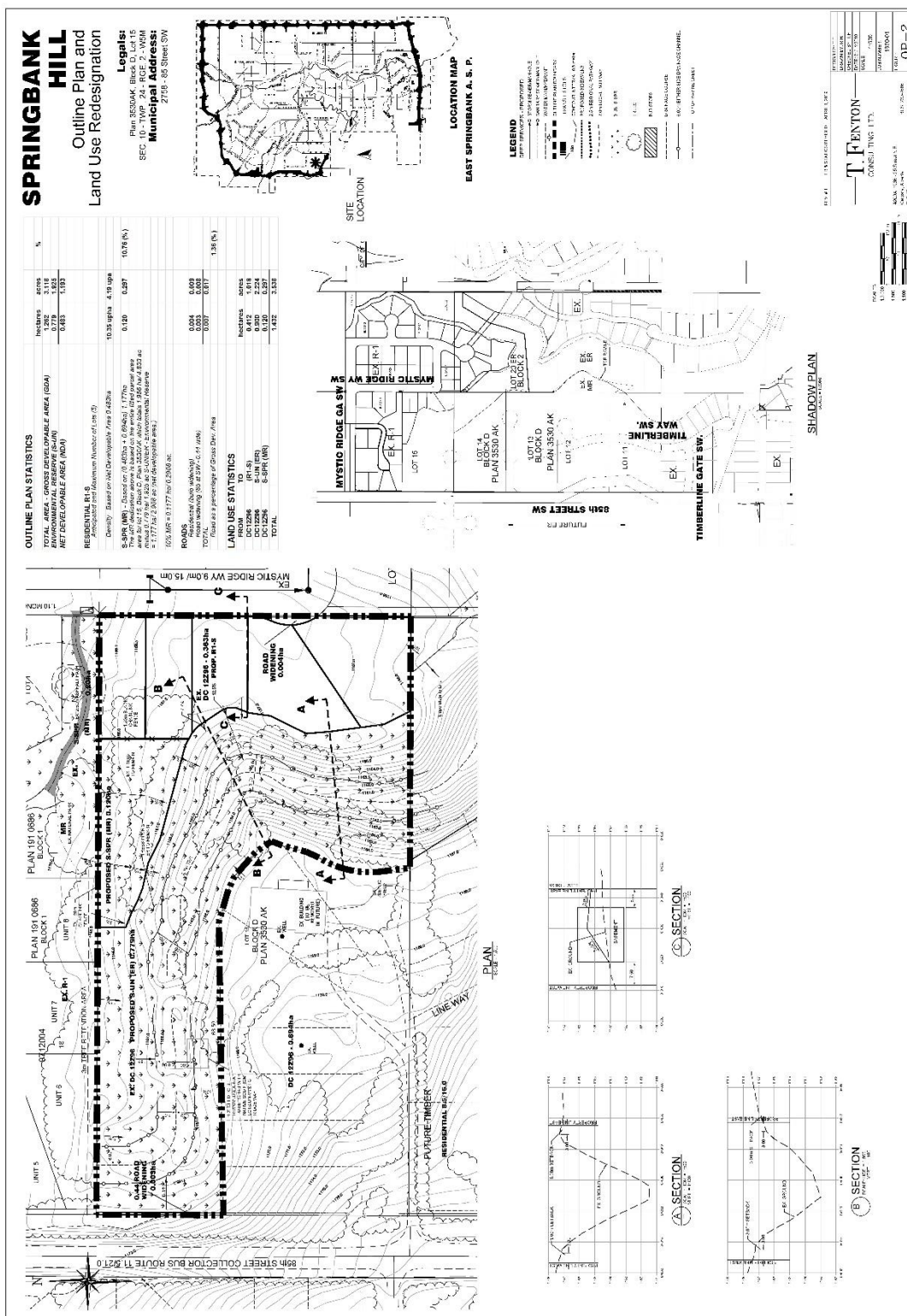
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June 19, 2018

Our land is surrounded on the north & east sides with existing development. The revised Springbank Hill area structure Plan was approved in June 13 2017 by City Council. Our area is shown as Standard Suburban residential with an Environmental Open Space Study Area. Our Application includes a BIA Study completed by Amec. Foster wheeler Environment & Infrastructure.

Standard Suburban permits a density of 7 to 17 units per gross developable hectare to accommodate single detached and semi-detached housing. We are proposing 9.72 upha. The existing development to the north and west of us was developed at 6.9 upha. The 5 lots on our east property front on to existing Mystic Ridge Way S.W. which contains existing sanitary storm and water mains to service our eastern lots. The lots on the west side must wait for services to be extended up from the south thru Timber Line Way. For subdivision to occur, our first phase of development will include the lots on Mystic Ridge Way and the ER and MR.

Proposed Outline Plan



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Calgary Planning Commission
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Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP)

EXECUTIVE SUMMARY

This application was submitted on 2018 June 19 by Deborah Schlaak, on behalf of the other landowners, James Schlaak and Heritage AG Enterprises Ltd. The application proposes redesignation of approximately 1.26 hectares (3.12 acres) in the southwest community of Springbank Hill to allow for residential development. This application provides for:

- an anticipated five dwelling units in low density residential building forms comprising single detached dwellings (R-1s);
- approximately 0.12 hectares (0.30 acres) of Municipal Reserve (MR) in the form of open space (S-SPR);
- approximately 0.78 hectares (1.93 acres) of Environmental Reserve (ER) in the form of natural areas to be conserved (S-UN); and
- the location of future local and major roadways, utilities and services.

The proposed application implements policies of the *Municipal Development Plan* (MDP) and the *Springbank Hill Area Structure Plan* (ASP). The associated land use amendment application (CPC2019-0989) provides technical and policy rationale to support the proposed outline plan application.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan, located at 2758 - 85 Street SW (Plan 3530AK, Block D, Lot 15) to subdivide 1.26 hectares \pm (3.12 acres \pm), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

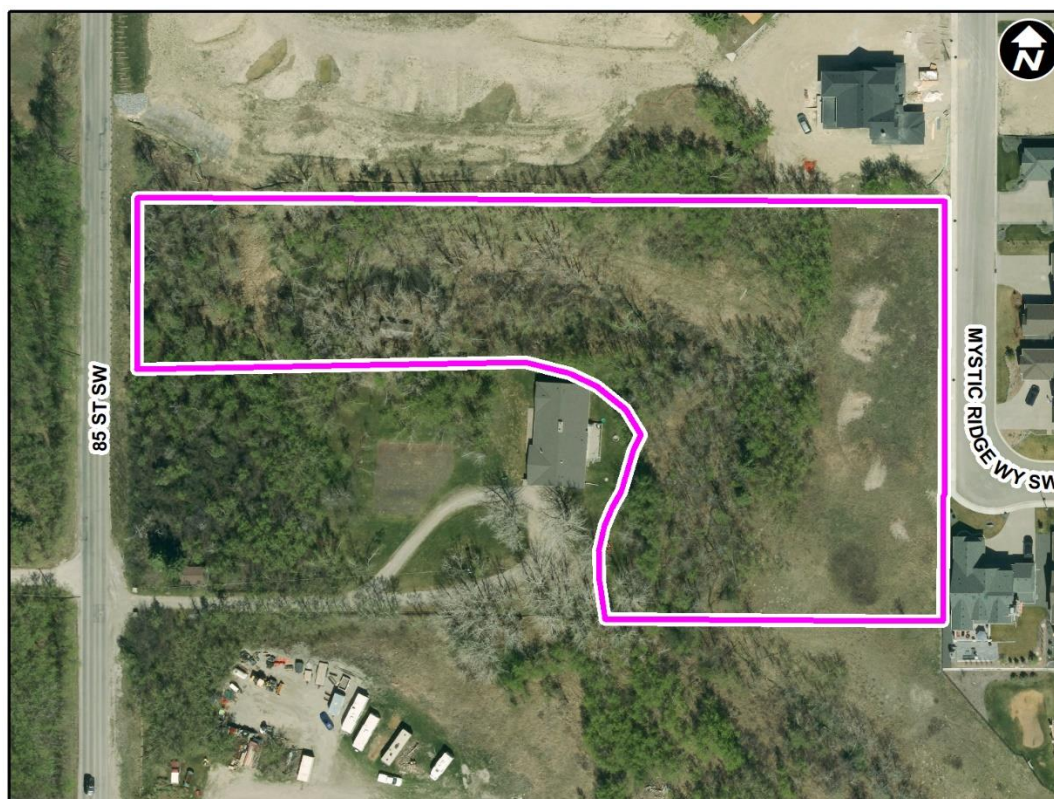
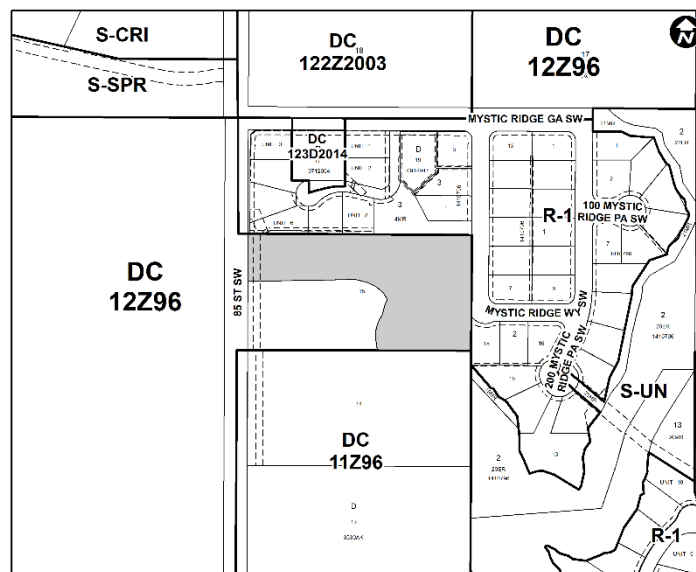
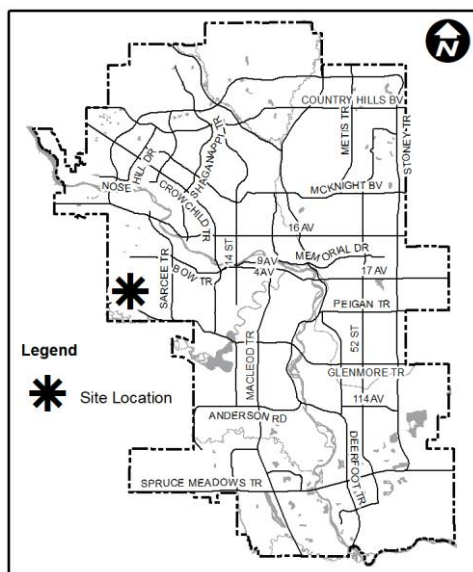
On behalf of the other landowners, James Schlaak and Heritage AG Enterprises Ltd, Deborah Schlaak submitted the subject application on 2018 June 19 and has provided a summary of her proposal in the Applicant's Submission (Attachment 1). The application was submitted a year after the *Springbank Hill ASP* was approved by Council in 2017 June.

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Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP)

Location Maps



Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP)

Site Context

The subject site is located in the southwest quadrant of the city within the community of Springbank Hill. The subject site is located on the east side of 85 Street SW, approximately 900 metres south of 17 Avenue SW. The surrounding area includes a mix of existing low-density residential uses with Direct Control, R-1 and R-1s Districts. The topography generally slopes from north to south affording views of the foothills and the Rocky Mountains.

Figure 1 provides peak population statistics for the community of Springbank Hill. As identified in Figure 1, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population	0
Difference in Population (percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan application (Attachment 3) and corresponding land use amendment application (Attachment 5) will facilitate residential development as well as open spaces and natural areas that will contribute to the growth of this future new community as intended by the policies of the *Municipal Development Plan* and the *Springbank Hill ASP*.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the alignment with relevant policies, and the appropriateness of the land use districts. The following sections highlight the scope of technical planning analysis conducted by Administration.

Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP)

Subdivision Design

The proposed outline plan informs a subdivision that is approximately 1.26 hectares (3.12 acres). The subdivision design, layout, road and pathway network were influenced by the many unique natural and topographical features of the land and the goal to protect the ravine system that runs through the area.

A breakdown of the statistics for the subject outline plan can be found in the Subdivision Data Sheet (Attachment 4).

Open Space and Natural Areas

Open space is provided to conserve the small permanent stream which is part of an offshoot of the larger west ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. The *Springbank Hill ASP* identifies a Regional Pathway alignment within the ravine however due to the grades (ranging from 10 to 20 percent on either side of the stream), flooded areas and to preserve the integrity of the stream and ravine in this area, it was recommended by Parks Pathways that 26 Avenue SW could potentially be used for connectivity to the rest of the network (as an on street or sidewalk upgrade) to the existing Regional Pathway in the future.

A portion of the subject site (0.120 hectares or 0.297 acres) is proposed to be designated as S-SPR District with a Resignation, which will meet the 10 percent requirement for the entire titled parcel, comprising 1.956 hectares/4.833 acres. The proposed park will complement and add to the existing park to the north and will remain as a naturalized space, retaining many of the existing trees. The proposed MR will also provide a transition towards the portion of the site proposed to be designated as a S-UN District/ER.

A larger portion of the subject site (0.779 hectares or 1.925 acres) is proposed as an S-UN District with an ER designation and will preserve and protect the existing ravine and stream that runs through the site.

Land Use

The subject site is currently designated DC Direct Control District (Bylaw 12Z96) that accommodates country residential development. Its purpose is to maintain the character of the existing rural residential neighbourhood. The *Springbank Hill ASP* envisions this area to be a vibrant community with a mix of commercial and residential uses and a broad range of housing types and densities.

The associated land use amendment application that proposes to redesignate the subject lands from DC Direct Control District (Bylaw 12Z96) to the following districts:

- Residential – One Dwelling (R-1s) District to allow for single detached dwellings;
- Special Purpose – School, Park and Community Reserve (S-SPR) District for public open space through dedication of MR; and

Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP)

- Special Purpose – Urban Nature (S-UN) District to preserve environmentally significant lands through dedication of ER.

The proposed outline plan (Attachment 3) provides the framework for community and infrastructure buildout, to be implemented largely at the subdivision stage. The land uses are complimentary to this plan and provide more certainty on densities, and unit types and forms.

Density

The density for the proposed R-1s District of 10.34 units per hectare (4.19 units per acre) complies with the Standard Suburban land use classification in the *Springbank Hill ASP* that requires a range from 7 to 17 units per hectare (2.83 to 6.87 units per acre).

While the proposed density is under the 20 units per hectare (8 units per acre) target identified for Neighbourhood Areas in the *MDP, Part 2: New Community Planning Guidebook*, the Springbank Hill community as a whole, including other residential typologies and activity centers exceeds this *MDP* target. This will help to support the future transit and community amenities within the greater area.

Environmental

The City's Environmental and Safety Management group reviewed the application. No concerns were noted with regard to the site's suitability to accommodate residential and commercial development.

Transportation

Primary vehicular and pedestrian access to the proposed parcels is provided by the existing Mystic Ridge Way SW. The 69 Street SW LRT Station is located approximately 1.6 kilometres northeast of the subject site. The future 85 Street SW Station is located approximately 800 metres north of the subject lands, north of 17 Avenue SW. This portion of 17 Avenue SW also forms part of Calgary's Primary Transit Network.

Transportation Impact Assessment was not required for this site as densities are within ASP requirements noted above and the development is similar to the surrounding developments of the area.

Utilities and Servicing

Water servicing will be provided via a connection to the existing 150 millimetre watermain in Mystic Ridge Way SW. Sanitary servicing will be provided via a connection to the existing 200 millimetre sanitary line located in Mystic Ridge Way SW. Storm servicing will be provided via the existing 300 millimetre storm line located in Mystic Ridge Way SW. Additional servicing details will be resolved at tentative plan via the stormwater management report and the construction drawing process.

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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 landowners, the Springbank Hill Community Association and the application was advertised online.

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

City-Led Outreach

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email.

The application was circulated to the Springbank Hill Community Association and comments were received by Administration. A summary of their comments includes:

- Highlighting concerns from Mystic Ridge residents;
- Requesting more details regarding connectivity and design plans for ER and MR in this development; and
- Offering to meet with the applicant to review their plans in more detail.

Administration also received two letters from adjacent landowners in Mystic Ridge. A summary of the perceived concerns includes:

- Concern about the setback between the natural area ravine and the Mystic Ridge Way street and sidewalk;
- Preservation of low-density estate lots consistent with the existing neighbourhood (approximately 10,000 square feet); and
- Pedestrian connectivity to the natural areas and regional pathway.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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."

Outline Plan in Springbank Hill (Ward 6) at 2758 - 85 Street SW, LOC2018-0135(OP)

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The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and road closures build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Risk Assessment

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ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use Districts

Conditions of Approval

The following conditions shall apply

Subdivision Services:

1. Compensation for dedication of municipal reserve in excess of 10% is deemed to be \$1.
2. Upon submission of a subdivision application provide the following:
 - Real Property Report showing dimensions to the new property lines, and
 - Building elevations and photos for the existing building where it faces the new property lines. This is required to review compliance with the Alberta Building Code
3. Decorative street lighting (known as the McKenzie Towne Style or the traditional 17th Ave style) shall be installed at the developer's expense. This style of street light is consistent with the lights installed in the development east of the plan area.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Deep Fills Letter, prepared by T-Fenton Consulting Ltd. (File No. 1830-01), dated April 26, 2019.
 - Slope Stability Report, prepared by Geo-Slope Stability Services (File No. 19-102), dated April 18, 2019.
 - Geotechnical Report, prepared by Almor Testing Services Ltd. (File No 043-03-04-18), dated December 2008.
5. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
6. **Prior to approval of the tentative plan**, submit an electronic version of a Slope Stability Report to the Development Engineering Generalist to confirm a minimum factor of safety of 1.5 under anticipated post-development conditions. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

OR

If the proposed development does not have existing or proposed grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

7. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development

Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.

8. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
9. The Developer shall pay the City for part cost, on a per hectare basis for the existing storm pond titled 69 St SW (Strathcona) (13WPA) financed by the City of Calgary.
10. The Developer shall make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing storm sewer, sanitary sewer, watermain and surface improvements in Mystic Ridge Way SW, that was paid for and/or constructed by United Acquisition II Corp. under Springbank Hill, Phase 01 (2013-0026).
11. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
12. The Developer shall make satisfactory cost sharing arrangements with Springbank Lands Company Ltd. for part cost, on a per hectare basis, less the payment for oversize, for the existing storm 85 Street S.W. Private Storm Trunk (if utilized by this development), by Springbank Lands Company Ltd. under Aspen Woods, Phase 01 (2004-025)
13. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within and along the boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within the east two lanes of the four (4) lane divided arterial within 85 Street SW, along the west boundary of the plan area.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required along the boundaries of the plan area.
 - e) Construct any onsite and offsite storm water management facilities (wet pond, wetlands, etc.) required to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - f) Construct the MR within the plan area.
 - g) Construct any regional pathways within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

14. **In conjunction with the applicable Tentative Plan or Development Permit**, phasing plans shall be submitted as a component of the Tentative Plan or Development Permit submission package to the satisfaction of Transportation Planning and Roads, for the staged development of Collector standard and above roadways, inclusive of the staged development of intersections to the satisfaction of the Director, Transportation Planning and Roads.
15. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning.
16. **Prior to the release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
17. **Prior to the approval of affected Tentative Plan**, the developer shall ensure that all pathways from MR lands have a direct pedestrian connection by sidewalk or pathway to the desired crossings at the intersections.
18. All community entrance features must be located on a private site.
19. **Prior to approval of Construction Drawings and Permissions to Construct Surface improvements**, the developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).

Parks:

20. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), if private back of lot drainage is requested, provide a cross-section for Calgary Park's review/approval and label/note the following on the plan:
 - Roof leaders are to drain to the front (if grades permit).
 - A minimum 300 to 600 mm topsoil in the back of lot.
 - A vegetated swale within private property.
 - Existing MR grades to remain undisturbed in order to protect existing trees.
21. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), the Biophysical Impact Assessment (BIA) is to be approved. The BIA was conditionally approved on July 12, 2019. Contact the Natural Areas Specialist Marta Sudyk at (403) 268-4792 or Marta.Sudyk@calgary.ca and provide any revised reports to the CPAG Generalist/Natural Areas Specialist.
22. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels and the adjacent MR to the north (no fence required) to the satisfaction of the Director, Calgary Parks.
23. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating

the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.

24. There shall be no backsloping within proposed MR/ER extents.
25. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR sites shall be submitted for Parks' review and approval.
26. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
27. The developer shall minimize stripping and grading within the Environmental Reserve/Municipal Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks **prior to stripping and grading**.
28. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca or (403) 476-8317/(403) 620-3216 to approve the location of the fencing prior to its installation.
29. **Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings**, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's "Guidelines for Erosion and Sediment Control", to the satisfaction of the Manager of Urban Development and the Director of Calgary Parks Contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca or (403) 476-8317/(403) 620-3216 to approve the location prior to commencement of Stripping and Grading activities.
30. No disturbance of Environmental Reserve/Municipal Reserve lands is permitted without written permission from the Parks Generalist for this area. The Parks Generalist (listed above) can be reached at 403-268-5635.
31. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
32. **Prior to the approval of a stripping and grading permit**, a Development Agreement or a subject area Tentative Plan, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.

33. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.

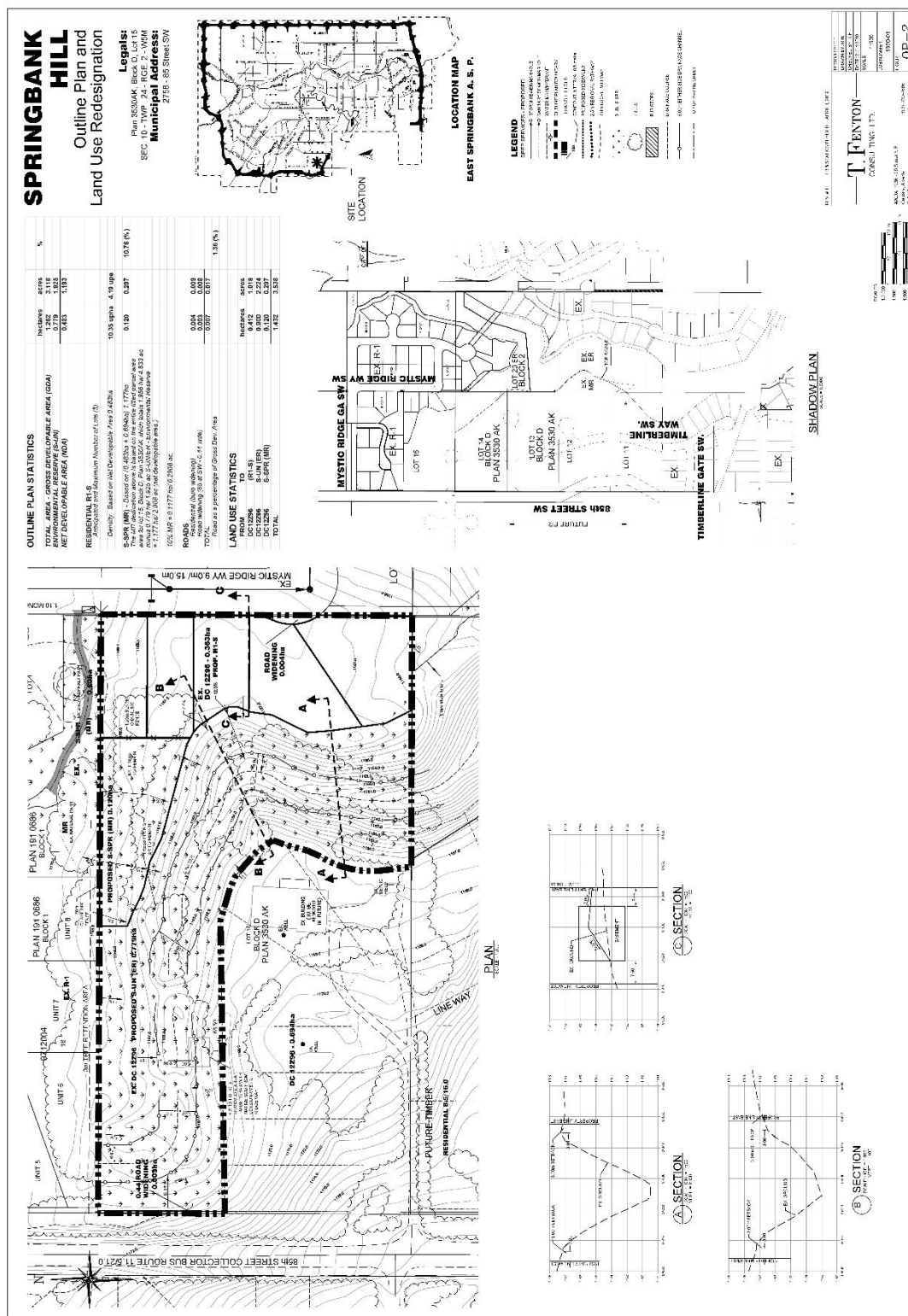
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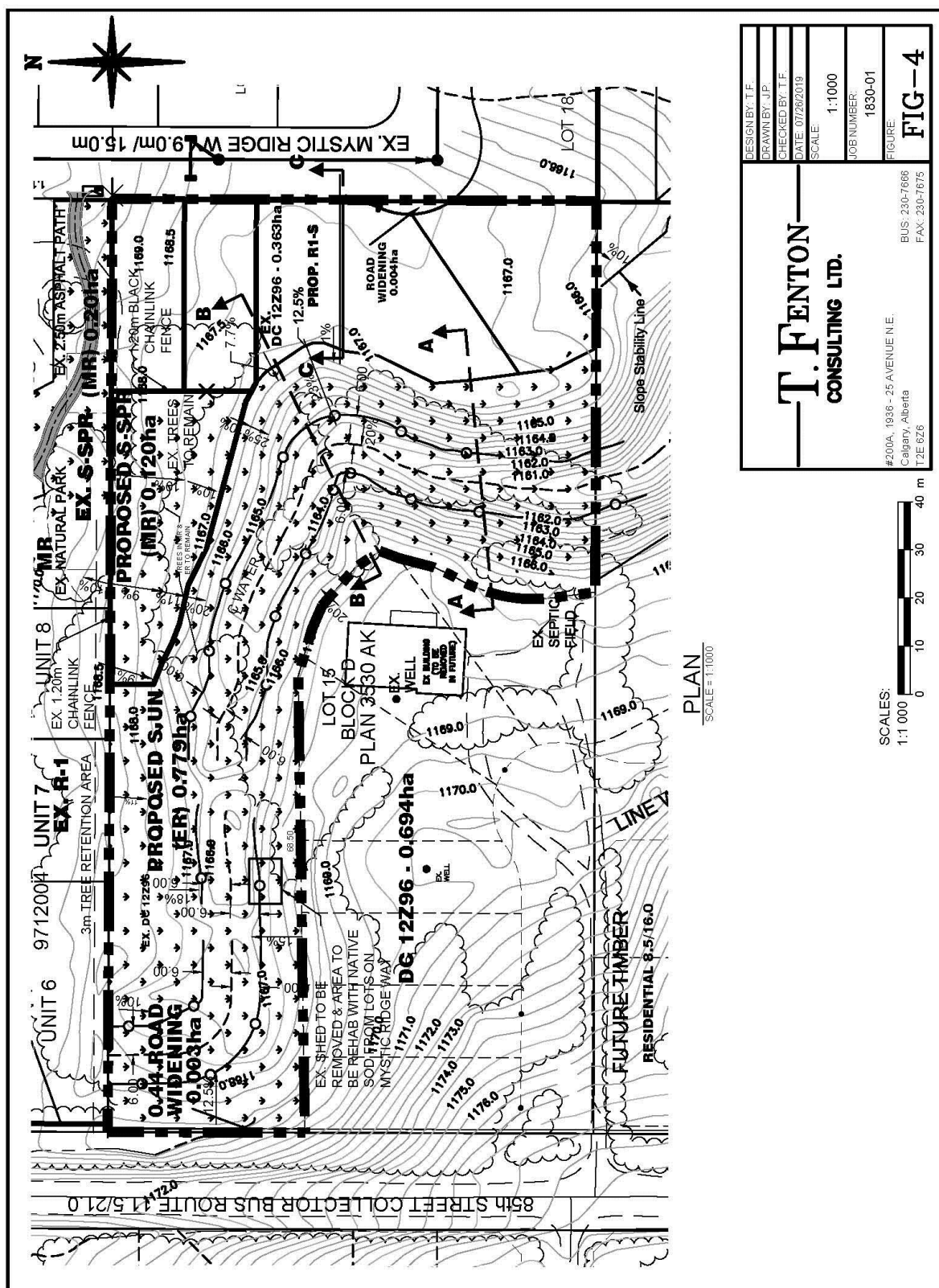
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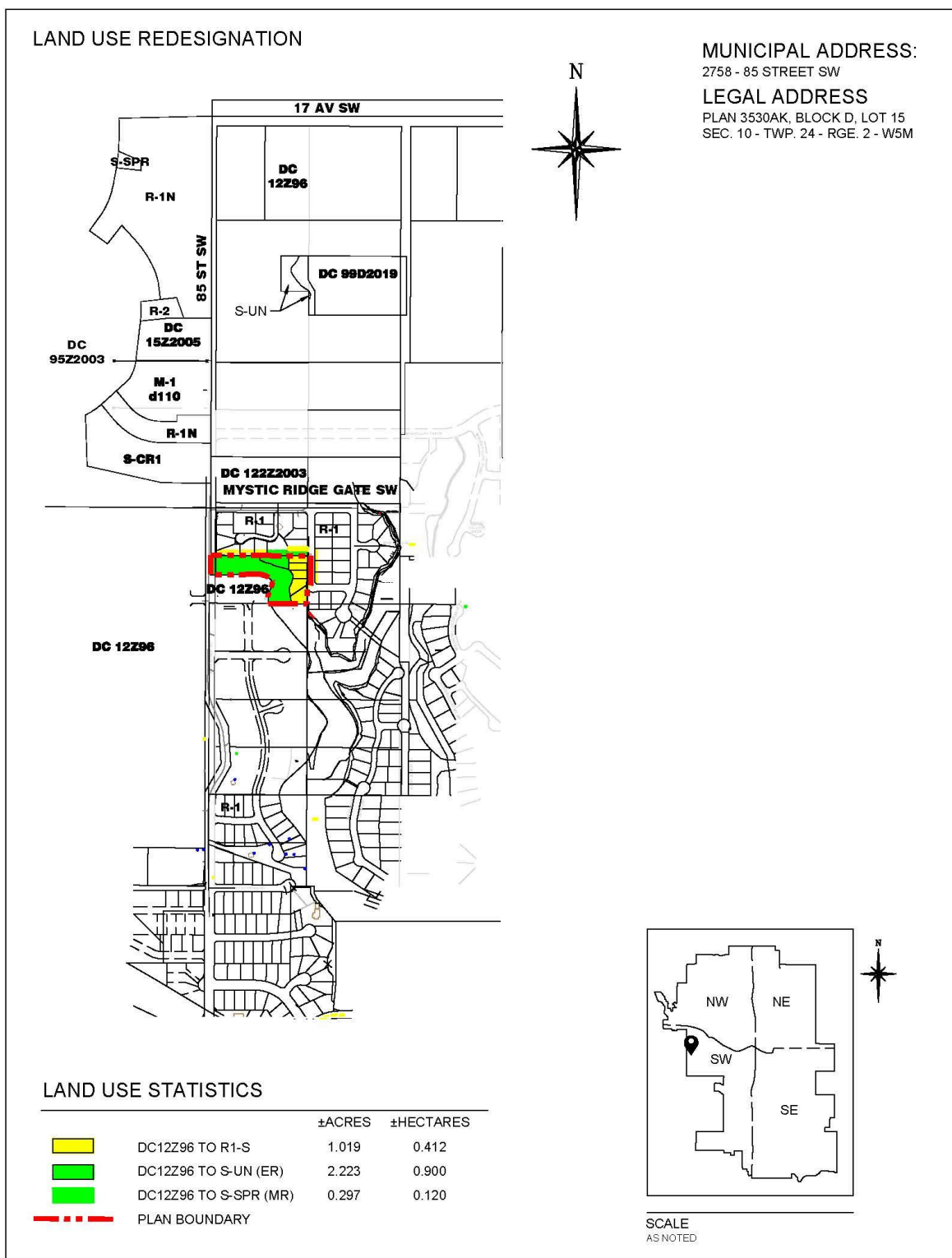
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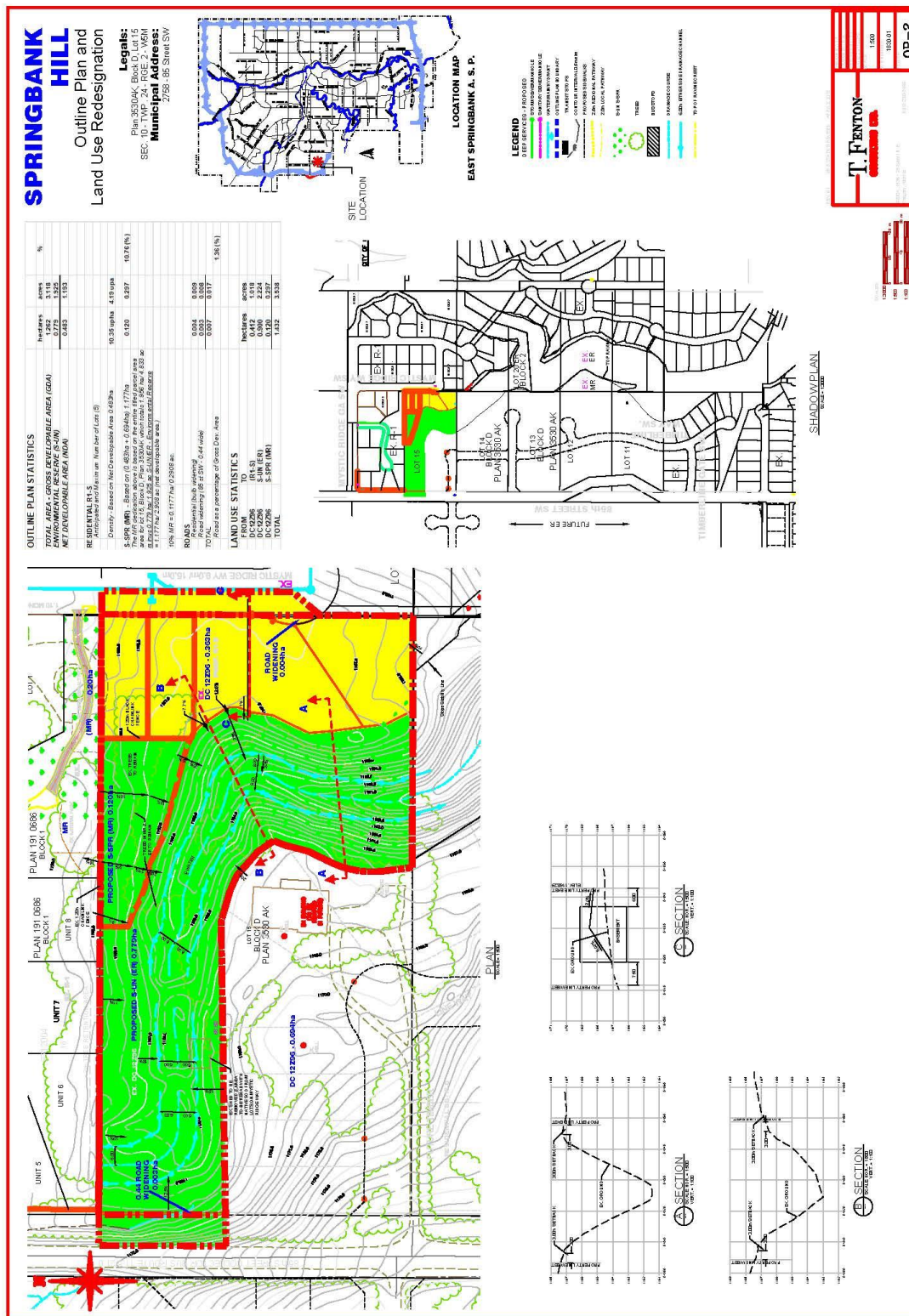
Proposed Outline Plan







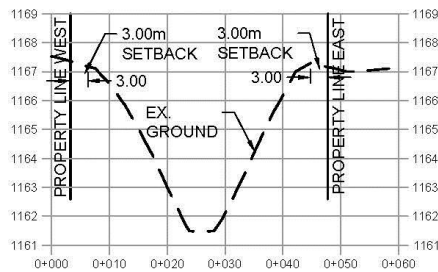
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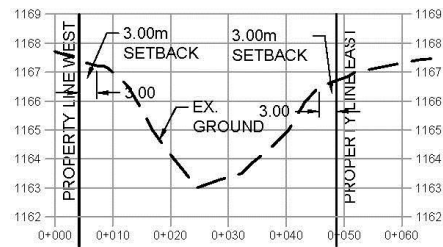
OUTLINE PLAN STATISTICS			
	hectares	acres	%
TOTAL AREA - GROSS DEVELOPABLE AREA (GDA)	1.262	3.118	
ENVIRONMENTAL RESERVE (S-UN)	0.779	1.925	
NET DEVELOPABLE AREA (NDA)	0.483	1.193	
RESIDENTIAL R1-S			
<i>Anticipated and Maximum Number of Lots (5)</i>			
<i>Density - Based on Net Developable Area 0.483ha</i>			
	10.35 upha	4.19 upa	
S-SPR (MR) - Based on (0.483ha + 0.694ha) 1.177ha	0.120	0.297	10.76 (%)
<i>The MR dedication above is based on the entire titled parcel area area for lot 15, Block D, Plan 3530AK which totals 1.956 ha/ 4.833 ac minus 0.779 ha/ 1.925 ac S-UN/ER - Environmental Reserve = 1.177 ha/ 2.908 ac (net developable area.)</i>			
<i>10% MR = 0.1177 ha/ 0.2908 ac.</i>			
ROADS			
<i>Residential (bulb widening)</i>	0.004	0.009	
<i>Road widening (85 st SW - 0.44 wide)</i>	0.003	0.008	
TOTAL	0.007	0.017	
<i>Road as a percentage of Gross Dev. Area</i>			1.36 (%)
LAND USE STATISTICS			
FROM	TO	hectares	acres
DC12Z96	(R1-S)	0.412	1.018
DC12Z96	S-UN (ER)	0.900	2.224
DC12Z96	S-SPR (MR)	0.120	0.297
TOTAL		1.432	3.538

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		DRAWN BY: J.P.
		CHECKED BY: T.F.
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		FIGURE: FIG-6

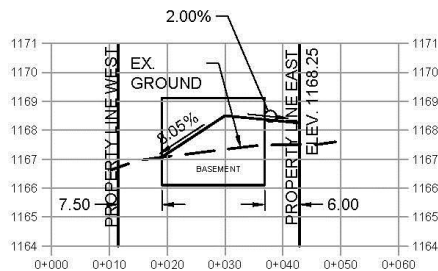
Q:\1830-01 Schlaak property\Drawings\FIG. 4, FIG. 5, FIG. 6, FIG. 7.dwg Layout=FIG. 6 July 30,2019 - 12:27pm Drafting



(A) SECTION
FIG. 4 SCALE: HOR. = 1:1000
VERT. = 1:200



(B) SECTION
FIG. 4 SCALE: HOR. = 1:1000
VERT. = 1:200



(C) SECTION
FIG. 4 SCALE: HOR. = 1:1000
VERT. = 1:200

1:1 000 0 10 20 30 40 m

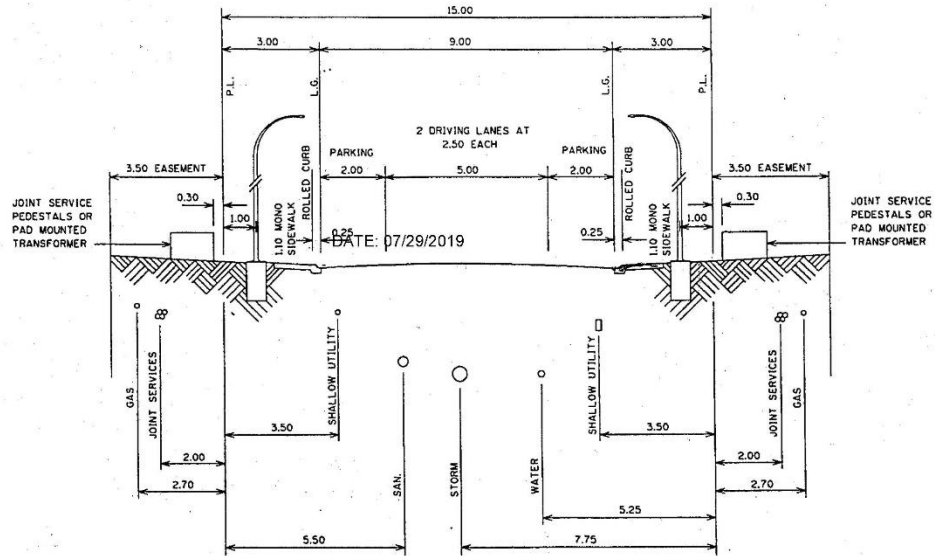
T. FENTON
CONSULTING LTD.

#200A, 1936 - 25 AVENUE N.E.,
Calgary, Alberta
T2E 6Z6

BUS: 230-7666
FAX: 230-7675

DESIGN BY: T.F.
DRAWN BY: J.P.
CHECKED BY: T.F.
DATE: 07/26/2019
SCALE: 1:1000
JOB NUMBER: 1830-01
FIGURE: FIG-5

Q:\1830-01 Schlaak property\Drawings\FIG. 4, FIG. 5, FIG. 6, FIG. 7.dwg Layout=FIG. 5 July 29, 2019 - 3:57pm Jessica



EX. RESIDENTIAL - PARKING BOTH SIDES
15.00m R/W. 9.00m ROAD

SCALE: N.T.S

T. FENTON CONSULTING LTD. #200A, 1936 - 25 AVENUE N.E. Calgary, Alberta T2E 6Z6	DESIGN BY: T.F.
	DRAWN BY: J.P.
	CHECKED BY: T.F.
	DATE: 07/29/2019
	SCALE: N.T.S
	JOB NUMBER: 1830-01
BUS: 230-7666 FAX: 230-7675	FIGURE: FIG-7

Q:\1830-01 Schlaak property\Drawings\FIG. 4, FIG. 5, FIG. 6, FIG. 7.dwg Layout=FIG. 7 July 29, 2019 - 3:57pm Jessica

Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	1.262	3.118
LESS: ENVIRONMENTAL RESERVE	0.779	1.925
NET DEVELOPABLE AREA	0.483	1.193

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-1s	0.412	1.018	5	5

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0.007	0.017	1.36 %

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.120	0.297	10.0 %

Proposed Land Use Districts

