

Planning & Development Report to
Calgary Planning Commission
2019 July 04

ISC: UNRESTRICTED
CPC2019-0816

Community and Street Name in the Residual Sub-Area 090 (Ward 9), SN2018-0013

EXECUTIVE SUMMARY

This community and street naming application was submitted on 2019 February 11 by ISL Engineering and Land Services on behalf of the developer OpenGate Properties Ltd in conjunction with outline plan, LOC2018-0024 (CPC2019-0824). This application proposes a community name for the future subdivision and development of 194.10 hectares ± (479.63 acres ±) to create a new Gateway Community from portions of Communities B and C of the *Belvedere Area Structure Plan*.

The developer seeks Calgary Planning Commission's and City Council's support in approving TwinHills as a community name and TwinHills, TwinHills Cyber, and TwinHills Lake as street names.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. **DIRECT** this report (CPC2019-0816) to the 2019 July 29 Combined Meeting of Council to the Planning Matters Not Requiring a Public Hearing portion of the Agenda; and
2. Recommend that Council:
 - a) **ADOPT**, by Resolution, the proposed community name of TwinHills; and
 - b) **ADOPT**, by Resolution the proposed street names, TwinHills, TwinHills Cyber and TwinHills Lake.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 July 04:

That Council adopt the Administration Recommendations contained in Report CPC2019-0816.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 July 30, Council approved the removal of the Growth Management Overlay for a portion of the *Belvedere Area Structure Plan* (ASP) area, which included the subject site. This is the second community name application within the *Belvedere ASP* area and the third street name application.

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Community and Street Name in the Residual Sub-Area 09O (Ward 9), SN2018-0013

BACKGROUND

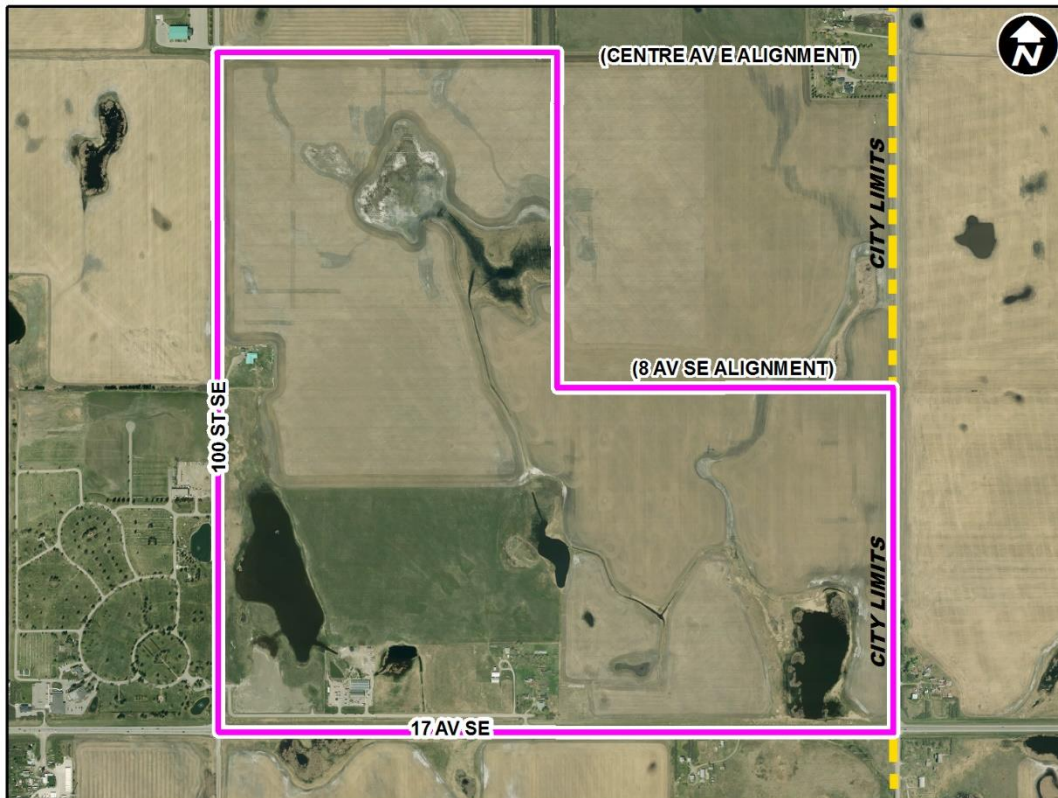
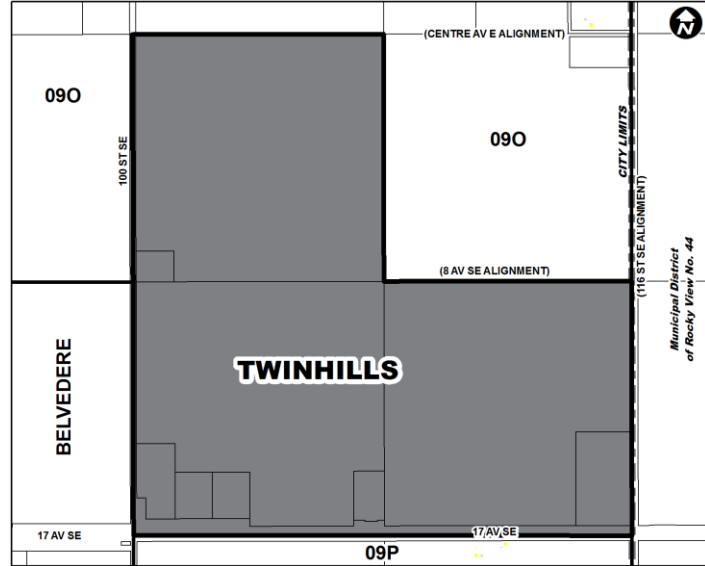
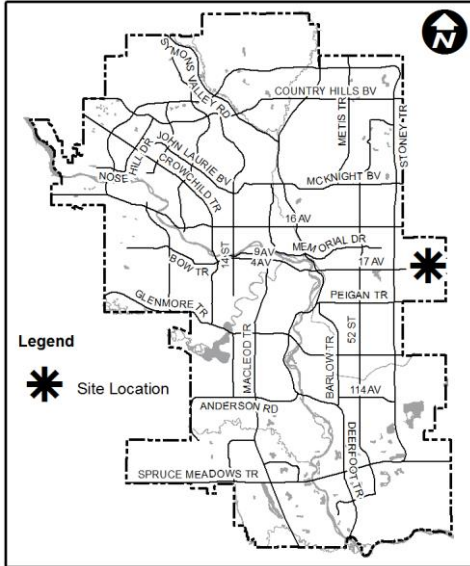
ISL Engineering and Land Services submitted the subject application on 2019 February 11 on behalf of the developer OpenGate Properties Ltd and have provided a summary of their proposal in the Applicant's Submission (Attachment 1). Currently, the area is identified as Residual Ward 9 - Sub Area 09O which was part of the 2007 annexation from Rocky View County. As part of the subject application, there is also an associated land use amendment and outline plan application LOC2018-0024.

The land use amendment (CPC2019-0823) and the outline plan (CPC2019-0824) will be heard at the 2019 July 04 meeting of Calgary Planning Commission. The land use amendment will then move onto the same meeting of Council.

The proposed community boundary encompasses portions of Communities B and C as identified on Map 6 of the *Belvedere ASP*, as shown in Attachment 2. This map is identified in the ASP as conceptual only, and therefore this proposal has been accepted without the requirement for an ASP amendment.

Community and Street Name in the Residual Sub-Area 090 (Ward 9), SN2018-0013

Location Maps



Community and Street Name in the Residual Sub-Area 09O (Ward 9), SN2018-0013

Site Context

Situated on the east side of the Belvedere community and immediately west of the boundary with the City of Chestermere, this gateway community is 194.10 hectares \pm (479.63 acres \pm) along 17 Avenue which is bounded to the north by the 8 Avenue SE and Centre Avenue SE alignments. The L-shaped community is mostly vacant with wetlands identified as environmental open space study area in the ASP. The majority of the surrounding areas are farmlands and immediately west is the Mountainview Memorial Gardens and Funeral Homes.

The site is 12 kilometres to downtown and has connections to Highway 1 via 116 Street SE to the east and East Stoney Trail and 100 Street SE to the west. Approximately a mile away, East Stoney Trail provides accessibility to all parts of the city including the Calgary International Airport and existing employment centres in the northeast and southeast quadrants.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application was originally submitted with two proposed community names, TwinHills and CyberCity which were not consistent with the proposed community boundaries map. The community boundary map was for one community only. The applicant decided to retain the proposed community boundaries and the community name TwinHills and dropped CyberCity.

The proposed community has significant slopes as shown by the contour lines on the Water Front map (Attachment 3). TwinHills as a community name appropriately represents the hilly topography and is also unique in Calgary.

TwinHills is also being proposed as a street name in addition to TwinHills Cyber and TwinHills Lake. TwinHills Cyber, although exceeding the maximum number of characters by one, was relaxed by Roads and Traffic Engineering, with an understanding that this will only be used for one location to identify a site which focusses on High-Tech Offices. These street names are distinct, unique and conform to the *Municipal Naming, Sponsorship and Naming Rights Policy*.

For the first stage of development, the developer will use "TwinHills CyberCity" for marketing purposes to bring awareness of technology focussed development to attract high technology businesses as proposed in the outline plan.

Stakeholder Engagement, Research and Communication

The subject application was circulated to various City of Calgary business units and other agencies for review. No objections were received during circulation of the proposed names (Attachment 4).

Strategic Alignment

The proposal aligns with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

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Social, Environmental, Economic (External)

Not applicable.

Financial Capacity

Current and Future Operating Budget

Not applicable.

Current and Future Capital Budget

Not applicable.

Risk Assessment

There are no significant risks with proposed name.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval as the proposed community and street names are distinct and unique, comply with the *Municipal Naming, Sponsorship and Naming Rights Policy* and there were no objections received during circulation of the proposed community name of TwinHills and street names TwinHills, TwinHills Cyber and TwinHills Lake.

ATTACHMENT(S)

1. Applicant's Submission
2. Community and Neighbourhood Concept
3. Water Front Map
4. Circulation Comments