

Planning & Development Report to
Calgary Planning Commission
2018 December 13

ISC: UNRESTRICTED
CPC2018-1353

Land Use Amendment in Rocky Ridge (Ward 1) at 10110 Rocky Ridge Road NW, LOC2018-0118

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2018 May 23 on behalf of the landowners Ravines of Royal Oak GP Ltd. This application proposes to change the designation of two portions of a property located at 10110 Rocky Ridge Road NW. The western portion of the site, approximately 0.65 hectares in size, is proposed to be redesignated from a Direct Control District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- multi-residential buildings (e.g. apartment buildings, townhouses);
- a maximum of 96 dwelling units (an increase from the current maximum of 11 dwelling units);
- a maximum building height of 14 metres (an increase from the current maximum of 10 metres);
- The uses listed in the proposed M-C1 designation.

The proposed redesignation of the eastern portion of the site, approximately 1.13 hectares in size, represents a housekeeping land use amendment necessary to align the land use with the boundary between Environmental and Municipal Reserve lands dedicated through a previously approved subdivision application.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.78 hectares \pm (4.40 acres \pm) located at 10110 Rocky Ridge Road NW (Portion of SW1/4 Section 21-25-2-5) from DC Direct Control District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Multi-Residential – Contextual Low Profile (M-C1) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed Bylaw; and
3. That this report (CPC2018-1353) be directed to the 2019 January 14 Combined Meeting of Council to the public hearing portion of the Agenda.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 DECEMBER 13:

That Council hold a Public Hearing; and

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2. Give three readings to **Proposed Bylaw 40D2019**.

Excerpt from the Minutes of the 2018 December 13 Regular Meeting of the Calgary Planning Commission:

“3. That this report (CPC2018-1353) be directed to the 2019 January 14 Combined Meeting of Council to the public hearing portion of the Agenda.”

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by B&A Planning Group on 2018 May 23 on behalf of the landowners Ravines of Royal Oak GP Ltd. While no development permit application has been submitted at this time, the applicant indicated their intent to develop a 2-3 storey multi-residential building as referenced in the submitted Applicant Submission (Attachment 1).

The subject lands were part of a larger 24.28 hectare subdivision outline/land use plan which was approved in 1999 (SB1998-Y-2033/21NW). At that time, the western portion of the site was designated DC 29Z99 (Site 1) and the eastern portion of the site was designated PE Public Park, School and Recreation District under the 2P80 Land Use Bylaw. During the transition to the 1P2007 Land Use Bylaw, new land use districts were created to delineate Municipal Reserve from Environmental Reserve. These districts were the Special Purpose – School, Park, and Community Reserve (S-SPR) District and the Special Purpose - Urban Nature (S-UN) District, respectively. Given that an approved subdivision separating the Municipal Reserve from the Environmental Reserve on this portion of the site had not been approved yet, the new Land Use Bylaw updated and replaced the PE District with the S-SPR District over the entire site, as was the practice of the day.

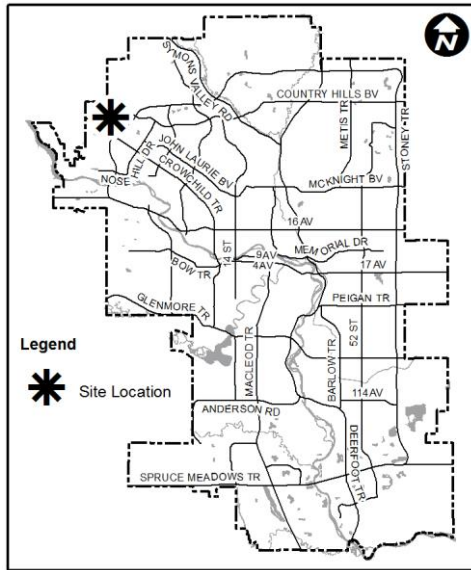
A revised subdivision outline plan was approved in 2002 August 19 (SB2000-Y-2003/21NW) which removed a previously proposed road connection across the natural area through the eastern portion of the subject land. Through several applications, development has occurred surrounding these subject lands, although development did not materialize on these lands specifically. Finally, a subdivision application was approved in 2016 delineating the Municipal Reserve from the Environmental Reserve in the subject area.

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Location Maps



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Site Context

The subject site, 10110 Rocky Ridge Road NW, is located in the community of Rocky Ridge, north of Royal Elm Road NW and east of Rocky Ridge Road NW. Surrounding developments are predominantly characterized by single detached dwellings. The predominant land use in this area is the Residential – Contextual One Dwelling (R-C1) District, with Residential - Contextual Narrow Parcel One Dwelling (R-C1N) District, Special Purpose - Recreation (S-R) District, Special Purpose - School, Park, Community Reserve (S-SPR) District and Special Purpose - Urban Nature (S-UN) District also surrounding the site. The Tuscany C-Train station is located approximately 800 metres to the south of the subject site.

Two portions of the subject parcel are proposed to be redesignated as part of this application. The western portion, approximately 0.65 hectares in size (DC site), is developed with a single detached dwelling. The eastern portion, approximately 1.13 hectares in size (S-SPR site), is characterized by sloping terrain which is part of a larger ravine system extending to the north and south of the site. The slopes provide for a drop in elevation from the developments to the north to the seasonal drainage ravine and natural stand of aspens to the south. This portion of the site is an extension of a larger S-UN/S-SPR area to the north and south.

As identified in *Figure 1*, the community of Rocky Ridge has seen a steady population increase over the last several years as the community becomes more established with its peak population in 2017.

Rocky Ridge	
Peak Population Year	2017
Peak Population	8,381
2017 Current Population	8,381
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Rocky Ridge is a community with a relatively homogenous housing stock. The proposed M-C1 land use district represents a contextually sensitive intensification of land use which will increase the diversity of housing types allowing residents to live and remain in the neighbourhood as their housing needs change over their lifetime.

The designation of the S-UN District on a portion of the open space is a housekeeping exercise necessary to align the land use with the boundary between Environmental and Municipal

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Reserve lands dedicated through a previously approved subdivision plan, and to align with the ultimate vision for development and open space preservation in the area.

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.

Land Use

Western Portion (DC to M-C1)

The existing Direct Control District (Bylaw 29Z99 Site 1) is based on the R-2A Residential Low Density District of Bylaw 2P80. The R-2A District allows for a range of building forms such as single detached, semi-detached, duplex residential buildings, and townhouses. The existing Direct Control District allows for a maximum density of 17 units per hectare, or 11 units on this site, and a maximum height of 10 metres.

The proposed Multi-Residential - Contextual Low Profile (M-C1) District is a designation that provides for multi-residential development of low height and medium density, and is intended to be in close proximity or adjacent to low density residential development. The proposed M-C1 District allows for a range of multi-residential housing forms such as townhouses, rowhouses and three to four-storey apartment buildings with a maximum building height of 14 metres and a maximum density of 148 units per hectare, which translates into a maximum of 96 dwelling units on this site.

Eastern Portion (S-SPR to S-UN)

The Special Purpose - Urban Nature (S-UN) District is proposed on the eastern portion of the site.

This portion of the site is an extension of a larger natural S-UN area. This component of the application is considered as housekeeping and is required to update to the land use on this portion of the natural area dedicated as an Environmental Reserve through the previously approved subdivision application in 2016. The proposed S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state. In addition, the S-UN District is intended for areas that are sensitive to any development with the exception of small scale structures intended to support the function of the S-UN area.

Development and Site Design

The proposed redesignation is intended to accommodate redevelopment of the M-C1 site with a multi-residential development. Future redevelopment of the site will be guided by the rules of the

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proposed M-C1 District. At the development permit stage, key factors that will be important to address include:

- addressing Royal Elm Road NW and Rocky Ridge Road NW with an appropriate interface that includes at grade units, facades of high quality materials, and high quality landscaping incorporating native vegetation to tie into the surrounding natural areas; and
- integration of the development site with the natural areas ensuring permeable access; and
- design all sides of the building in a way that there is no “back of house” treatment as all sides will be highly visible.

The intent of the S-UN District is to restrict development on the site to ensure the protection of the naturally sensitive area, and as such there is no development planned for this portion of the site.

Environmental

An Environmental Site Assessment was not required as part of this application. Previous planning applications have provided a review of the environmental conditions applicable to the area. This application provides the land use for long term preservation of an important environmental feature in the area (ravine, slopes and drainage) with no remaining environmental issues needing to be addressed.

Transportation Networks

To facilitate access to transit in the area, development of the western portion of the site (M-C1 site) will require improvements to the adjacent public sidewalks and pathways at the developer's expense. While the exact extent of the required improvements will be determined at the development permit stage, upgrades to the existing pedestrian infrastructure along Royal Elm Road NW and Rocky Ridge Road NW will be required. The improved pedestrian network will provide an opportunity for all residents associated with the M-C1 parcel to access local Transit service in the area. Vehicular access to the M-C1 site shall be from Royal Elm Road NW. No direct vehicular access to Rocky Ridge Road NW will be permitted at the development permit stage.

With respect to the location of transit service, bus stops are located within 150 metres walking distance on Rocky Ridge Road NW. Routes include route 158 and route 115, connecting riders to the Tuscany C-Train station, which is located approximately 800 metres south of the western portion of the site.

A Transportation Impact Assessment (TIA) was submitted by the applicant in support of this application. The TIA was reviewed and accepted by Administration. Conclusions of the TIA were satisfactory to support the proposed M-C1 District on the western portion of the site.

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Utilities and Servicing

Sanitary, water and storm services are available to service the plan area from Royal Elm Road NW. A storm main extension will be required to service the MC-1 site at the time of development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site with a large notice posting sign at the corner of Royal Elm Road NW and Rocky Ridge Road NW. Notification letters were sent to adjacent land owners and the application was advertised on-line. Two public open houses were held by the applicant for this application.

Administration received five letters of objection to the proposal citing parking, traffic and loss of views as their main concerns. The majority of issues raised are issues that will be considered at the development permit stage. Given that any future building on this site will not be directly adjacent to any of the existing development, the impact on views should be limited. One letter was submitted in support from a local resident.

Comments from the Rocky Ridge Royal Oak Community Association were submitted without indication of opposition or support, although citing pathway connections throughout the area are very important to the character of the community and the use of the open spaces (Attachment 2). Conditions of the Service Agreement associated with the subdivision approval include requirements to construct additional pathways through the natural ravine areas.

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 date of Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

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

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area of the *Municipal Development Plan* (MDP). The applicable MDP policies indicate that the policies of the local area plan are considered the appropriate policies for the area.

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Rocky Ridge Area Structure Plan (Statutory, 1992)

The subject lands are located in the 'Residential and Related Uses' and the 'Open Space and Environmentally Sensitive Land' areas as identified on Map 2 of the *Rocky Ridge Area Structure Plan* (ASP). The Residential and Related Uses area policies identify low density residential as the predominant form of housing throughout the area. However, in order to provide for an adequate mix of housing, multi-residential developments are encouraged in appropriate locations.

The Environmentally Sensitive Land policies identify that sensitive areas should be considered for preservation in its natural state, through dedication as either environmental reserve (ER) or municipal reserve (MR), or through purchase by the City.

The proposal is in keeping with the policies of the ASP insofar as the location for the M-C1 designation meets typical location criteria for infill multi-residential development such as a corner parcel, along higher classification roadways, and near parks and transit. As well as the Environmentally Sensitive Land policies encourage preservation through dedication as ER, with the S-UN District being the corresponding land use designation for the ER land designation.

Social, Environmental, Economic (External)

The recommended M-C1 District allows for a wider range of housing types in an otherwise relatively homogeneous community with respect to available housing types and forms. And as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

The recommended S-UN land use district allows for the retention and protection of a naturally significant and sensitive area.

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.

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REASON(S) FOR RECOMMENDATION(S):

The proposal conforms with the *Rocky Ridge Area Structure Plan*, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed M-C1 District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposed S-UN District is the corresponding land use district for the Environmental Reserve land designation, whereby activities and uses are limited to protect the sensitive nature of the land.

ATTACHMENT(S)

1. Applicant Submission
2. Rocky Ridge Royal Oak Letter
3. **Proposed Bylaw 40D2019**