

Planning & Development Report to
Calgary Planning Commission
2019 November 21

ISC: UNRESTRICTED
CPC2019-1398

**Land Use Amendment in Crestmont (Ward 1) at multiple addresses,
LOC2019-0061**

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on behalf of the landowners, Crestmont Developments Inc, on 2019 May 01. The application proposes to change the designation of 22 properties from DC Direct Control District (Bylaw 17D2008) to Residential – One Dwelling (R-1) District to allow for:

- single detached dwellings that may contain secondary suites (no change from the current district);
- a maximum building height of 12 metres (an increase from the current maximum of 11 metres);
- maximum of one dwelling unit per parcel (no change from the current maximum of one dwelling unit); and
- the uses listed in the R-1 District.

The applicant originally applied to amend the current DC Direct Control District in order to re-align the boundary between Sites 1, 2, and 3 to reflect an approved Subdivision; however, Administration recommended that redesignating to a standard Land Use Bylaw district that achieves the same goal would be more appropriate.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, the *Rocky View / Calgary Intermunicipal Development Plan*, and the *Calgary West Area Structure Plan*. No development permits have been submitted at this time.

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ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 9.88 hectares \pm (24.41 acres \pm) located at various addresses (Attachment 1) from DC Direct Control District **to** Residential – One Dwelling (R-1) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 NOVEMBER 21:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 9.88 hectares \pm (24.41 acres \pm) located at various addresses (Attachment 1) from DC Direct Control District to Residential – One Dwelling (R-1) District; and
2. Give three readings to **Proposed Bylaw 5D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

As a result of the 2007 City-wide annexation of lands from Rocky View County, the subject parcels were redesignated from DC Direct Control 103 within Rocky View County Land Use Bylaw (C-4841-97) to a DC Direct Control District (Bylaw 17D2008) within City of Calgary Land Use Bylaw 1P2007 in May 2008 (LOC2008-0006 / CPC2008-040).

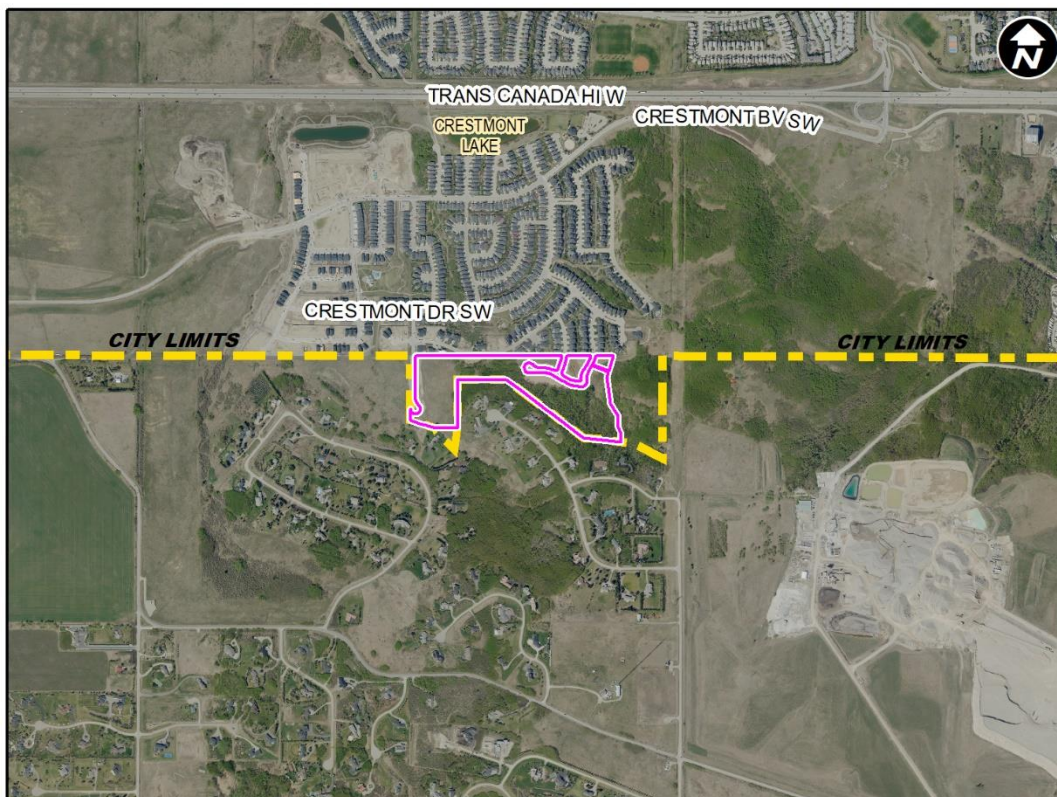
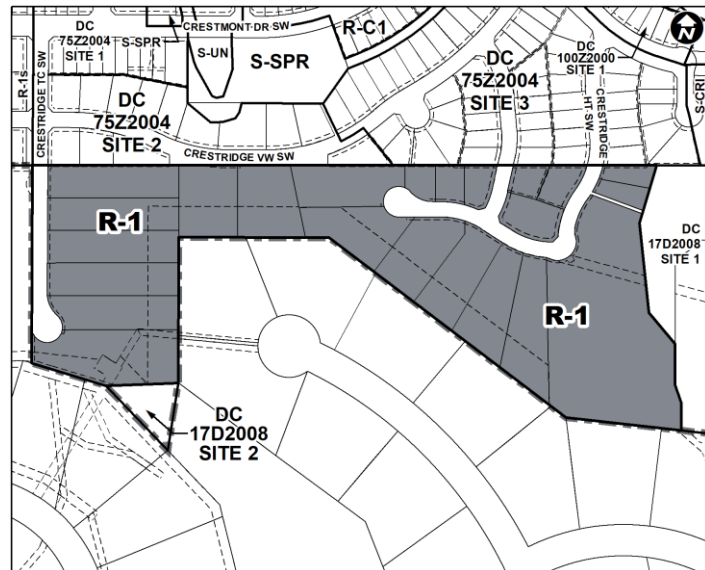
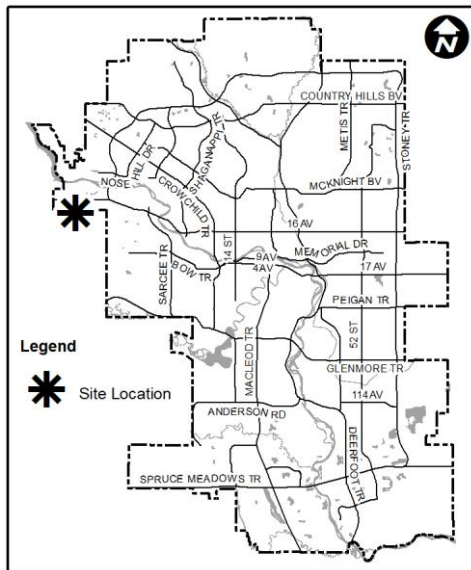
The current DC Direct Control District was adopted to fulfill The City of Calgary / M.D. of Rocky View Annexation Agreement. The lands were governed by the Crestmont Conceptual Scheme, a policy document approved by Rocky View County and inherited by The City of Calgary. They are now governed by the *Calgary West Area Structure Plan (ASP)*.

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Location Maps



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Site Context

The subject site is located in the southwest community of Crestmont, immediately north of the Artists View neighbourhood in Rocky View County. The existing DC Direct Control District allows for a maximum of one dwelling unit on the site with one secondary suite. The subject site is approximately 9.88 hectares in size consisting of 22 subdivided parcels. The site is currently undeveloped.

Surrounding development consists of low density residential dwellings to the north in the community of Crestmont, country residential development to the south in Rocky View County, and undeveloped, rural land to the west and east in Rocky View County.

As identified in *Figure 1*, the community of Crestmont has seen the population generally increase since development first began in 2001. The population has remained relatively stable in the last seven years.

Figure 1: Community Peak Population

Crestmont	
Peak Population Year	2015
Peak Population	1.542
2018 Current Population	1.514
Difference in Population (Number)	-28
Difference in Population (Percent)	-1.8%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for the development of single detached dwellings on large parcels that maintain an appropriate transition from country residential to urban residential within a standard district of the Land Use Bylaw. The proposal 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.

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Land Use

The existing DC Direct Control District ([Bylaw 17D2008](#)) is intended to accommodate residential development in the form of single detached dwellings on parcels of varying size in order to establish an interface between country and urban residential development. Single detached dwellings may include a secondary suite. The DC Direct Control District allows for a maximum building height of 11 metres and a maximum of one dwelling unit per parcel.

The proposed Residential – One Dwelling (R-1) District allows for a maximum of one dwelling unit that may include a secondary suite, and a maximum building height of 12 metres. The proposed R-1 District also allows for additional home-based uses that complies with the intent of the Calgary West Area Structure Plan.

Development and Site Design

The rules of the proposed R-1 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

The Transportation department was circulated as part of the initial review of this application. There are no transportation concerns associated with the proposal.

Utilities and Servicing

Water, sanitary, and storm sewer 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, including the Community Association, and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. The applicant did not pursue any neighbourhood engagement for the proposed land use amendment as per their Applicant Submission (Attachment 2).

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Administration received 12 letters in objection to the proposal. The one concern heard specific to the proposed redesignation is the one metre increase in building height. Other concerns were about development in general in this area of the City, including disturbance to wildlife corridors, potential hillside erosion, removal of trees, and impacts on the water table. Upon consideration, a land use redesignation from the current DC Direct Control District to the R-1 District will not impact these concerns.

Administration did not receive any correspondence from the Crestmont Community Association. 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 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 proposed land use amendment complies with the MDP policies applicable to the Developing Residential Areas (Section 3.6), and also meets several broader city-wide objectives such as providing greater housing choices, and facilitating the availability of competitively priced, easily serviceable and developable land for residential purposes.

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

These lands are subject to the *Rocky View / Calgary Intermunicipal Development Plan* (IDP) and, as such, the application was circulated to Rocky View County for comment in accordance with the requirements of the IDP. A response was received indicating they had no concerns with the application as the proposed redesignation is similar in intent to the original DC district.

The subject site falls within the Highway 1 West Corridor Key Focus Area of the IDP. This focus area recognizes the importance of the country / urban residential interface between the community of Crestmont and the community of Artists View in Rocky View County.

**Land Use Amendment in Crestmont (Ward 1) at multiple addresses,
LOC2019-0061**

Section 6.0 of the IDP provides policies for facilitating compatible land use transitions across the municipal boundary. These include:

- Applications for redesignation, subdivision, or development should be evaluated with respect to adjacent existing and planned uses across the municipal boundary.
- Respect existing and planned land uses across the municipal boundary and mitigate nuisance factors.
- Transition tools that may be used to mitigate impacts and provide an appropriate transition are listed below. This list is not exhaustive and other methods may be appropriate. These transition tools are intended to be used in combination.

Transition tools include density, land use, phasing, open space, landscaping, fencing, and site / building design, such as:

- building orientation;
- site coverage;
- building height;
- setbacks;
- form and massing; and
- lighting.

Calgary West Area Structure Plan (Statutory – 2014)

The subject lands fall within the Neighbourhood Area of the ASP. Section 2.3 provides policy for appropriate development within the designated area. Applicable policies include:

- provide a mix of built forms and housing types that support different income levels and age groups; and
- include opportunities for residential-based commercial uses such as live-work units, home-based businesses, and child care.

While the overall density of the approved subdivision is below what is anticipated in the ASP, a redesignation to the R-1 District will actually allow for further subdivision in the future as the minimum lot area in the current DC District (4000 square metres) is significantly larger than the minimum lot area in R-1 (330 square metres).

Social, Environmental, Economic (External)

The proposed R-1 District allows for a rural / urban interface to be maintained, while also providing the opportunity for further densification in the future when appropriate through further subdivision.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or future operating budget at this time.

Current and Future Capital Budget

The proposed land use 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 proposal is generally in keeping with the applicable policies in the *Municipal Development Plan*, the *Rocky View / Calgary Intermunicipal Development Plan*, and the *Calgary West Area Structure Plan*. The proposed land use redesignation to the Residential – One Dwelling (R-1) District is an appropriate transition from the existing Direct Control District to a standard Land Use Bylaw district that will allow for the aforementioned transitional interface to be maintained.

ATTACHMENT(S)

1. List of Affected Addresses
2. **Revised** Applicant Submission
3. **Proposed Bylaw 5D2020**