

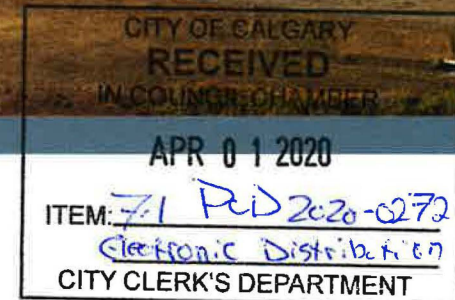
Calgary



New Policy: Providence Area Structure Plan

PUD2020-0272
April 1, 2020

April 1, 2020 | New Policy: Providence Area Structure Plan PUD2020-0272





Amendments to Report Attachment 1

Page 36 of 48 (Section 8.3), add the following as policy 7:

- *As part of an Outline Plan/Land Use Amendment application process for the southwest portion of the plan area, The City will work with Foothills County and adjacent landowners bordering the Providence ASP area to ensure that the Staged Master Drainage plan for this area will not result in negative impacts on lands in Foothills County.*

Add `Appendix E: Plan Area Constraints` with the following wording and proposed map as `Map 14: Plan Area Constraints`:

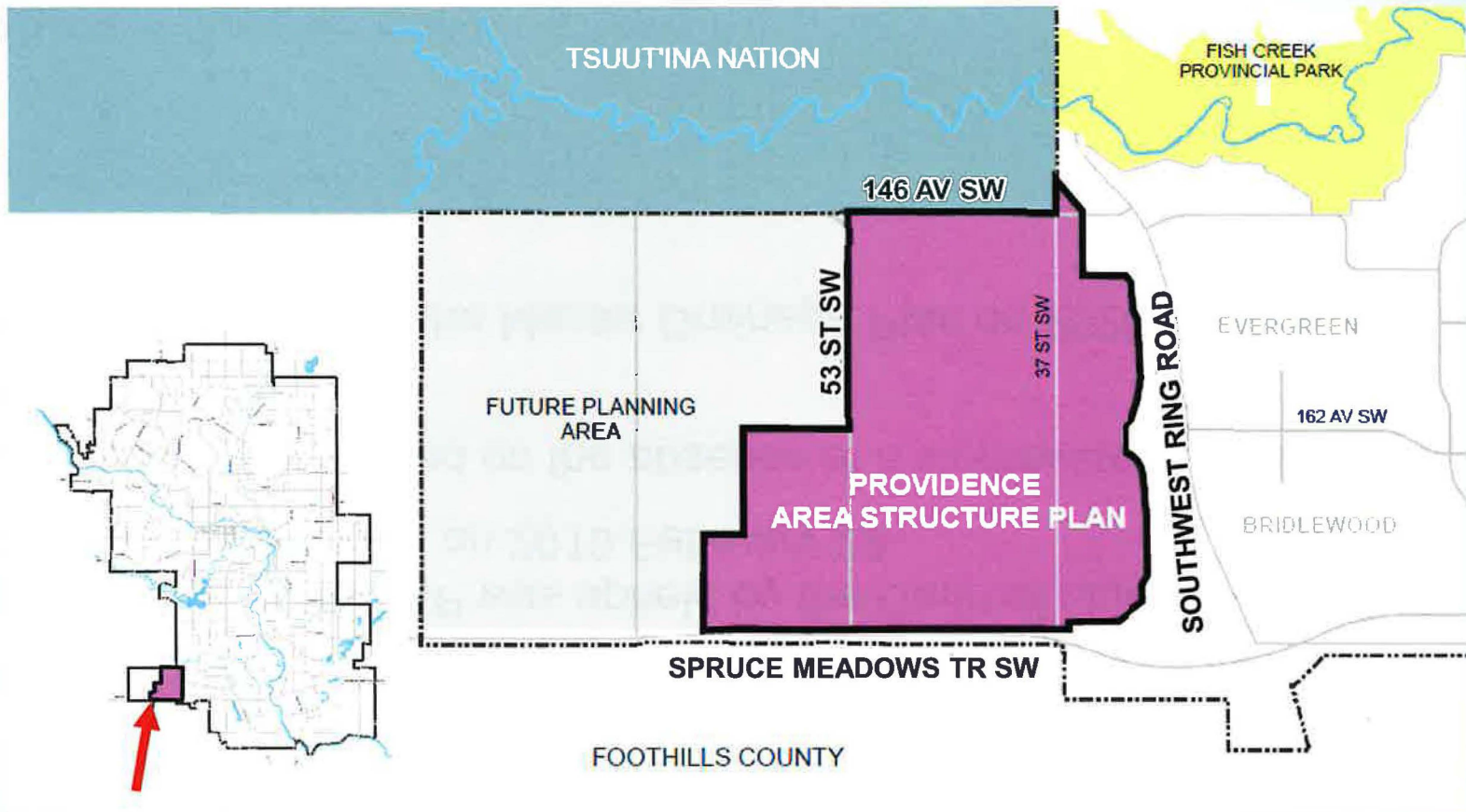
- *There are existing pipelines in the plan area. **Map 14: Plan Area Constraints** illustrates these physical features that constrain development.*

Add `Appendix F: Regional Corridors and Context` with the following wording and proposed map as `Map 15: Regional Corridors and Context`:

- ***Map 15: Regional Corridors and Context** illustrates the regionally significant mobility corridors identified by the Interim Growth Plan.*



Plan Area Location





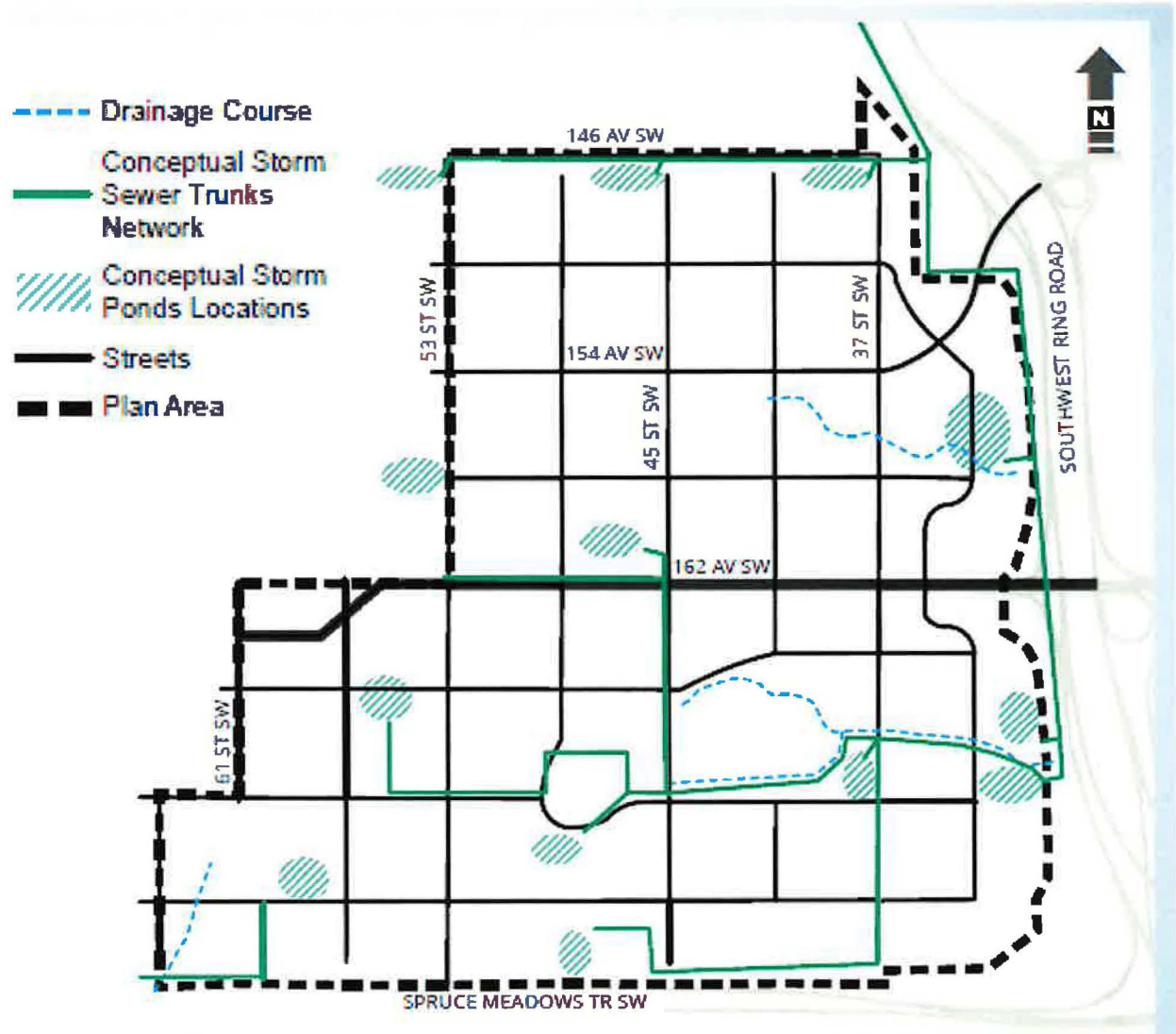
Plan Background

- Original ASP was approved by Council on 2015 December 7
- Legal challenge to the ASP was upheld by the Court of Queen`s Bench & the ASP was struck down on 2019 February 22
- Legal challenge was based on the absence of a stormwater management concept map
- Administration approved the Master Drainage Plan on 2020 February 4



Stormwater Management

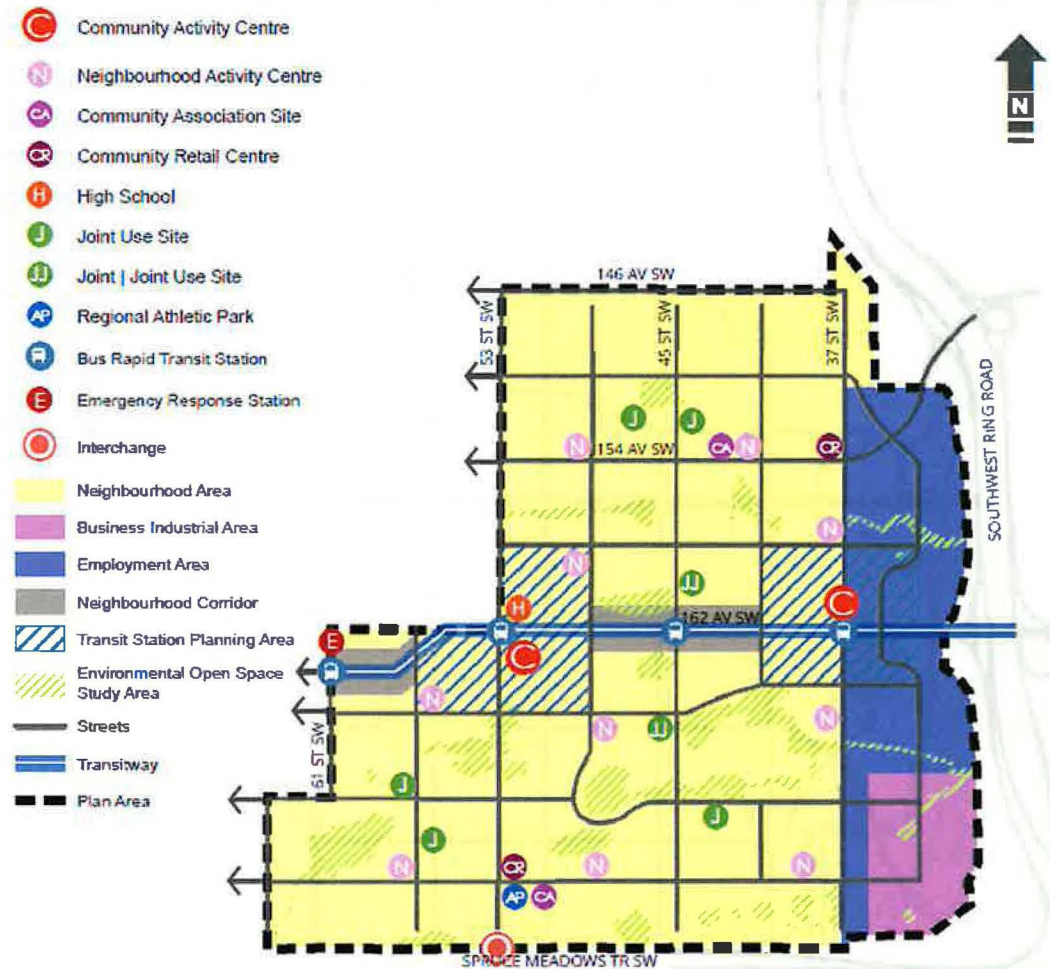
- Stormwater Map 9A added to ASP
- Minor updates were made to the stormwater policies
- Two policies were deleted and two new policies were added





Land Use & Projections

- Predominantly residential land use with commercial and mixed use areas
- Significant employment & business industrial areas
- Anticipated residential population of 32,000 people & approximately 11,000 jobs





City-Led Outreach

Workshop with Tsuut`ina Nation (February 2020)

- Met with Nation Administration, one elder & residents who live adjacent to the plan area
- Facilitated by same Indigenous consultant who led Tsuut`ina outreach for City in 2015 for the Providence ASP

Landowner/Public Information Session (March 2020)

- 14 landowners within & adjacent to the plan area attended



Administration Recommendation

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw as outlined in the proposed Providence Area Structure Plan in Attachment 1; and
 - b. Forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2020 April 27 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing at the 2020 April 27 Combined Meeting of Council; and
 - a. Give FIRST READING to the proposed bylaw, the proposed Providence Area Structure Plan (Attachment 1);
 - b. WITHHOLD second and third readings of the proposed bylaw until Providence Area Structure Plan has been approved by the Calgary Metropolitan Region Board.



SUPPLEMENTARY SLIDES



ORIGINAL STORMWATER MANAGEMENT POLICIES

- ~~1. The Master Drainage Plan for the plan area must be approved by The City of Calgary's Water Resources Department prior to Outline Plan/Land Use Amendment approval, except for the parcel legally described as NE36-22-2-W5.~~
- ~~2. The approved Master Drainage Plan may identify requirements for the monitoring of natural drainage systems prior to, or at, the Outline Plan/Land Use Amendment stage.~~
- ~~3. Conveyance of existing overland drainage patterns, wetlands, and watercourses should be integrated into the post-development plans, where possible, as per the approved Master Drainage Plan.~~
- ~~4. Outputs of the approved Master Drainage Plan significant enough to alter land use may require an amendment to this ASP.~~
- ~~5. A Staged Master Drainage Plan, referencing and remaining consistent with all relevant stormwater management policies at the time of application, must be submitted as part of an Outline Plan/Land Use Amendment application. A Staged Master Drainage Plan may be approved prior to the approval of the Master Drainage Plan for the parcel legally described as NE36-22-2-W5.~~
- ~~6. Best management practices should be integrated within the plan area to improve stormwater quality.~~
- ~~7. Treated stormwater may be allowed in retained Environmental Open Space (EOS), provided that the criteria in the Alberta Wetland Policy, the Calgary Wetland Conservation Plan, the Calgary Open Space Plan, the approved Master Drainage Plan, and all other relevant City of Calgary and Province of Alberta policies and plans in place at the time of application are met.~~

PROPOSED STORMWATER MANAGEMENT POLICIES

- 1. The general alignments and locations of the storm sewer trunks and storm ponds required to service the plan area are identified on **Map 9A: Stormwater Management**. These alignments and locations are conceptual and will need to be confirmed at the Outline Plan/Land Use Amendment stage.**
- ~~2. The Providence Master Drainage Plan may identify requirements for the monitoring of natural drainage systems prior to, or at, the Outline Plan/Land Use Amendment stage.~~
- ~~3. Conveyance of existing overland drainage patterns, wetlands, and watercourses should be integrated into the post-development plans, where possible, as per the Providence Master Drainage Plan.~~
- ~~4. A Staged Master Drainage Plan must be consistent with the Providence Master Drainage Plan at the time of application and must be submitted as part of an Outline Plan/Land Use Amendment application.~~
- ~~5. Best management practices should be integrated within the plan area to improve stormwater quality.~~
- ~~6. Treated stormwater may be allowed in retained Environmental Open Space (EOS), provided that the criteria in the Alberta Wetland Policy, the Calgary Wetland Conservation Plan, the Calgary Open Space Plan, the approved Providence Master Drainage Plan, and all other relevant City of Calgary and Province of Alberta policies and plans in place at the time of application are met.~~

Policy additions through collaboration with Foothills County:

- On page 23 of 48 (Section 5 Interface Areas), the following sub-section was added:

5.5 FOOTHILLS COUNTY INTERFACE

Foothills County is located to the south of the plan area across Spruce Meadows Trail SW.

POLICIES

1. To mitigate potential impacts from Sensitive Uses as defined in the Foothills County/The City of Calgary Intermunicipal Development Plan (IDP), The City of Calgary will collaborate and coordinate with Foothills County on development applications in the Employment and Business Industrial areas.

- On page 30 of 48 (section 7.3.1 Regional Road Network), the following was added to policy 1 (in red italics):

The need to upgrade the intersection of Spruce Meadows Trail SW and 53 Street SW to an interchange should be evaluated at the Growth Management Overlay Removal and Outline Plan/Land Use Amendment stage. *Given that this intersection is a point of access for both Foothills County and Calgary, The City of Calgary will work collaboratively with the County to identify and address any transportation impacts regarding the regional road network.*

- On page 36 of 48 (Section 8.3 Stormwater Management), add the following as policy 7:

As part of an Outline Plan/Land Use Amendment application process for the southwest portion of the plan area, The City will work with Foothills County and adjacent landowners bordering the Providence ASP area to ensure that the Staged Master Drainage plan for this area will not result in negative impacts on lands in Foothills County.