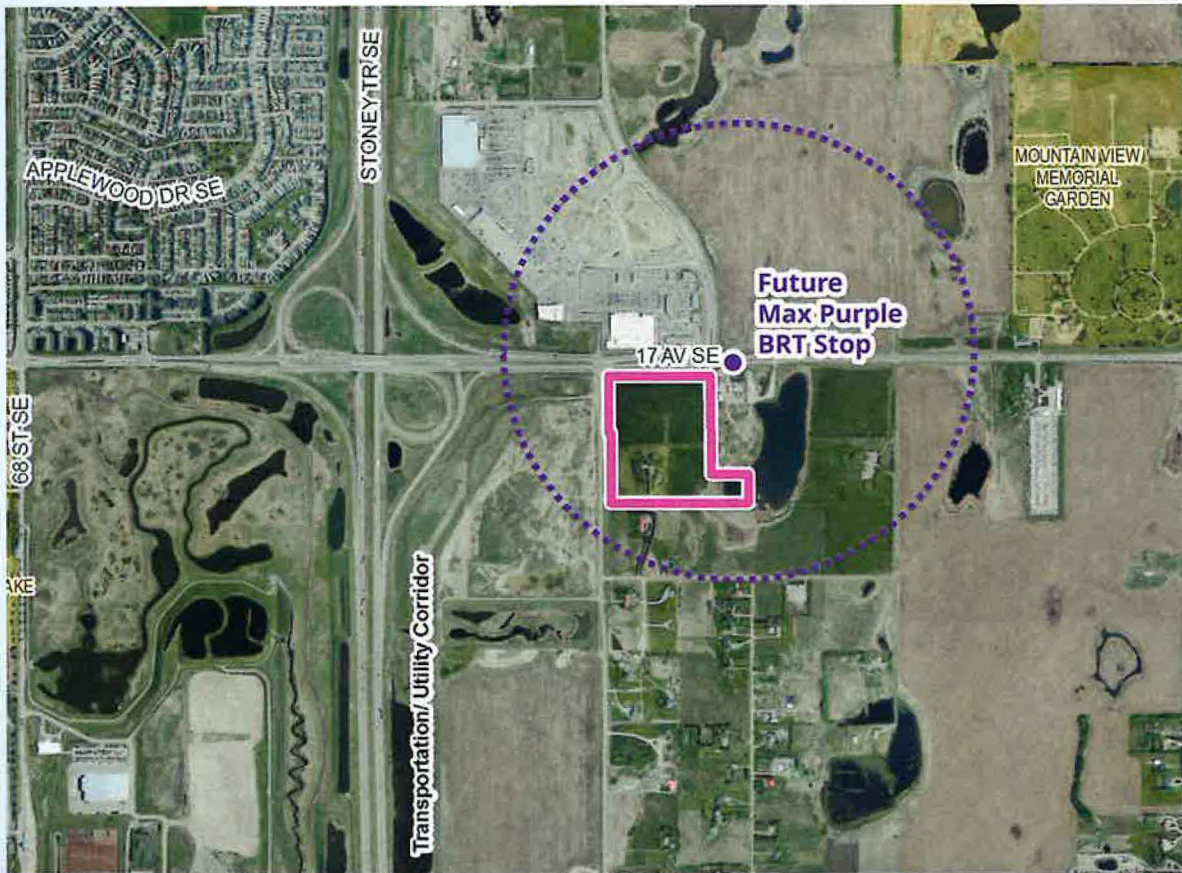




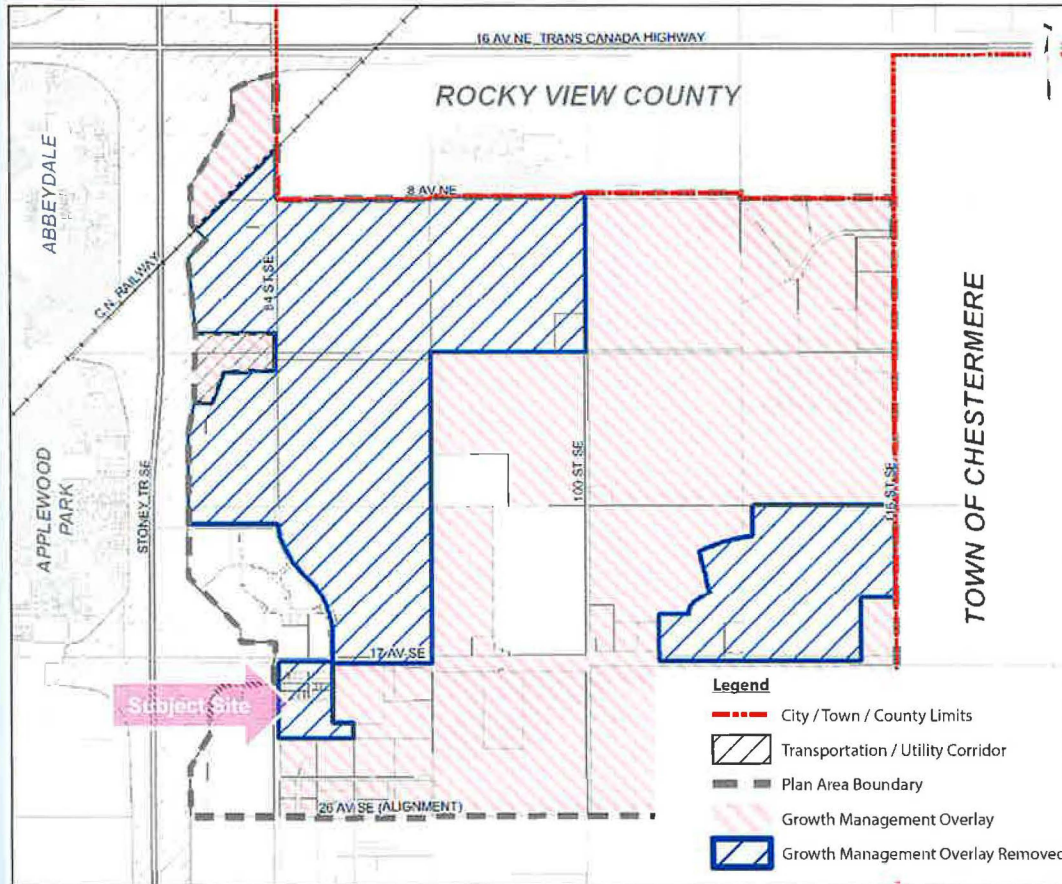
Public Hearing of Council
Agenda Item: 8.1.7

LOC2018-0275
Policy Amendment,
Road Closure, and
Land Use Amendment





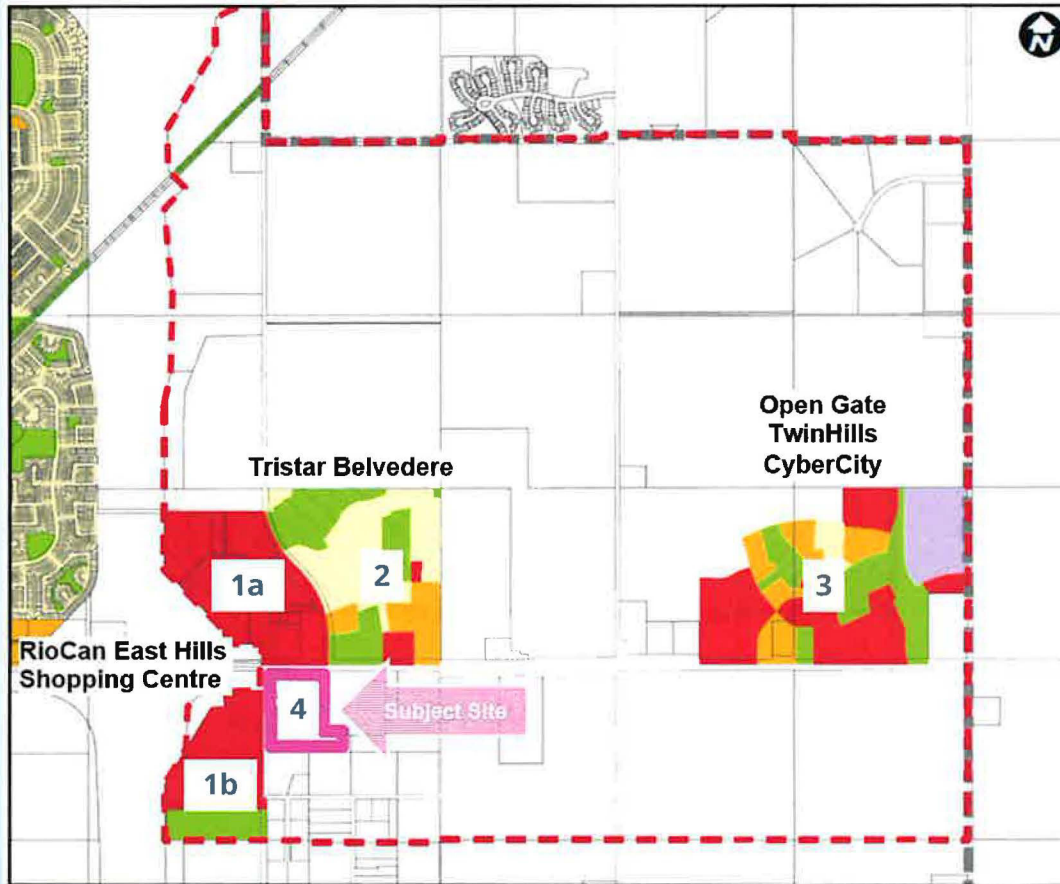
- Developing Community of Belvedere
- Chestermere – east (~3km)
- 17 Av SE & East Hills Shopping Centre - north
- Planned BRT Stop - Purple Line on 17 Av SE (adjacent to the subject site)
- Stoney Trail – west
- Downtown Calgary – west (~10km)



- 2007 - The subject lands annexed from Rocky View County.
- 2013 - Council adopted the Belvedere Area Structure Plan (ASP) with a Growth Management Overlay (GMO).
- 2018 - Council approved the removal of the GMO for a portion the ASP area - including the subject site.



Approved LU/OPs in Belvedere



1. RioCan East Hills (2010)
2. Tristar Belvedere (2018)
3. TwinHills CyberCity (2019)
4. Minto Communities East Hills Village (*subject application*)

**Belvedere ASP approved in 2013*

Setback from Non-Operating Landfill



- The subject site is within the 300 metre landfill setback from a non-operating landfill.
- A consent to vary the setback distance will be required from Province on future (DP, SB) applications.
- The applicant is aware and is prepared to seek the variance at the appropriate time.

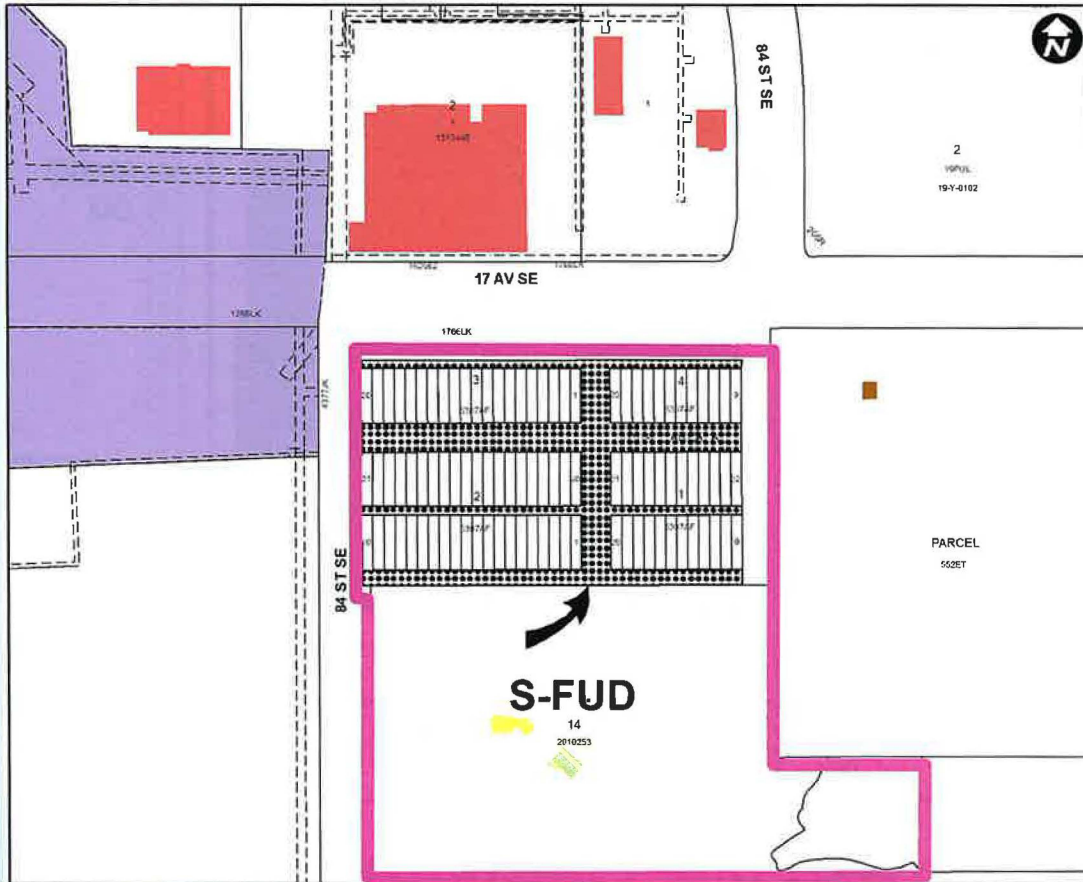
NOTE: Submitted Environmental Site Assessments identified no contaminant related concerns associated with the non-operating landfill.



- Corner of "old" 84 Street and 17 Avenue SE
- Area: 10.7ha / 26.5 ac
- Generally flat – site slopes down to SE
- Developed as a residential acreage
- A wetland in the SE portion of the site



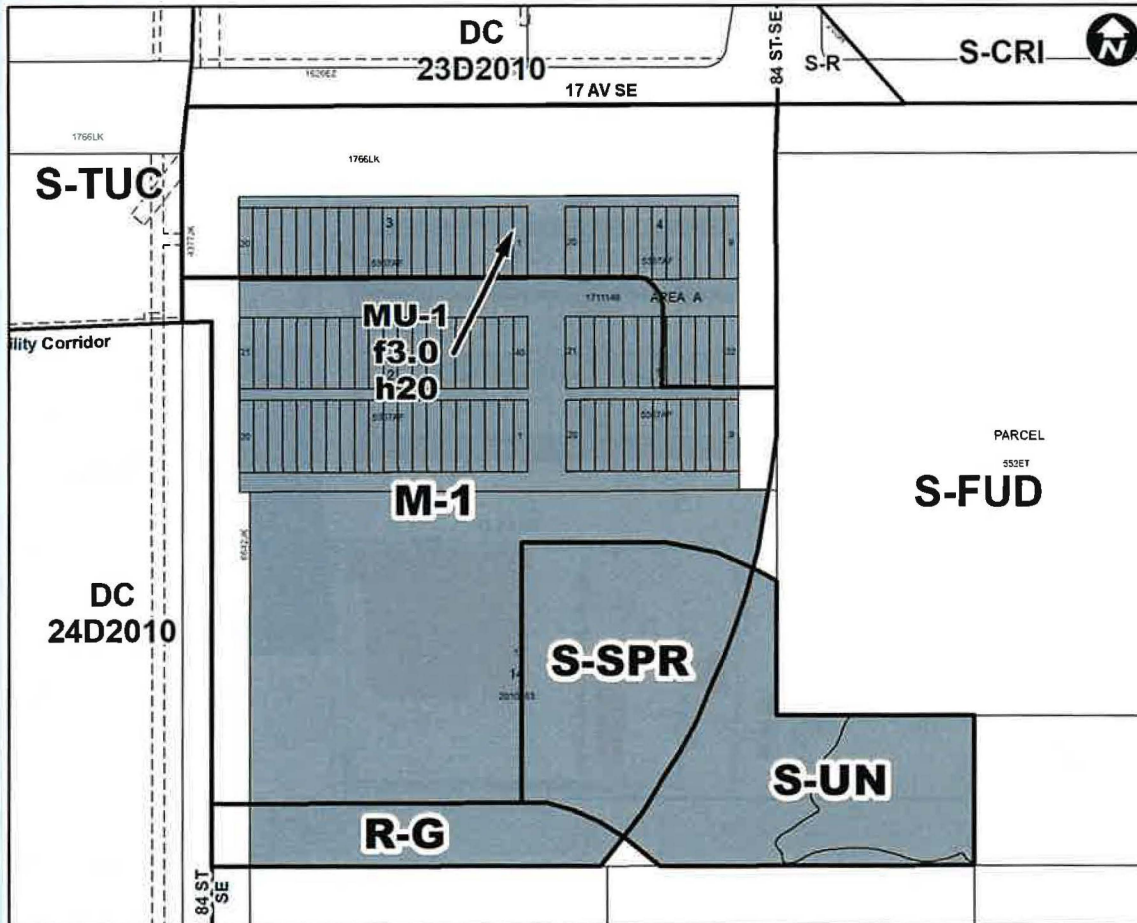
Proposed Road Closure



- Approx. 1.35 ha (3.33ac) of undeveloped road rights-of-way to be closed and redesignated as part of this application

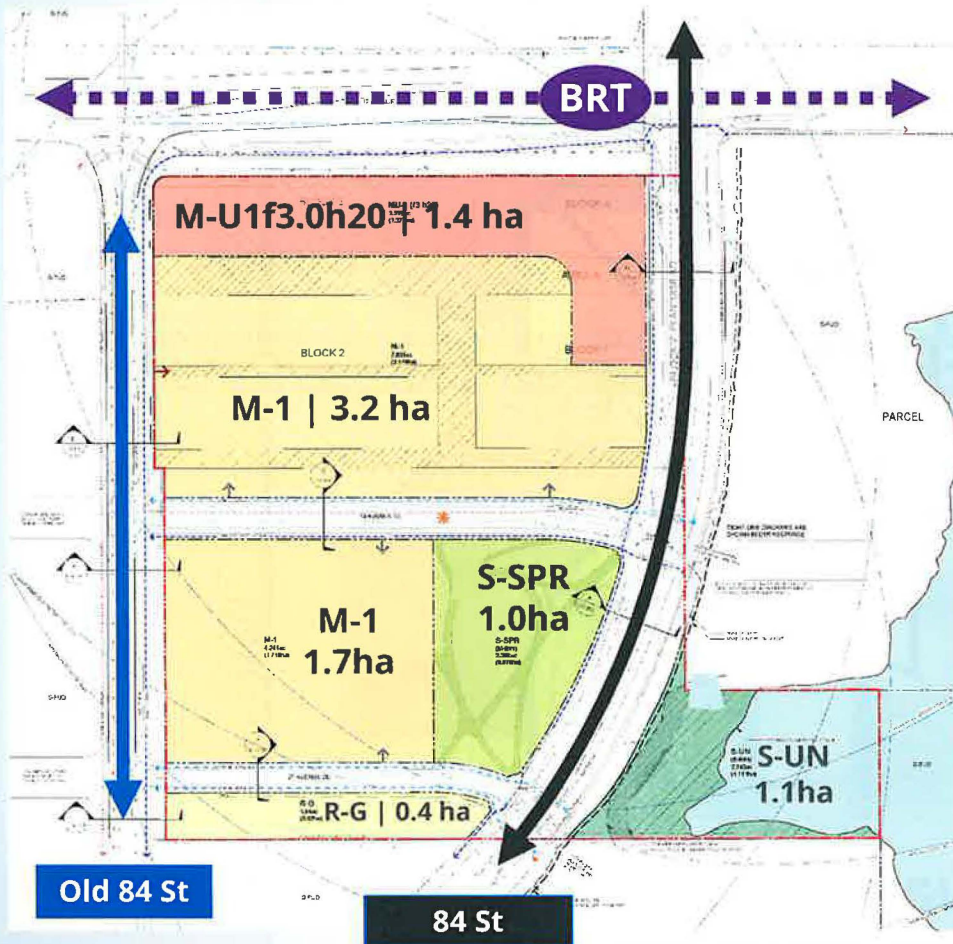


Proposed Land Use

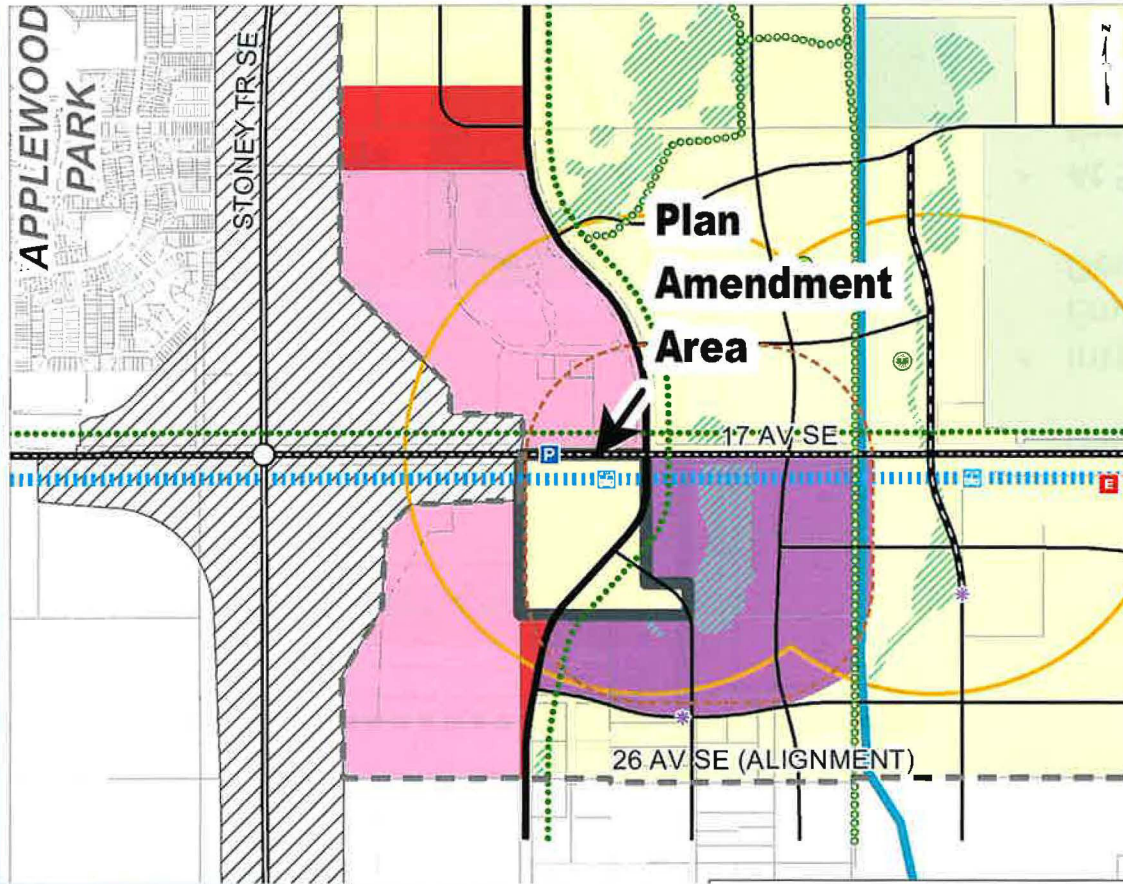


- Mixed-use **MU-1 f3.0h20 District** – along 17 Avenue SE
- Multi-residential **M-1 District** – central portion of the plan
- Residential **R-G District** along the southern edge
- Special purpose **S-SPR District** intended a ~1 hectare public park
- Special purpose **S-UN District** to preserve and protect the existing wetland (claimed by the Crown)

Subdivision Outline Plan



- Approved by CPC on March 5, 2020
- Compact, connected, diverse and transit oriented-ready
- Anticipated 580 units, 1ha public park, preserve over 1.1 ha of an existing wetland habitat
- Intent to achieve Leadership in Energy & Environmental Design for Neighbourhood Development (LEED-ND)
- At 54uph, 22upa the plan exceeds (doubles) the minimum MDP & ASP residential densities
- MDP and ASP minimum people & jobs intensity requirements also met and exceeded



- Amendments to Map 5 and Map 6 of the Belvedere Area Structure Plan (ASP) are proposed to accommodate to proposal
- The proposed amendments to identify the site as "Neighbourhood Area" / Community "D"



The proposal:

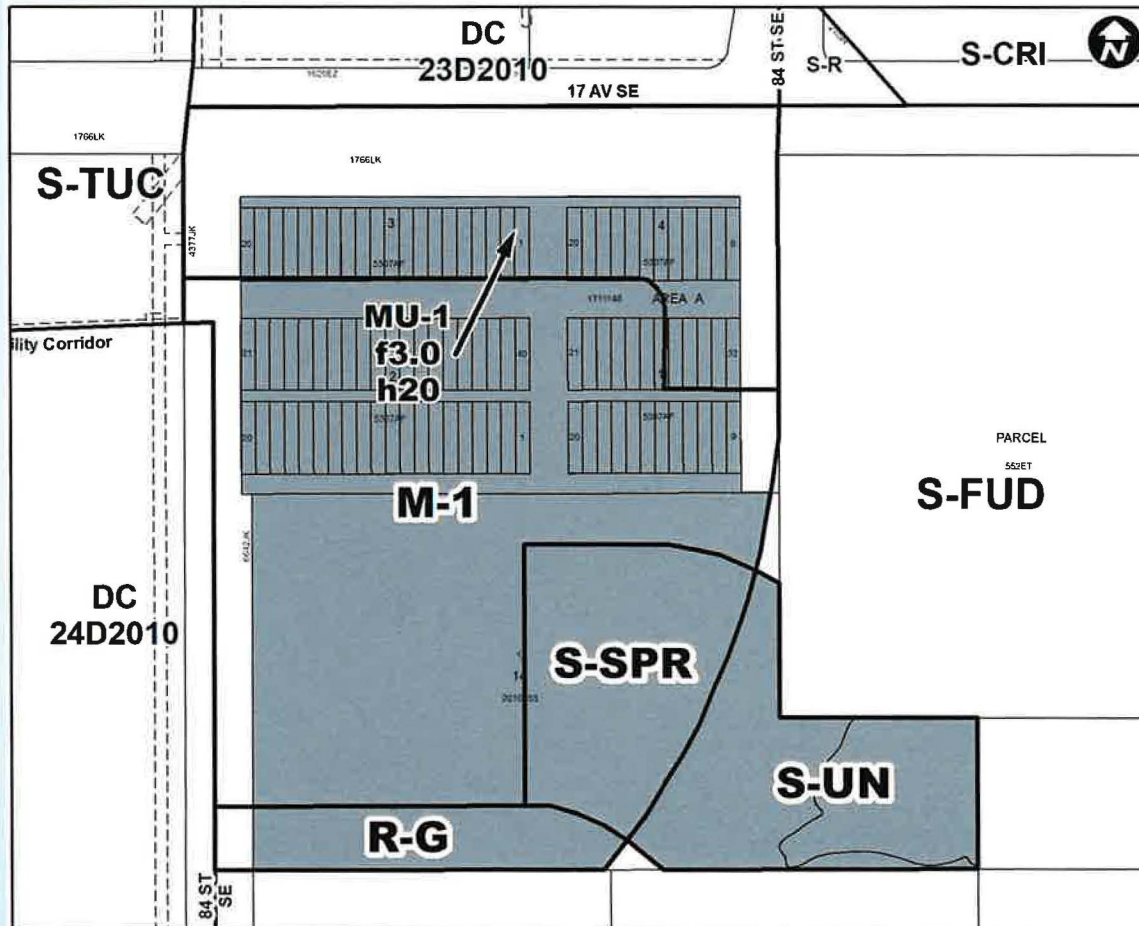
1. allows for an appropriate, transit-oriented land use mix adjacent to 17 Avenue SE and the future BRT line;
2. exceeds minimum density and intensity thresholds identified in the Belvedere Areas Structure Plan (ASP) and the Municipal Development Plan (MDP); and
3. aligns with all applicable municipal policies including those of the Municipal MDP.



Calgary Planning Commission Recommendation:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the Belvedere Area Structure Plan (Attachment 4); and
2. Give three readings to the **Proposed Bylaw 16P2020**.
3. ADOPT, by bylaw, the proposed closure of 1.35 hectares \pm (3.33 acres \pm) of road (Plan 1711148, Area 'A') adjacent to 17 Avenue SE with conditions (Attachment 3); and
4. Give three readings to the **Proposed Bylaw 4C2020**.
5. ADOPT, by bylaw, the proposed redesignation of approximately 10.73 hectares \pm (26.51 acres \pm) located at multiple addresses and closed road adjacent to 17 Avenue SE from S-FUD District and Undesignated Road Right-of-Way to MU-1f3.0h20 District, M-1 District, R-G District, S-SPR District, and S-UN District; and
6. Give three readings to the **Proposed Bylaw 51D2020**.



- Mixed-use **MU-1 f3.0h20 District** – along 17 Avenue SE
- Multi-residential **M-1 District** – central portion of the plan
- Residential **R-G District** along the southern edge
- Special purpose **S-SPR District** intended for ~1 hectare public park
- Special purpose **S-UN District** to preserve and protect the existing wetland (claimed by the Crown)



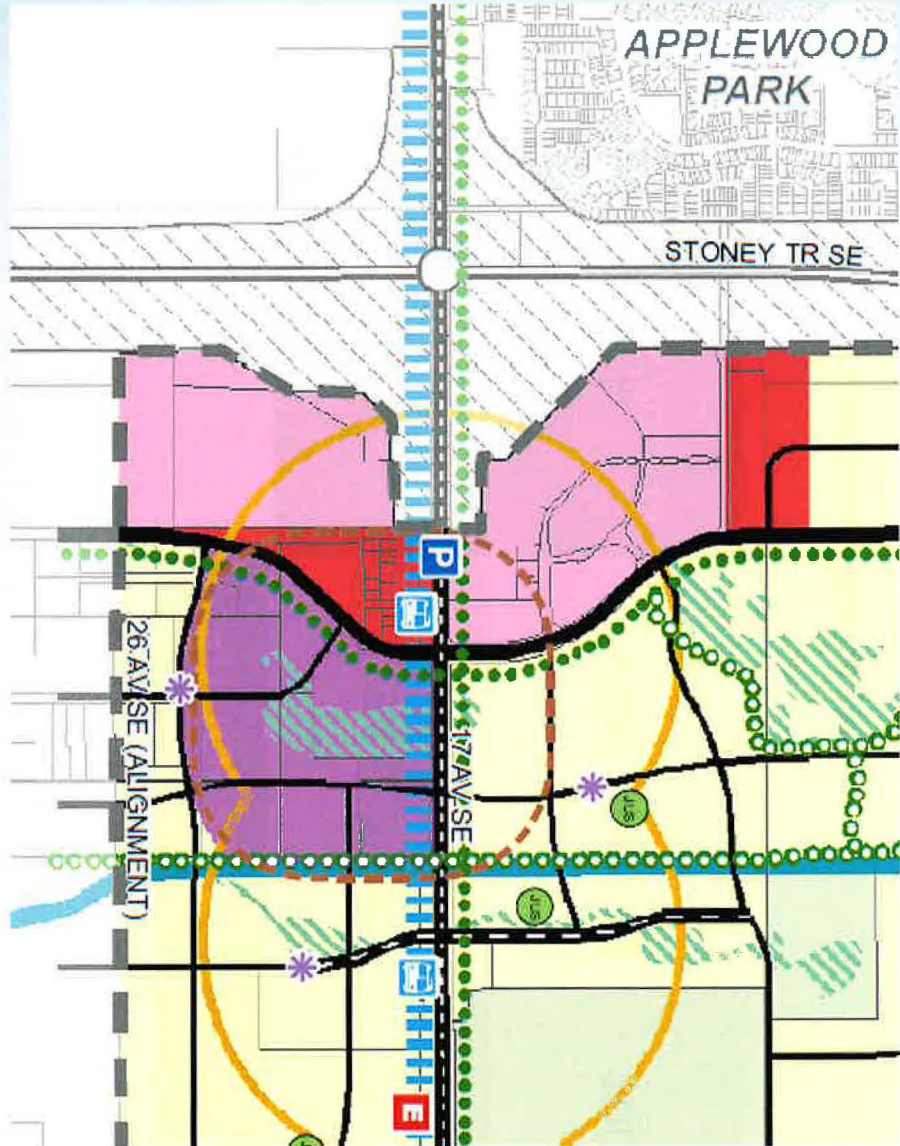


	Anticipated	MDP	ASP
Residential Density <i>uph & upa</i>	54 (22) 😊	20 (8)	20* (8*)
Intensity <i>ppl & jobs/ha & ac</i>	110* (44*) 😊	100* (40*)	70* (28*)

* per gross developable ha (ac)

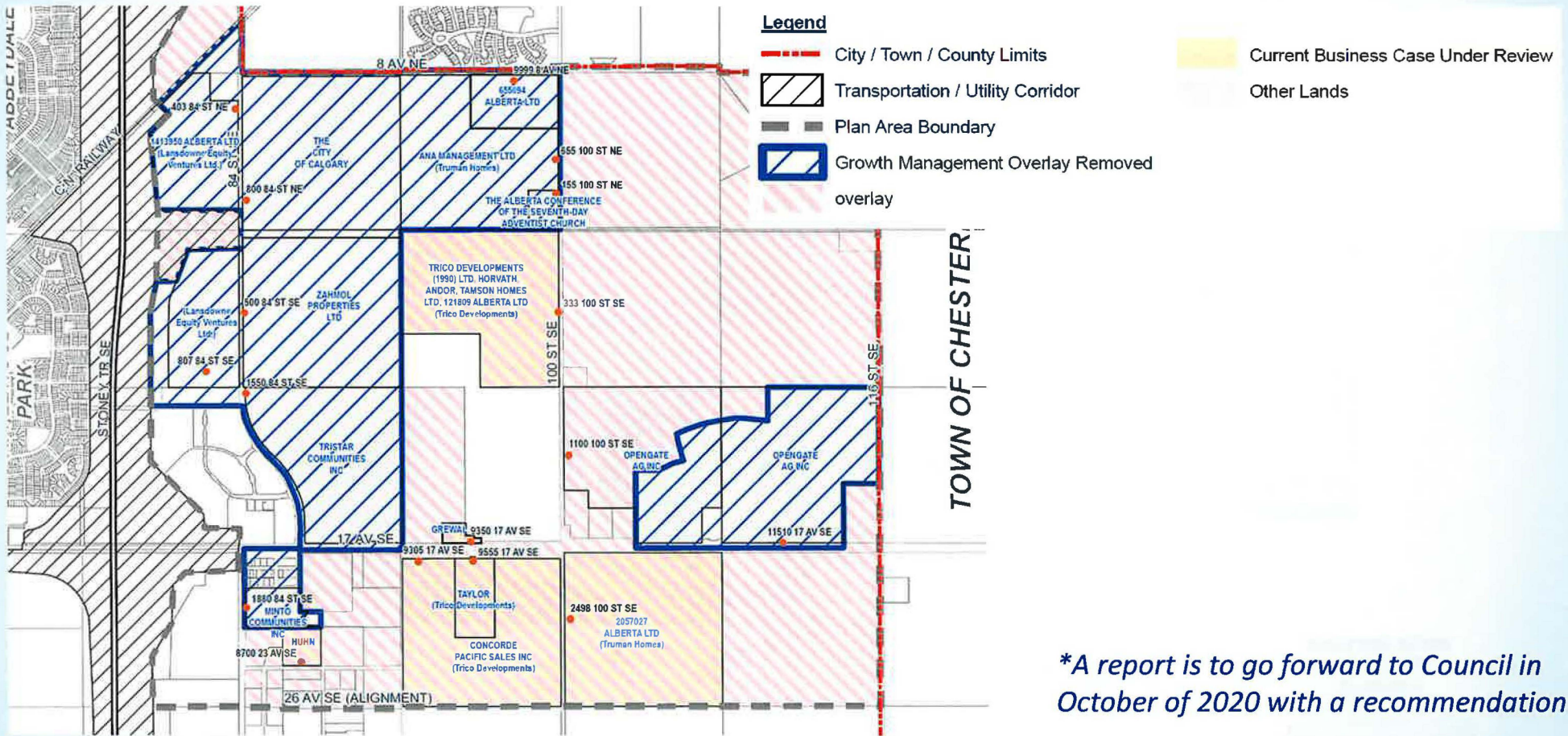


Local Area Plan Amendment





New Business Cases for GMO Removal

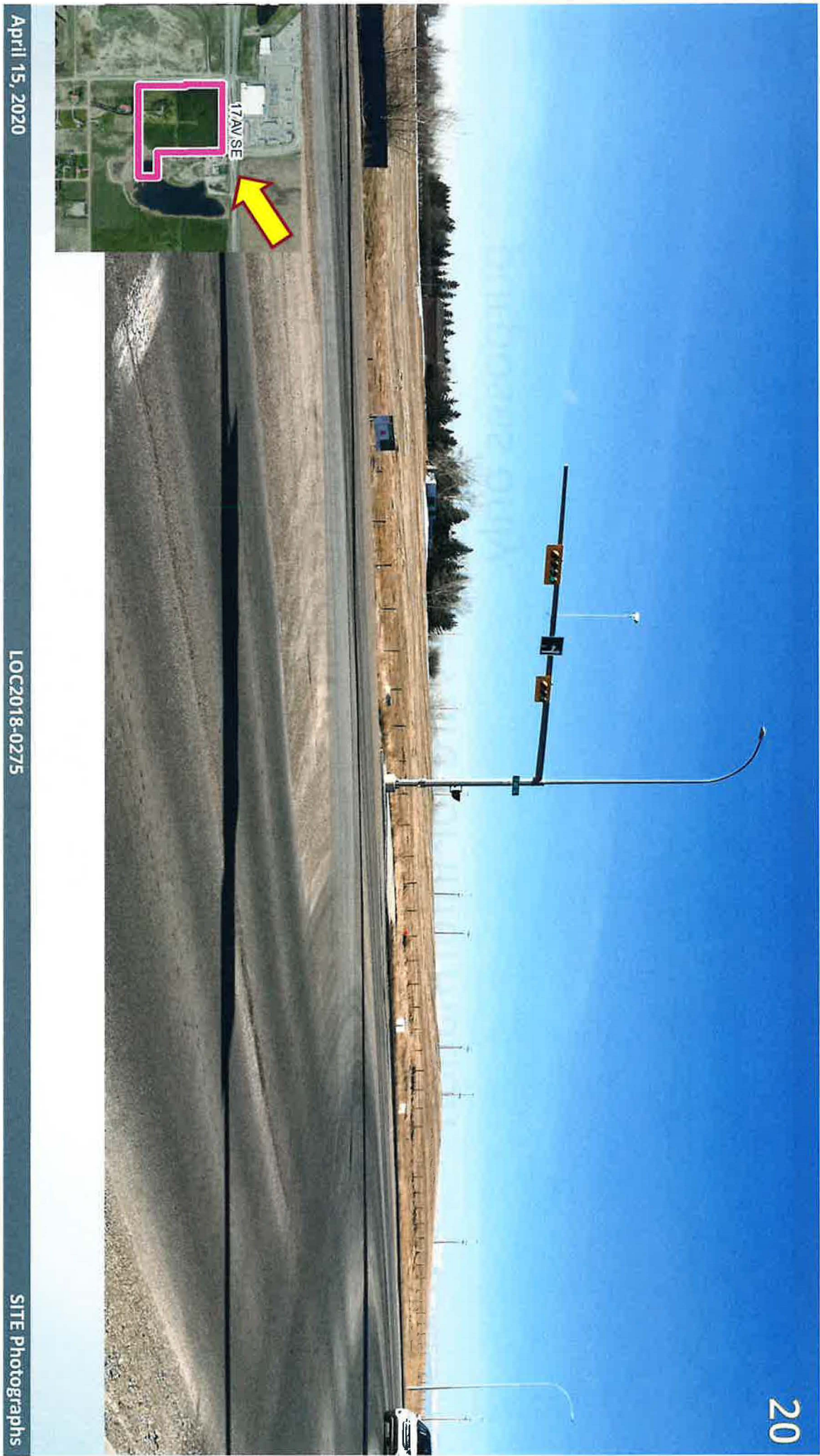


**A report is to go forward to Council in October of 2020 with a recommendation*



End of presentation

The following slides are for information purposes only.



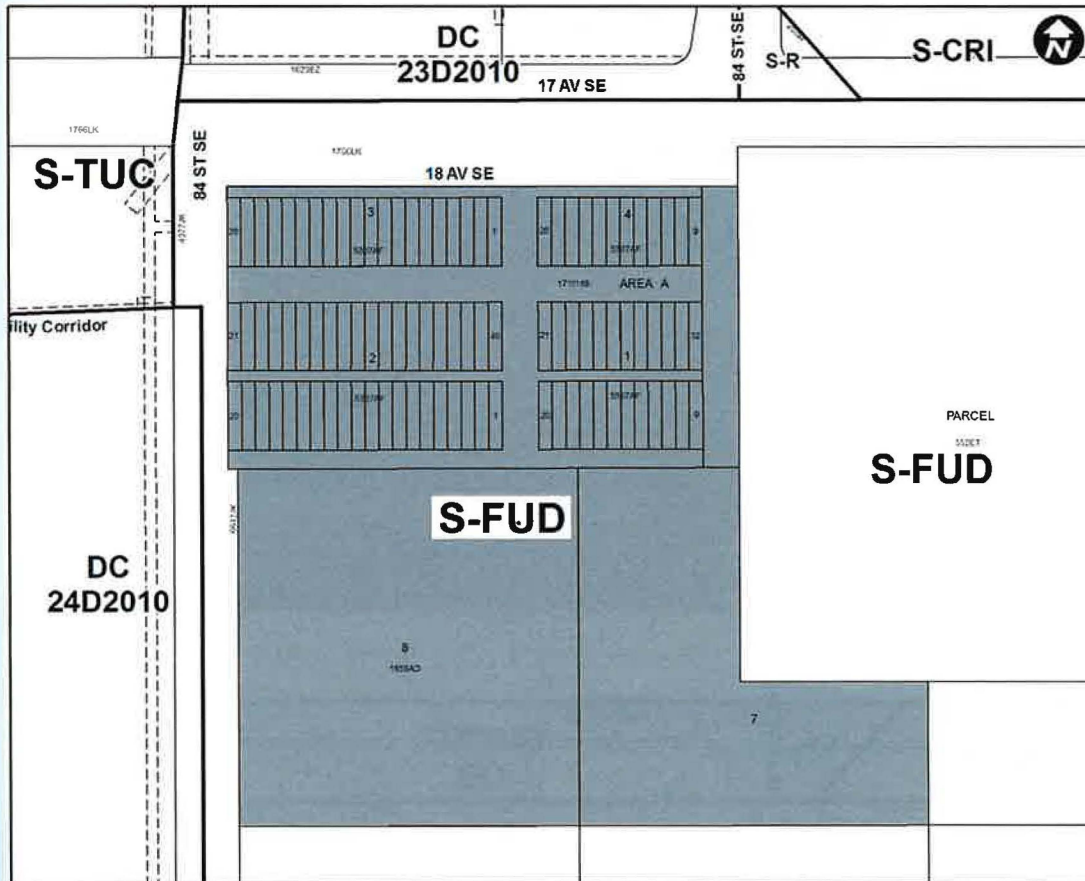
April 15, 2020

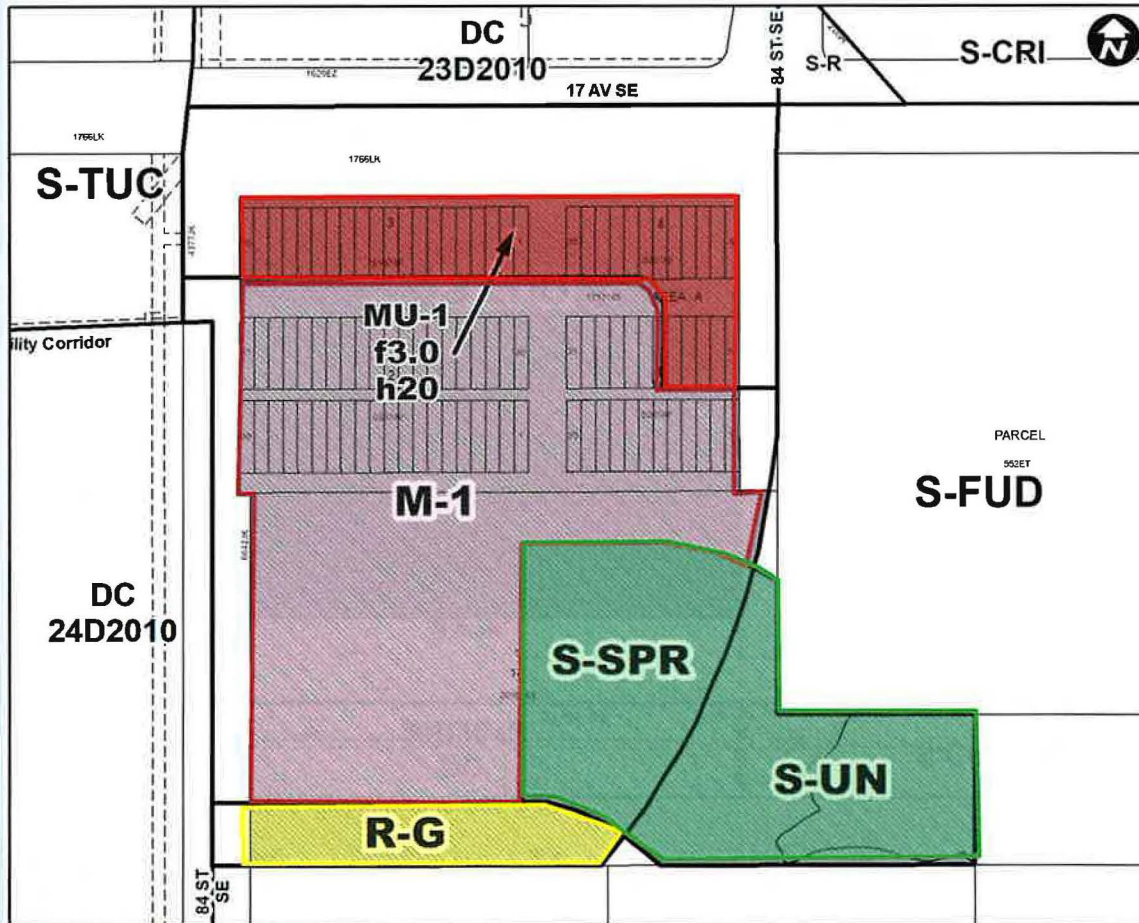
LOC2018-0275

SITE Photographs

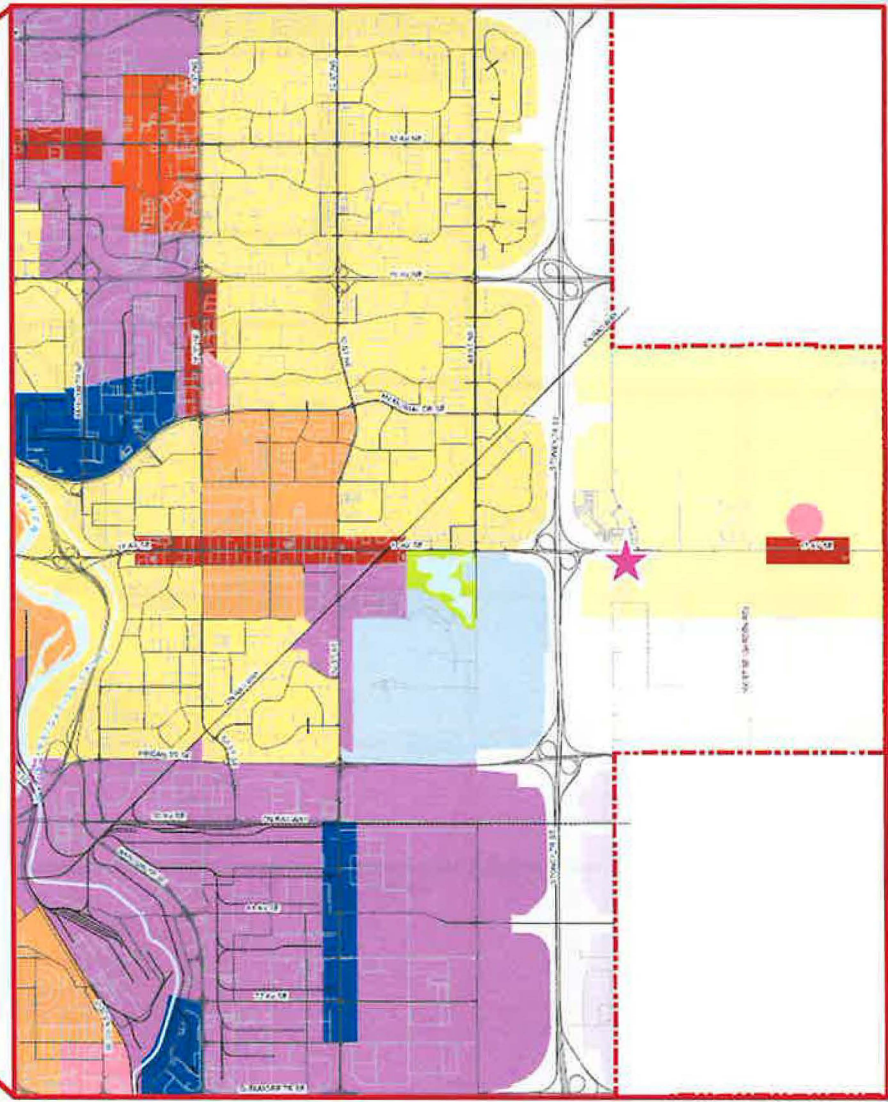
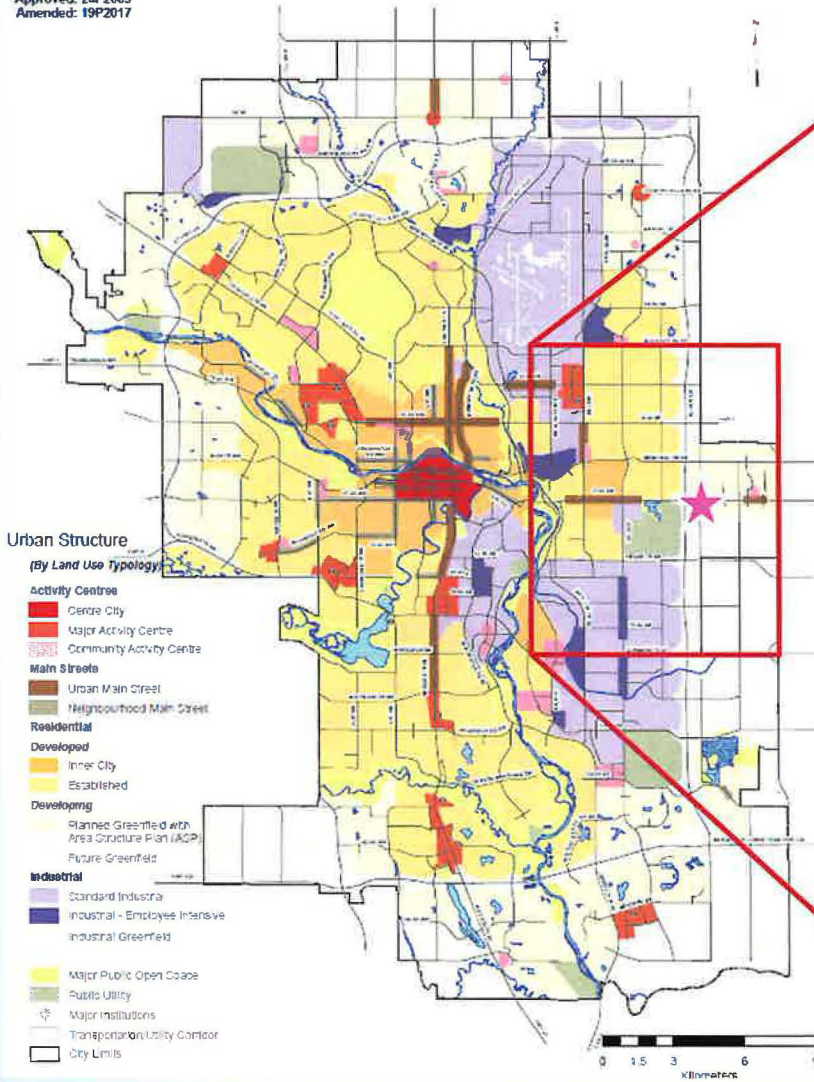


Existing Land Use

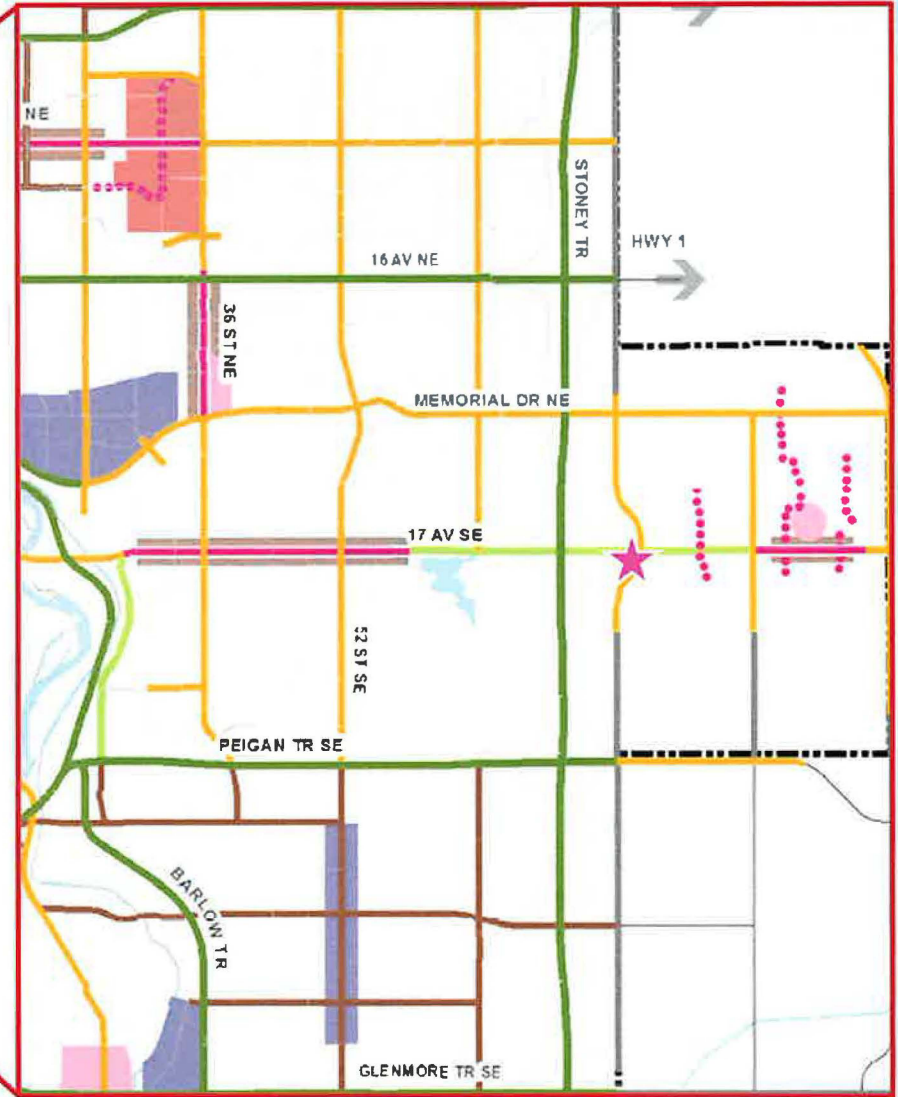
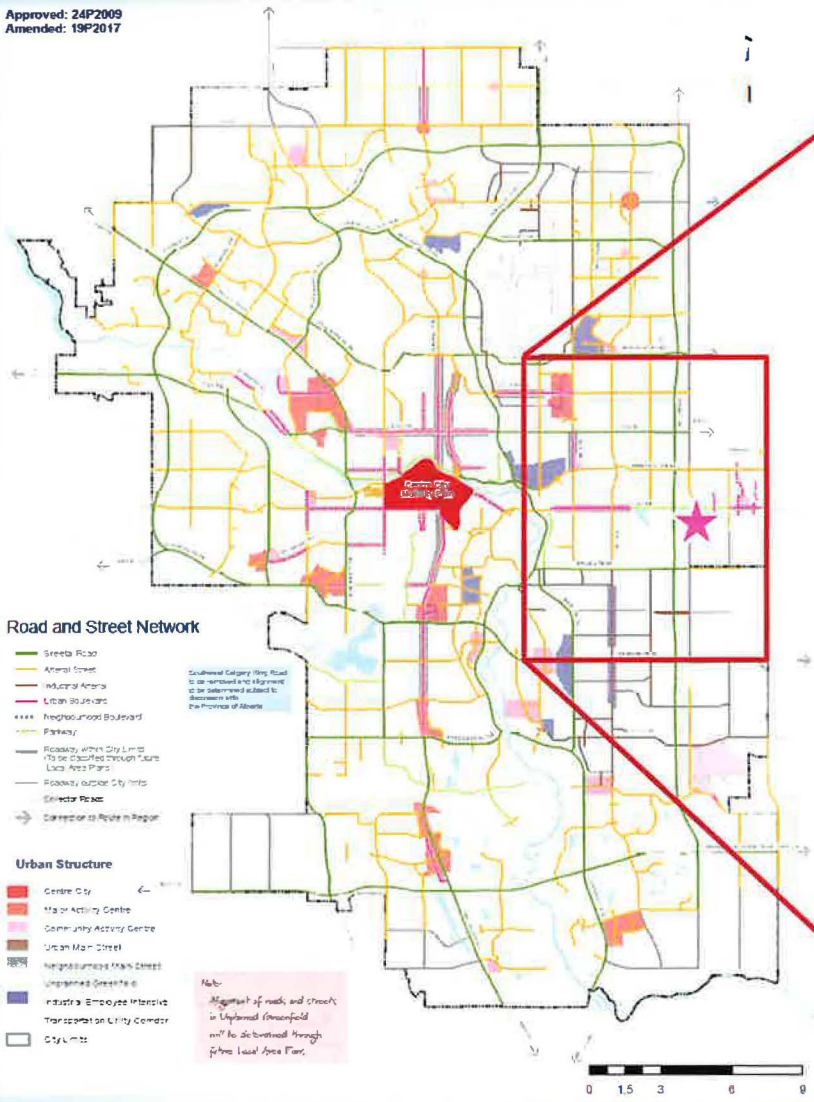


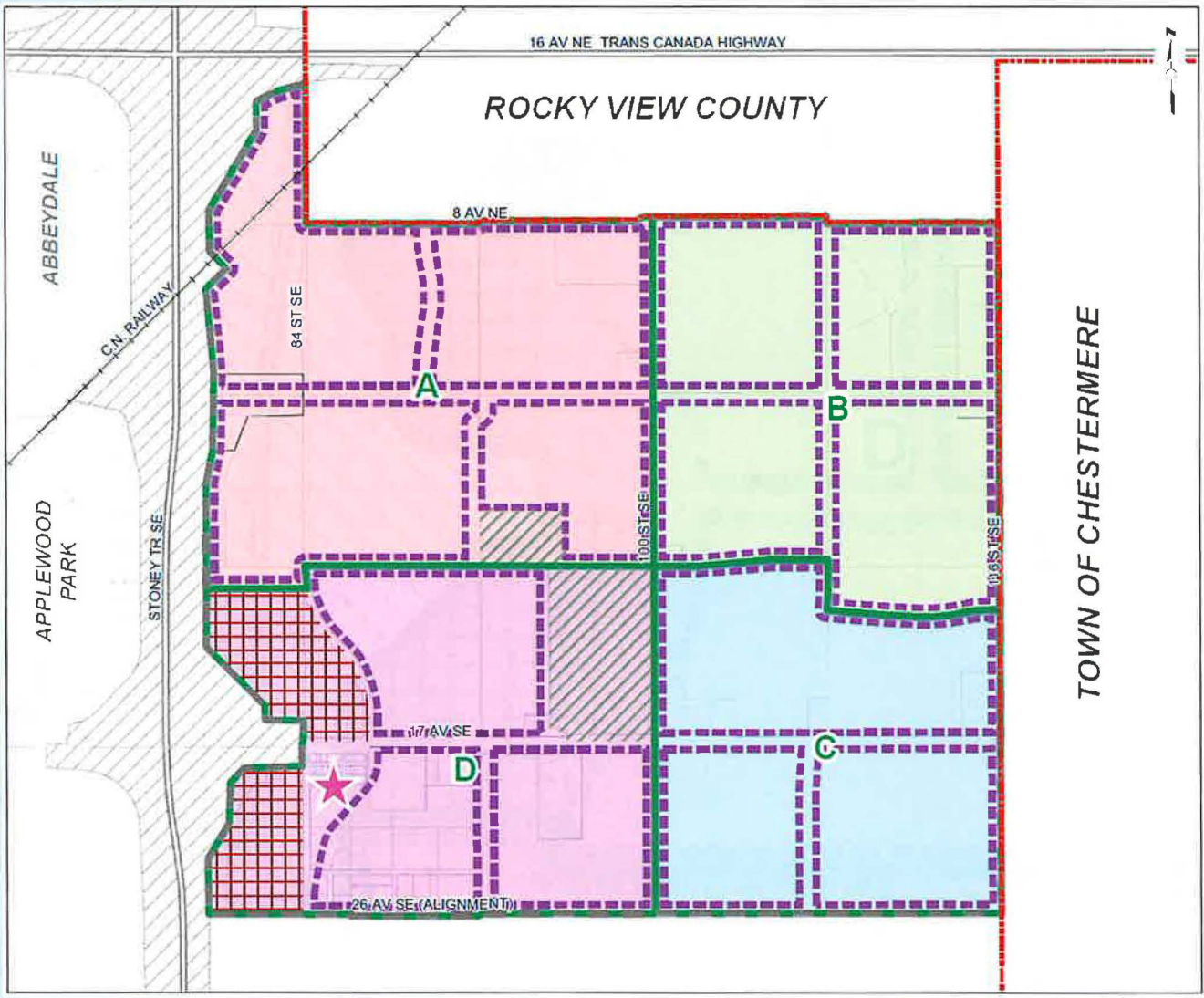


Approved: 24P2003
Amended: 19P2017

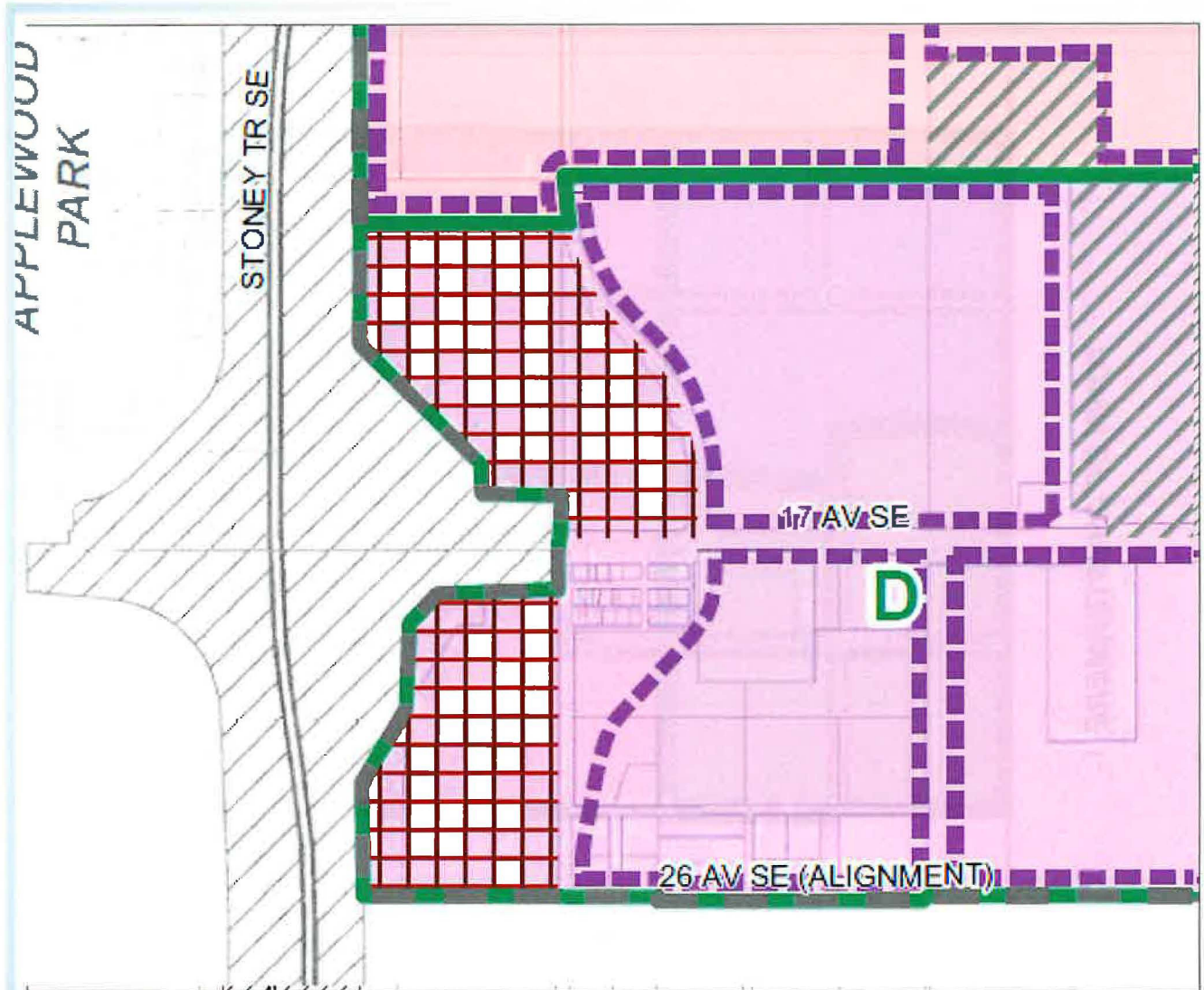


Approved: 24P2009
Amended: 19P2017

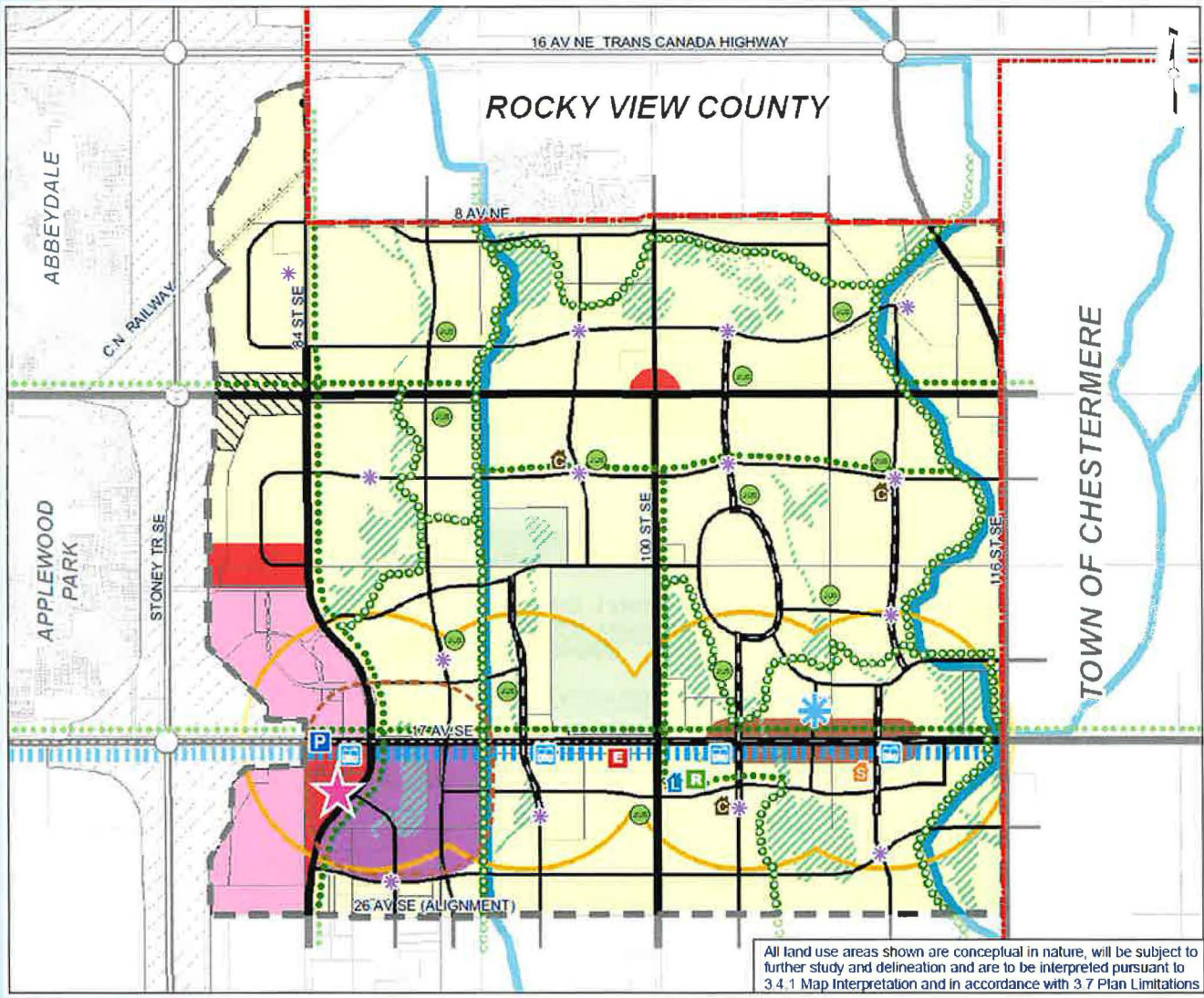




- Legend**
- City / Town / County Limits
 - Transportation/ Utility Corridor
 - Plan Area Boundary
 - A Community Boundary
 - Neighbourhoods
 - Cemetery
 - Super Regional Retail Centre



- Legend**
- City / Town / County Limits
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




All land use areas shown are conceptual in nature, will be subject to further study and delineation and are to be interpreted pursuant to 3.4.1 Map Interpretation and in accordance with 3.7 Plan Limitations

Legend

- City / Town / County Limits
- Transportation / Utility Corridor
- Plan Area Boundary
- Neighbourhood Area
- Neighbourhood Area (Restricted)
- Community Retail 2 Centre
- Special Study Area
- Super Regional Retail Centre
- Cemetery
- Environmental Open Space Study Area
- Transit Station Planning Area
- 300m Permanent Setback
- Community Centre
- Emergency Response Station
- Library
- Recreation Facility
- Community Activity Centre
- Neighbourhood Activity Centre
- Joint Use Site
- High School
- Shepard Regional Drainage System (per 2011 AECOM Report)
- Skeletal Road
- Arterial Street
- Urban Boulevard
- Neighbourhood Boulevard
- Parkway
- Collector Road
- Full Interchange
- Overpass
- Regional Pathway
- Green Corridor
- BRT Route
- BRT Stop
- Park and Ride

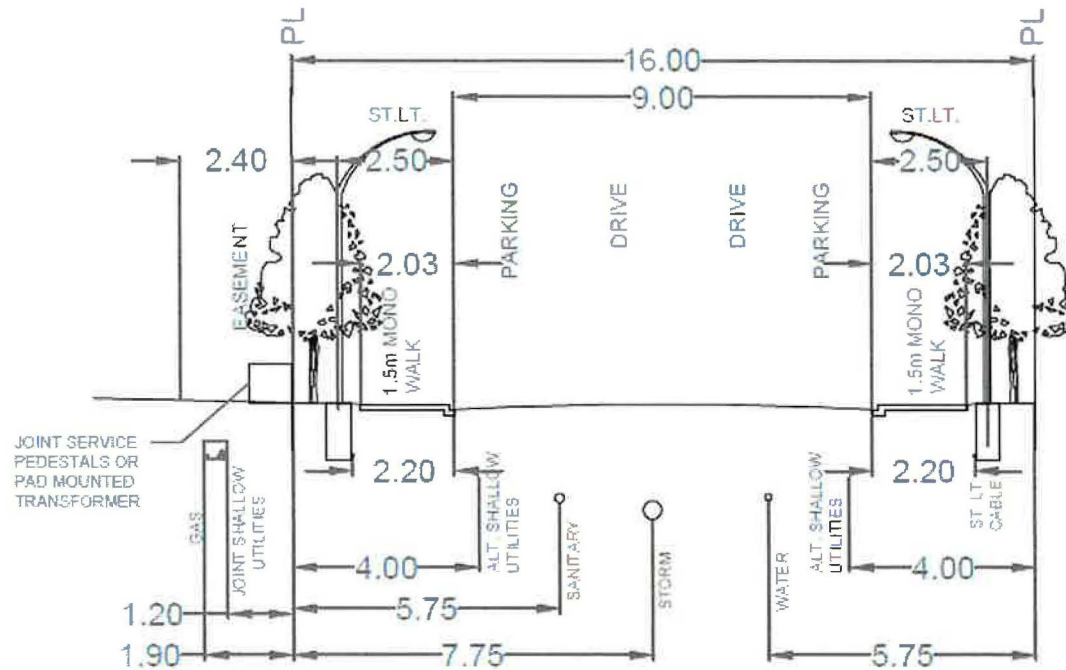
OUTLINE PLAN STATISTICS

	ACRES	HECTARES	% OF GDA	% OF TOTAL AREA
 TOTAL AREA	26.724	10.815		100.00%
LESS S-UN (E-R#1)	2.745	1.111		10.27%
GROSS DEVELOPABLE AREA (GDA)	23.979	9.704	100.00%	89.73%
 MU-1 (f3 h20) <i>MIXED USE - GENERAL DISTRICT</i>	3.399	1.376	14.175%	12.719%
 M-1 <i>MULTI-RESIDENTIAL - LOW PROFILE</i>	12.099	4.896	52.457%	45.274%
 R-G <i>LOW DENSITY MIXED HOUSING</i>	1.040	0.421	4.336%	3.891%
 S-SPR (M-R#1)				
REQUIRED - OPEN SPACE (10% OF GDA)	2.398	0.970	10.00%	8.973%
PROVIDED - LARGE CENTRAL PARK	2.398	0.970	10.00%	8.973%
PUBLIC DEDICATION				
ROADWAYS	5.043	2.041	21.032%	18.872%

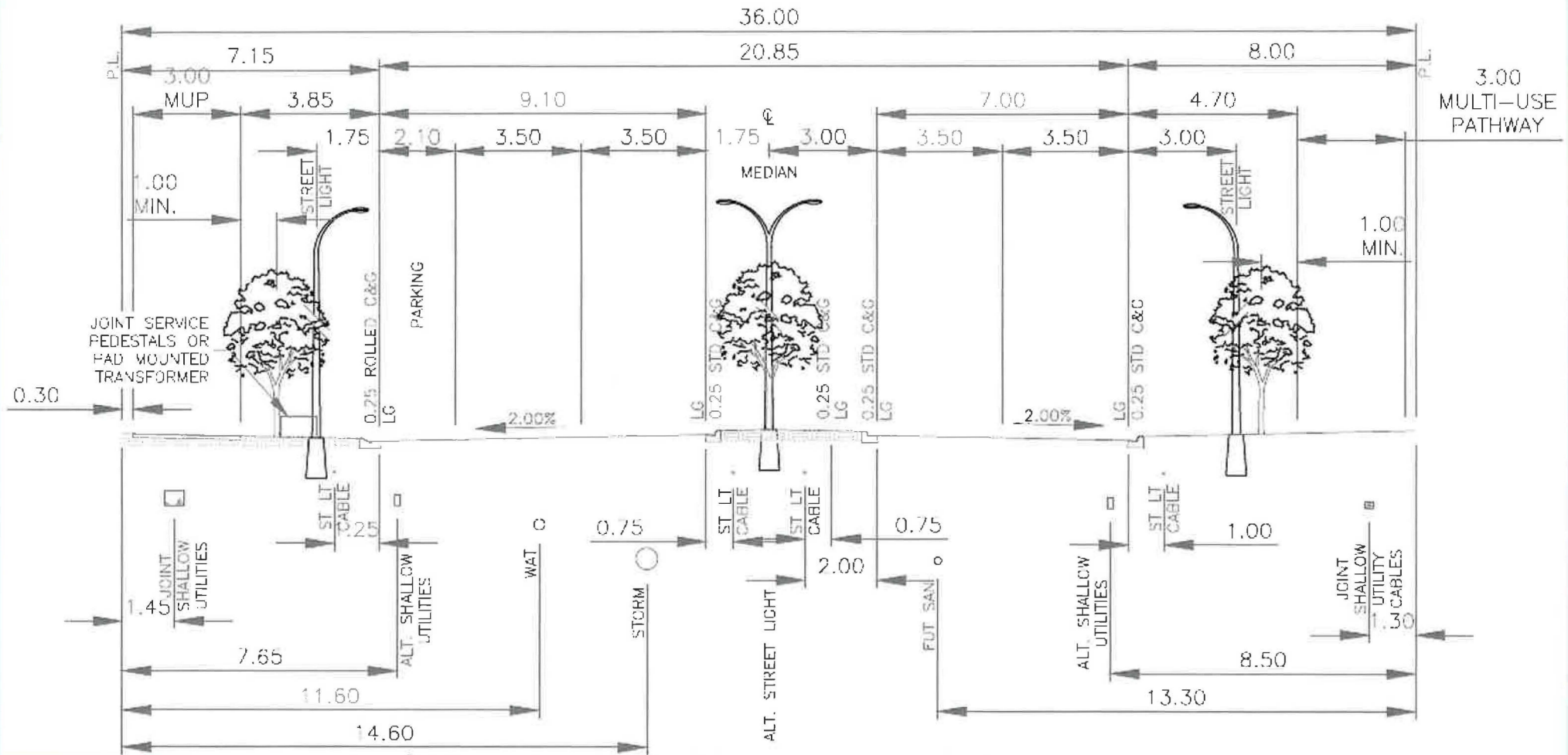
DENSITY & INTENSITY

	UNITS	JOBS	PEOPLE	JOBS & PEOPLE / HA
MU-1	275	55	468	
Anticipated number of units (220 uph)	275			
Anticipated number of people (1.7 ppl/unit)			468	
Anticipated number of retail jobs (1 job/50m2 of floor area)		37		
Anticipated number of home-based jobs		18		
M-1	285	18	485	
Anticipated number of units (58 uph)	285			
Anticipated number of people (2.4 ppl/unit)			485	
Anticipated number of home-based jobs		18		
R-G	20	2	48	
Anticipated number of lots (48 uph)	20			
Anticipated number of people (2.4 ppl/unit)			48	
Anticipated number of home-based jobs (3.8 jobs/100ppl)		2		
TOTALS	580	75	1001	110.90

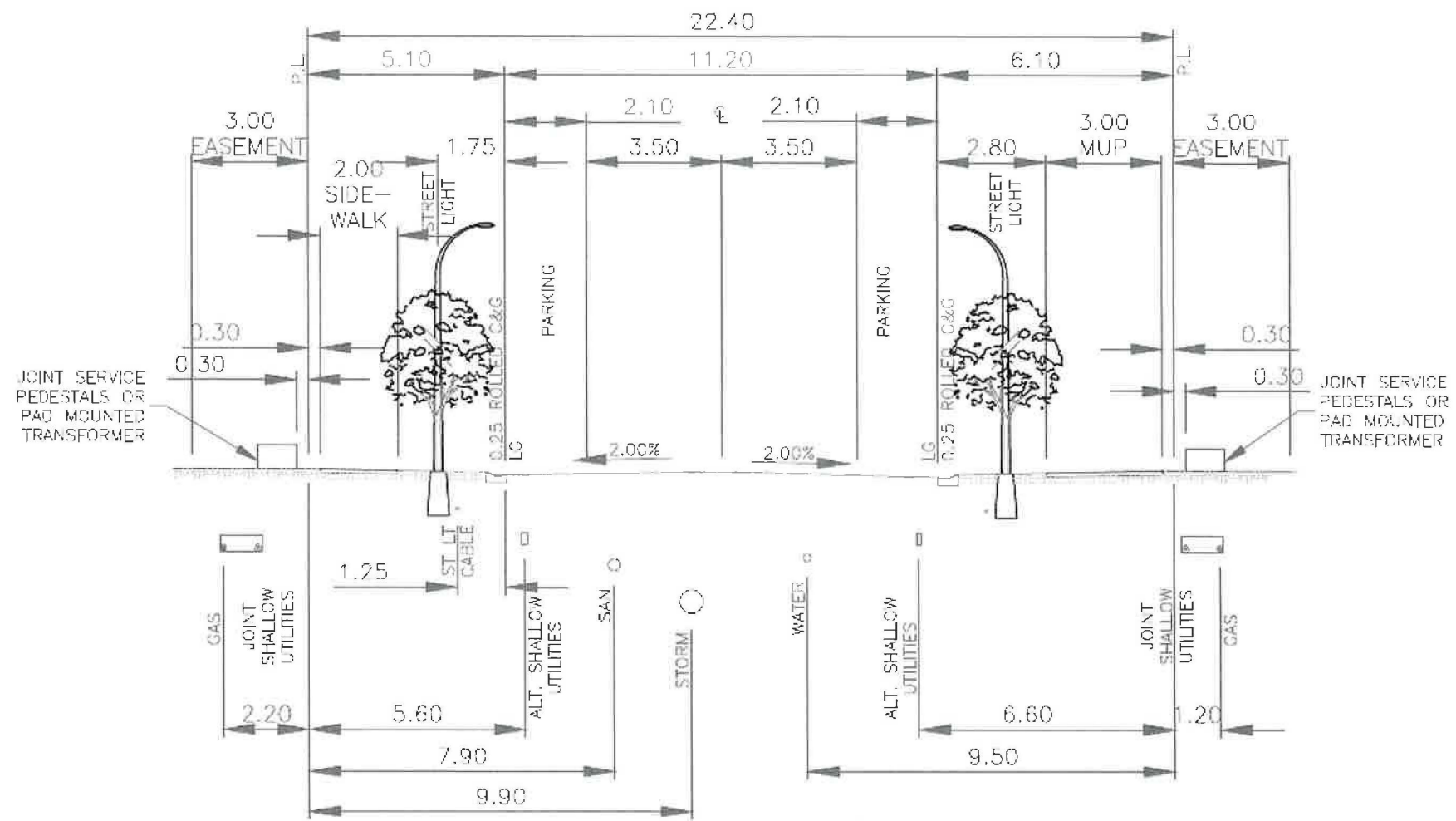
A. 16.0M RESIDENTIAL STREET "M-L"



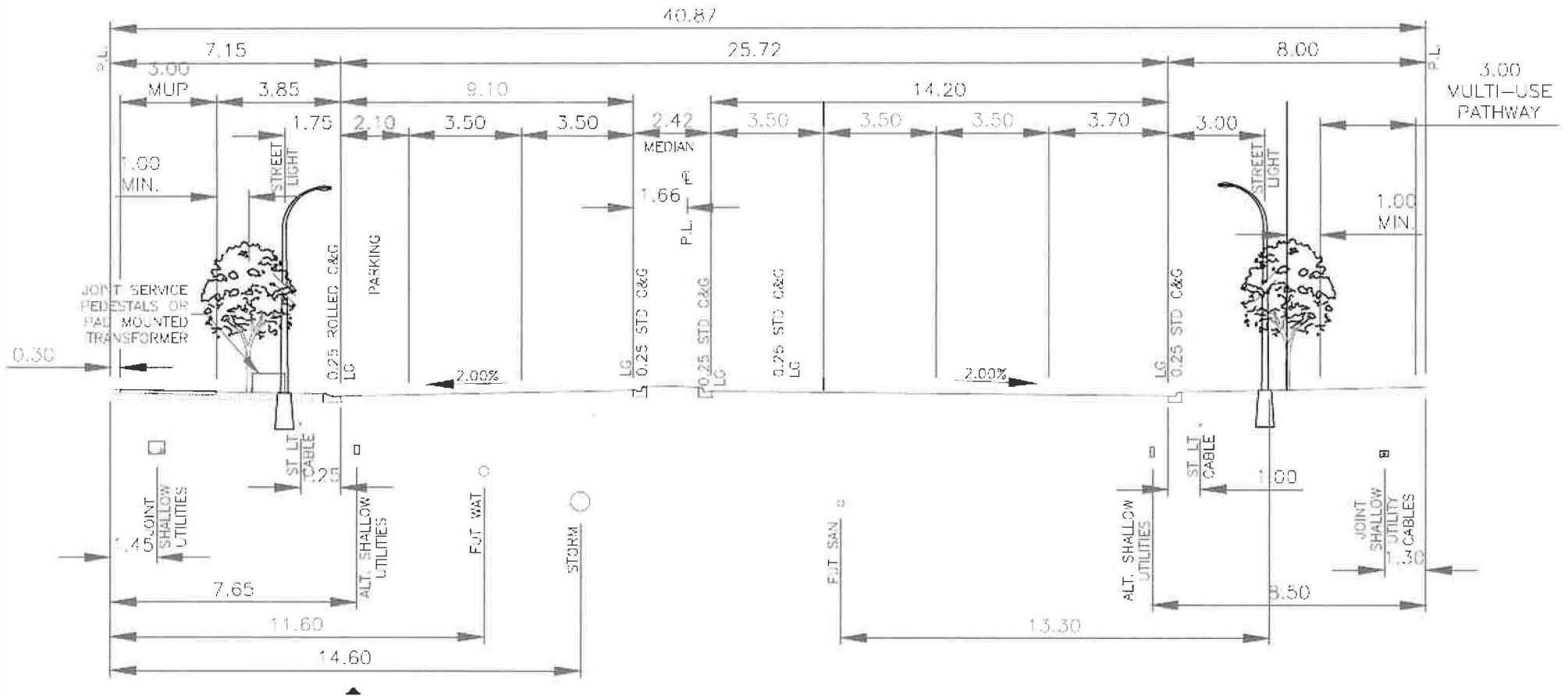
B. 36.00M MODIFIED ARTERIAL



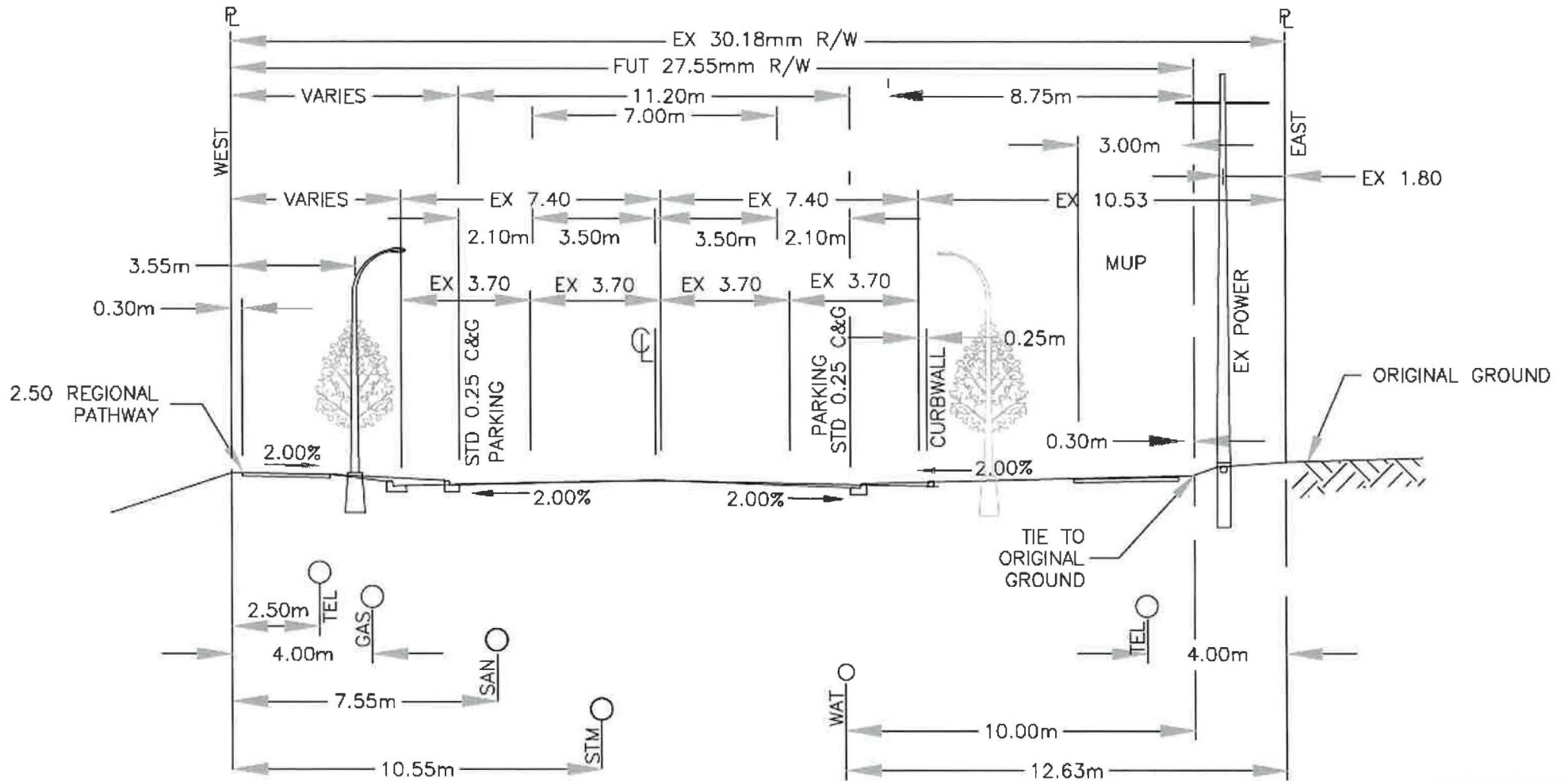
C. 22.40M MODIFIED COLLECTOR STREET



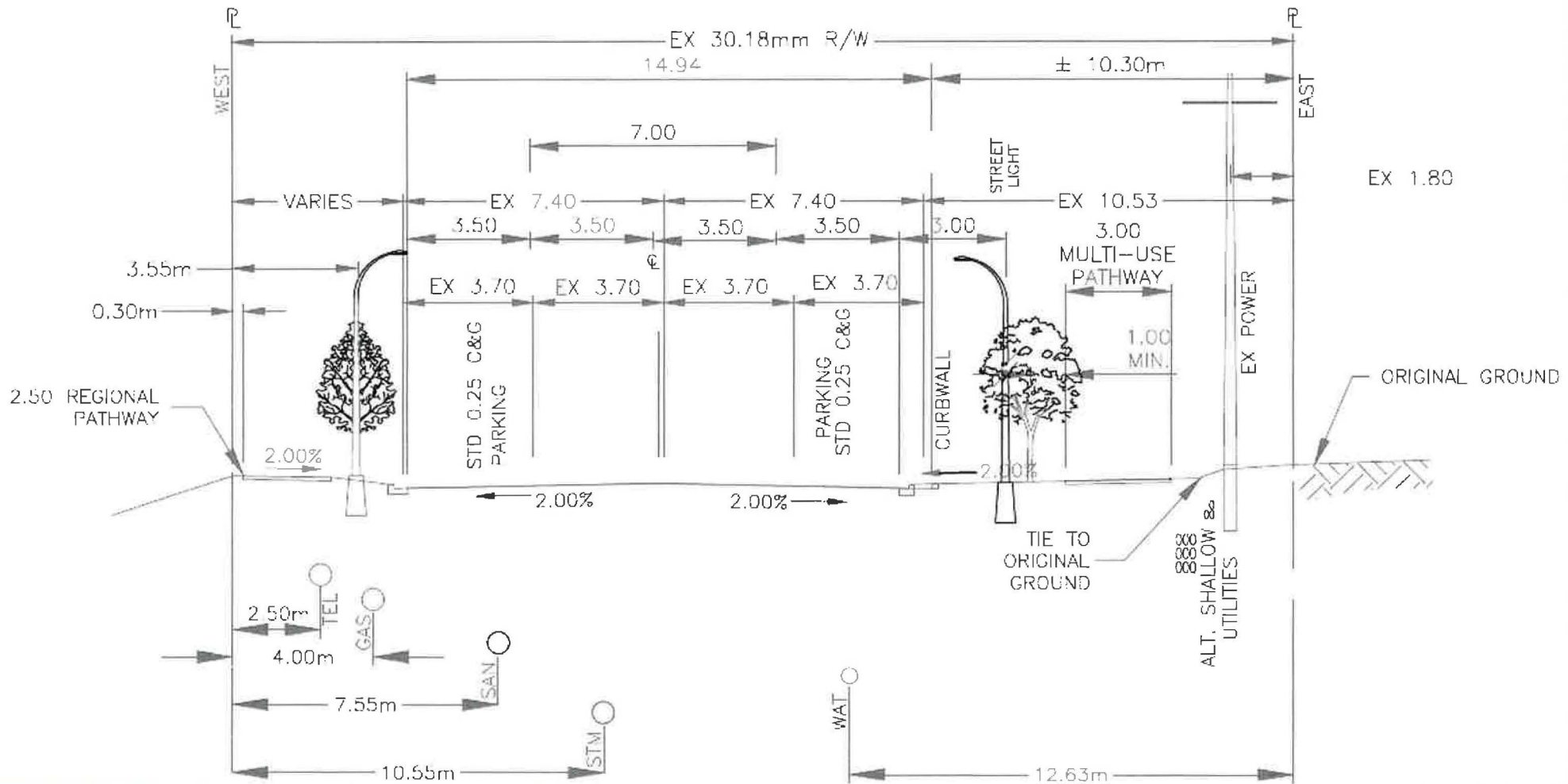
D. 40.87M MODIFIED ARTERIAL (17 AVENUE TRANSITION AREA)



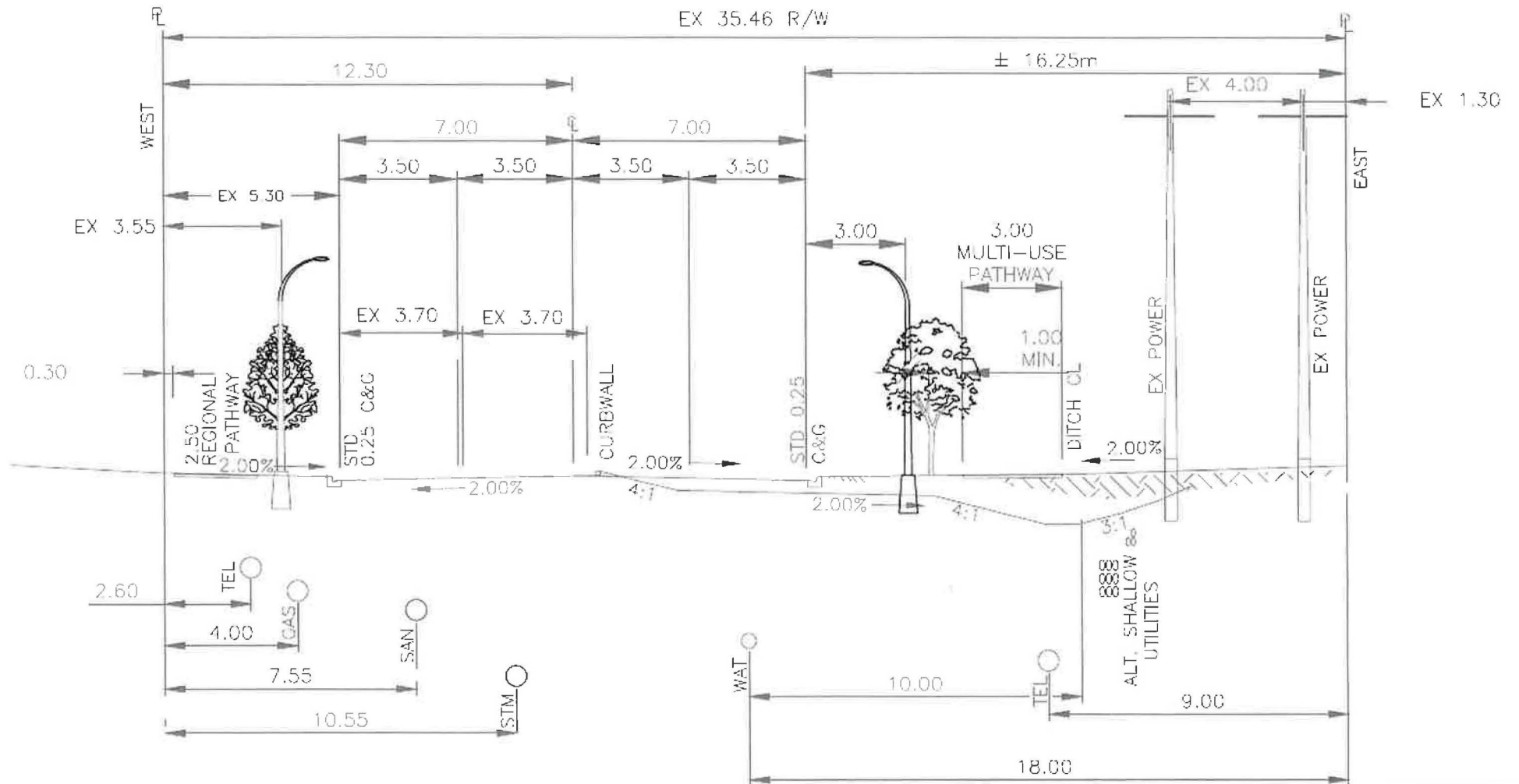
E. OLD 84TH STREET SECTION

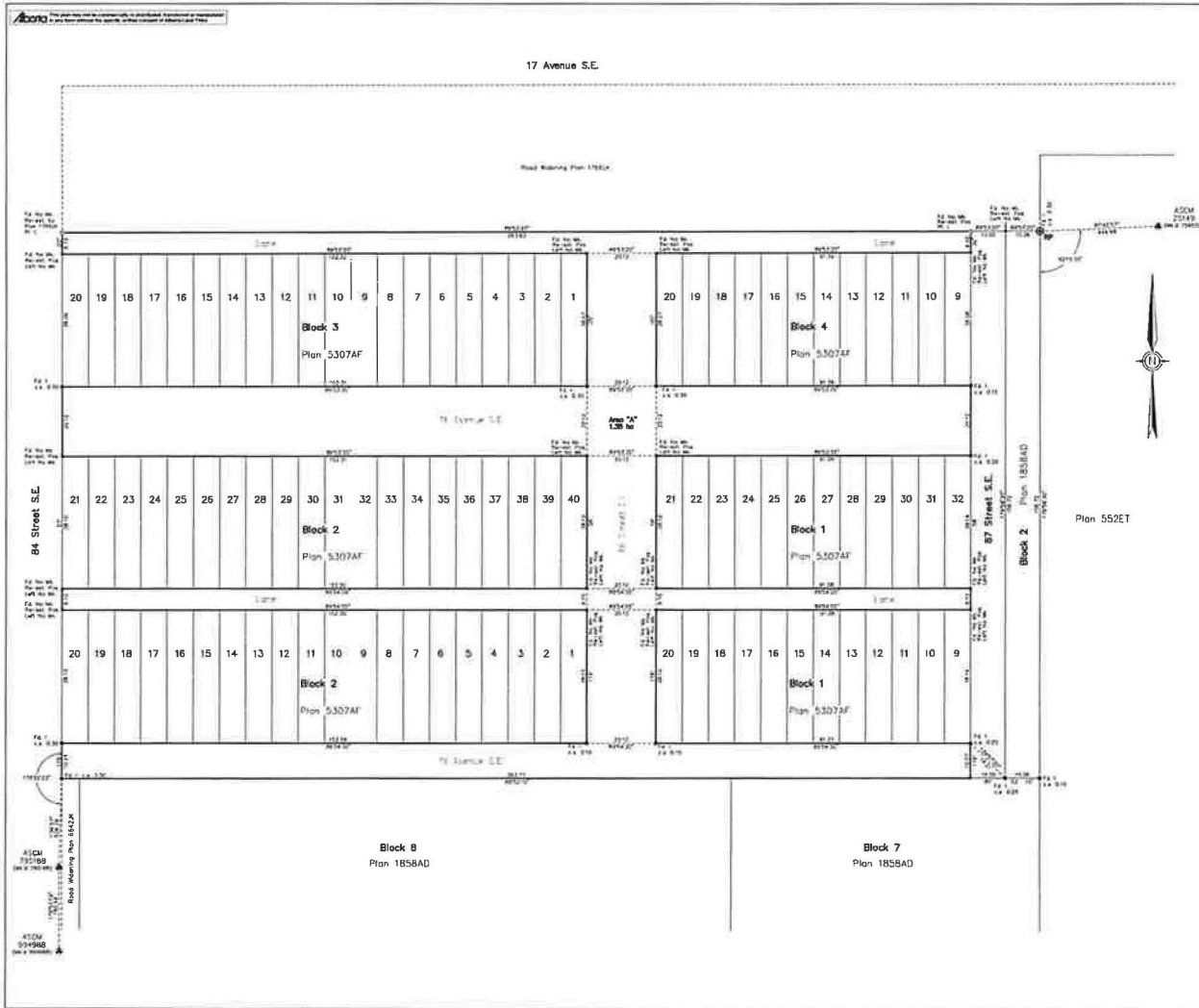


F. OLD 84TH STREET SECTION



G. OLD 84TH STREET SECTION





REGISTRAR
South Alberta Land Registration District

PLAN No. 1711148

ENTERED AND REGISTERED
ON May 19, 2017

INSTRUMENT No: 171106842

A. Gelling
A.S. REGISTRAR

City of Calgary, Alberta
Plan of Survey Showing
Area Required for
Road Closure Purposes
Affecting Roads Within
Plan 5307AF
All Within
N.W. 1/4 Sec.7, Twp.24, Rge.28, W.4M.
By: Jerrad Gerin, A.L.S., 2016-2017.

SCALE: 1:500

LEGEND & SYMBOLS
Stakeless Iron Pile: shown thus: (marked P272)
Stakeless Iron Pile: shown thus: (marked P272)
DWB Hole Found: shown thus: (marked P272)
DWB Hole: shown thus: (marked P272)
Iron Bars Found: shown thus: (marked P272)
Concrete Fabric and Temp. Pile: shown thus: (marked P272)
Alberta Survey Control Marker: shown thus: (marked P272)
Geo-Reference Point: shown thus: (marked P272)
Distances are in metres and decimals thereof.
Bearings are shown to the nearest 05' of arc except curve and control lines.
All Iron Piles found or plotted are shown unless otherwise indicated.
Measurements are from 1.0 m measured at ground level, unless otherwise shown.
Area to be registered by this plan is shown outlined thus: (marked P272) and contains a total of 135 lots.

COORDINATE SYSTEM:
Datums: NAD 83 and are derived by use to ASGM's 2010/05 and 00/02/05
Datum: NAD 83 (Original)
Projection: UTM
Reference Meridian: 114° W
Combined Scale Factor: 0.999732
Geo-reference point coordinates are (North: 5655663.27 Easting: 647314)

ABBREVIATIONS:
The following abbreviations may appear on this Plan:
A.L.S.: Alberta Land Surveyor
A.S.: Alberta Surveyor
C.S.: Certified Surveyor
D.C.: District Council
D.C.M.: District Council Member
D.C.P.: District Council President
D.C.V.: District Council Vice President
D.C.W.: District Council Warden
D.C.Z.: District Council Zoning Officer
D.C.O.: District Council Officer
D.C.A.: District Council Administrator
D.C.S.: District Council Secretary
D.C.E.: District Council Executive
D.C.F.: District Council Finance Officer
D.C.H.: District Council Human Resources Officer
D.C.I.: District Council Information Officer
D.C.L.: District Council Legal Officer
D.C.M.: District Council Member
D.C.N.: District Council Nominee
D.C.O.: District Council Officer
D.C.P.: District Council President
D.C.R.: District Council Registrar
D.C.S.: District Council Secretary
D.C.T.: District Council Treasurer
D.C.V.: District Council Vice President
D.C.W.: District Council Warden
D.C.Z.: District Council Zoning Officer

SURVEYOR:
NAME: Jerrad Gerin, A.L.S.
Surveyed between the dates of December 13th, 2016, and April 18th, 2017, in accordance with the Provisions of The Survey Act.

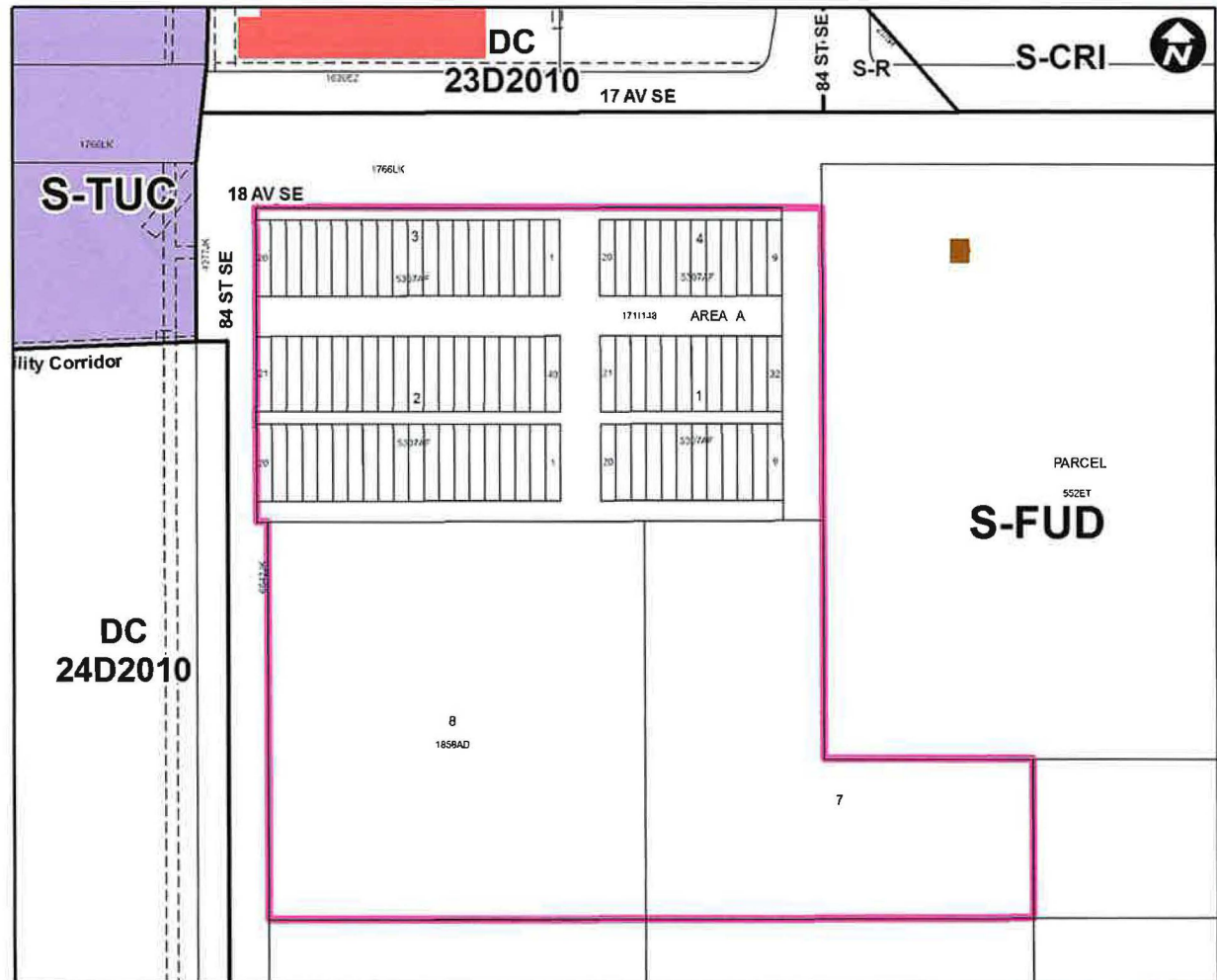
REQUESTED BY:
NAME: City of Calgary

Arc Surveys Ltd.
2018 39th Avenue NE, Calgary, AB T2E 2M3
Ph: 403-277-1272 www.arcsurveys.ca
Fax: 403-277-1275 info@arcsurveys.ca

Surveyed by: [Signature]
Drawn by: [Signature]
Checked by: [Signature]
Date: April 25, 2017

LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





NOTES

1. Exact site grading is yet to be determined. Grading shown within the Central Park is highly conceptual, and will be updated and refined once the grades on the edge of the park parcel have been determined.
2. The fescue areas (on berms and within aspen groves) are intended to be unmowed natural areas, creating habitat for small native plants and animal species.

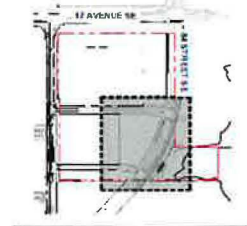
LEGEND

- OUTLINE PLAN BOUNDARY
- PROPOSED PARCEL BOUNDARIES
- EXISTING CONTOUR INTERVAL 0.5M
- EXISTING CONTOUR INTERVAL 0.2M
- CONCEPTUAL TREE
- ASPHALT PATHWAY
- GRASS

FOR



KEYMAP



PROJECT

EAST HILLS VILLAGE
 OUTLINE PLAN

DRAWING NAME: OPEN SPACE PLAN - S-SPR (M-R#1)

ISSUED FOR: REVIEW

SCALE: 1:1000

DATE: 2019-12-16

Calgary



Calgary



40



April 15, 2020

LOC2018-0275

SITE Photographs

Calgary



41

April 15, 2020

LOC2018-0275

SITE Photographs

