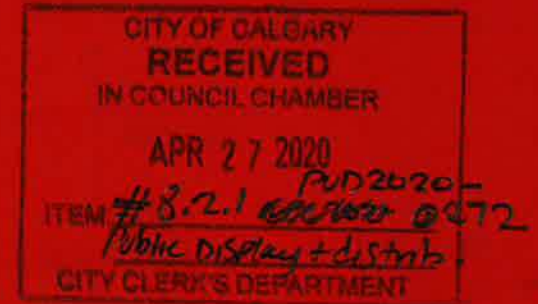
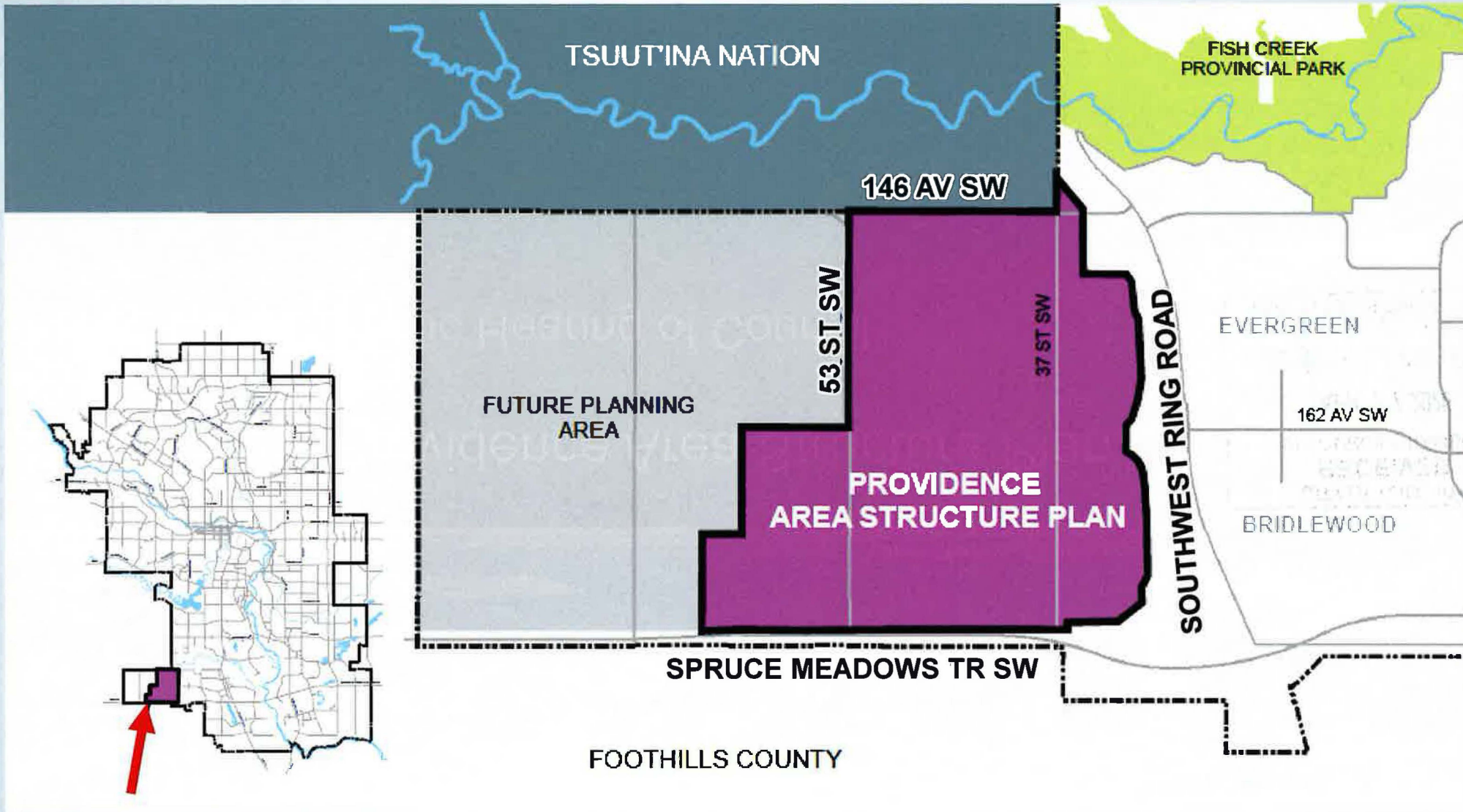


New Policy: Providence Area Structure Plan PUD2020-0272 April 27, 2020 Public Hearing of Council





Plan Area Location





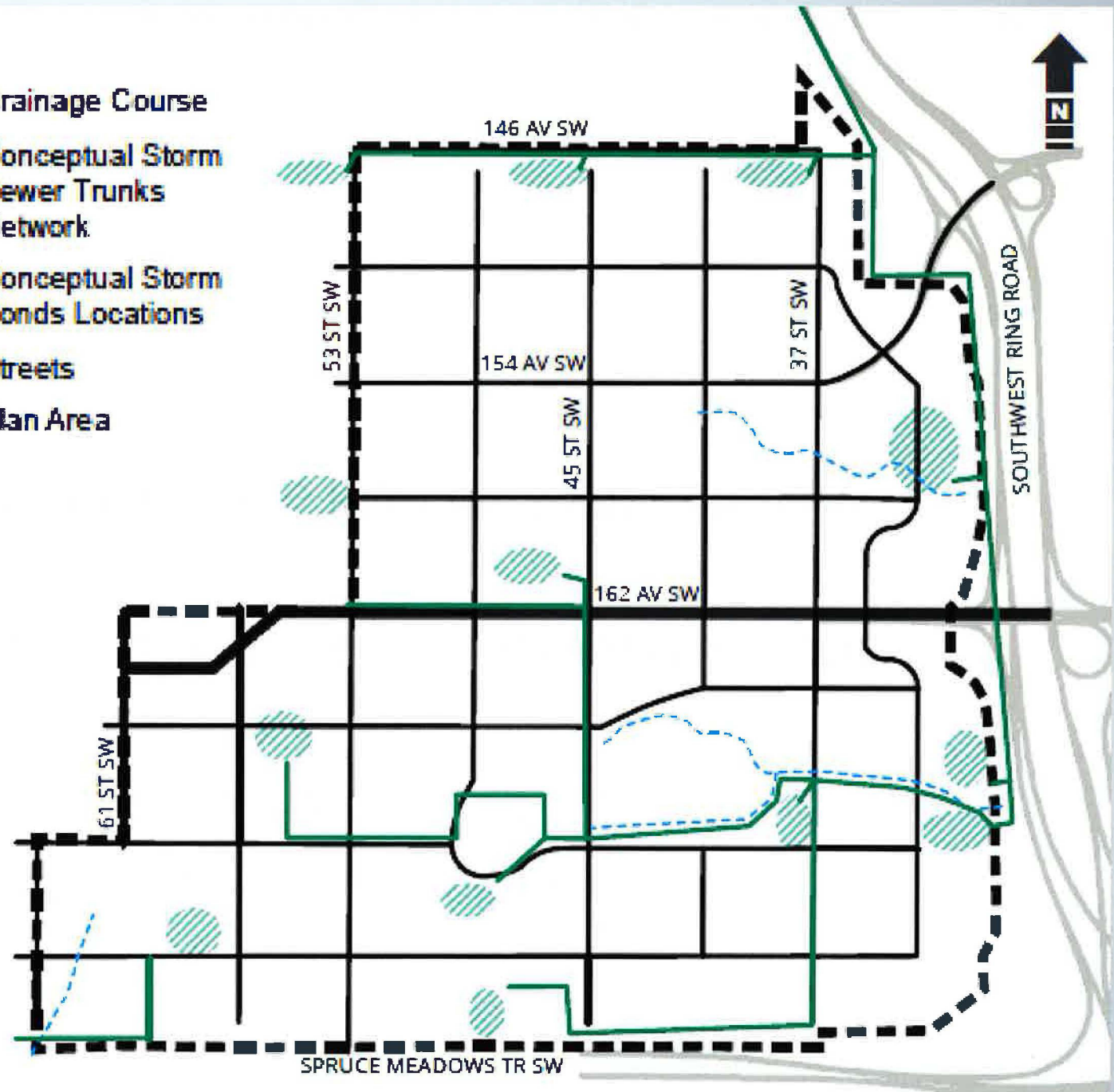
Plan Background

- 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 successful based on the absence of a stormwater management concept map
- Administration accepted the Master Drainage Plan on 2020 February 7

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

- Drainage Course
- Conceptual Storm Sewer Trunks Network
- Conceptual Storm Ponds Locations
- Streets
- Plan Area





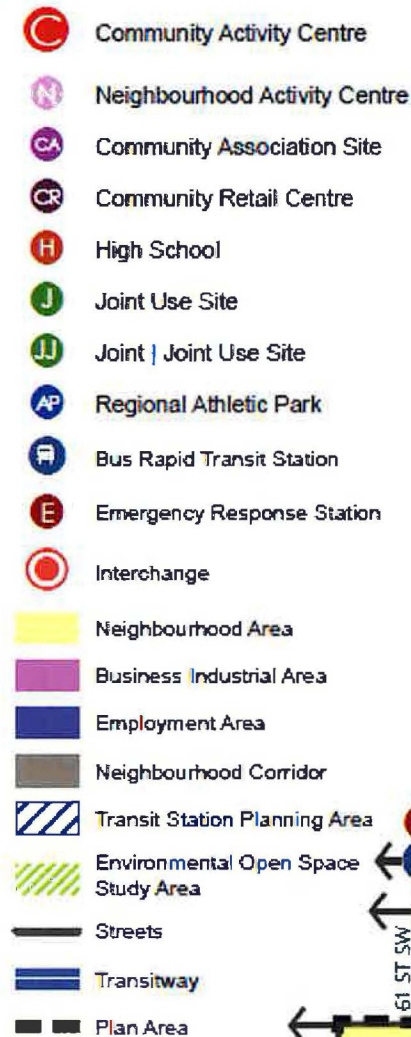
Master Drainage Plan Overview & Objectives

1. Drainage technical study in support of an Area Structure Plan
2. Development of Master Drainage Plan is led by The City of Calgary (Water Resources)
3. Study area is based on drainage catchment boundary, not the land ownership
4. Master Drainage Plan identifies a high-level conceptual stormwater servicing strategy for the Area Structure Plan lands
5. Stormwater servicing strategy includes conceptual location of ponds, major storm trunks, overland drainage routes, flow-volume-quality targets and best management practices
6. Providence Master Drainage Plan was officially accepted by Water Resources on February 7th, 2020



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 (2014-2015)

Open Houses

- Two open houses held on 2015 March 26 and 2015 September 8

Online Engagement

- City website & blog discussion forum

Tsuut`ina Nation

- Meetings with Nation Administration, an open house & 2 info sessions

Landowner Meetings

- Bi-weekly meetings with Plan Area landowners

Adjacent Landowner Meetings

- Six separate meetings with a landowner who owns land directly abutting the plan area



City-Led Outreach (2019-2020)

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



Additional Adjacent Landowner Outreach by Water Resources

- In order to address multiple and specific landowner concerns regarding drainage, Water Resources conducted extensive engagement/communication activities with one landowner since January 2019
- The goal was to be open, honest and transparent with this particular landowner to hear their drainage concerns and answer questions pertaining to the technical content in the Providence Master Drainage Plan



Additional Adjacent Landowner Outreach by Water Resources

Summary of these outreach activities:

- **One official face to face technical meeting** with the landowner & their consultant to review the draft Master Drainage Plan on January 24, 2019
- **Multiple phone calls** with the landowner over the course of 16 months to answer questions & clarify concerns
- **Several informal emails** sharing additional drainage information & soliciting landowner participation in the completion of the Master Drainage Plan & 3rd party review studies being led by Water Resources
- **Official letter responses** outlining project progress updates, deadline commitments & sharing the final Providence Master Drainage Plan & 3rd party review documents (February 7, 2020)
- **Informal discussion in-person** with two representatives of this landowner group during the open house session on March 3, 2020

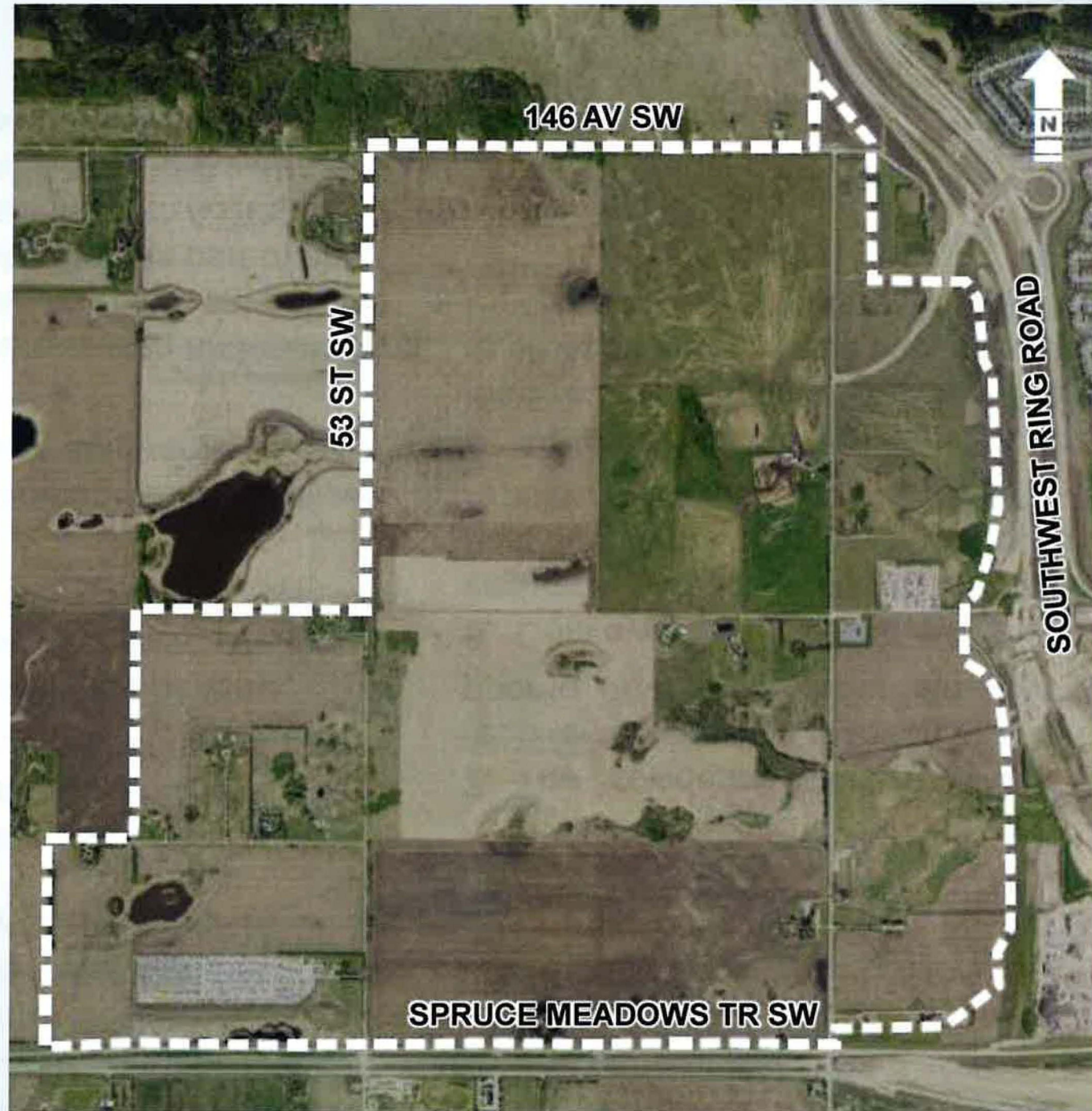


April 1, 2020 – SPC on Planning & Urban Development Recommendation

The Standing Policy Committee on Planning and Urban Development recommended that Council hold a Public Hearing and

- a. Give FIRST READING to proposed Bylaw 21P2020, the proposed Providence Area Structure Plan; and
- b. WITHHOLD second and third readings of the proposed bylaw until the Providence ASP 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.~~

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.

ORIGINAL STORMWATER MANAGEMENT POLICIES

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

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.
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.*

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.