Applicant Submission

May 28, 2020

Introduction

800 144 Avenue NE and 14900 6 Street NE is located in the northeast Calgary and is owned by Genesis Keystone Ltd. The site is a 10.54 hectare (26.04 acre) portion of the two properties that are currently designated Special Purpose - Future Urban Development (S-FUD) and are part of a wetland complex. The land use and outline plan applications propose to redesignate the subject site to Special Purpose - City and Regional Infrastructure (S-CRI) and Special Purpose - Urban Nature (S-UN) to accommodate a future stormpond, reconstructed wetland and granular trail.

Purpose of Redesignation

It is intended that a portion of the wetland complex be replaced with a Stormwater Kidney and constructed wetland, which we refer to as Pond E, in order to address grading issues, manage stormwater, and enhance biodiversity on site. The contributing stormwater catchment for Pond E encompasses not only the subject site but also large portions of the Livingston community to the west. The construction of Pond E will allow for approved outline plan areas within Livingston to proceed with development since Pond E is the downstream supporting infrastructure for those areas. The developer desires to separate Pond E via subdivision in order to construct Pond E before future development takes place on the remaining portion the subject properties. It is noted that remaining portion of the subject properties are under a growth overlay which has been requested to be lifted.

Environmental Features

The development will use Stormwater Kidney™ technology to treat stormwater. This technology is highly effective at removing contaminates from stormwater due to the blending of gray and green infrastructure throughout the design. The Stormwater Kidney uses a clarifying pond to remove sediments prior to the water being released into the wetland, which protects fragile wetland biodiversity over time. A circulation pump is used to move the water through and treatment wetlands to further polish the water and remove excess nutrients and contaminants. The Stormwater Kidney relies on detailed and careful plant selection and landscaping to both intercept and clean any runoff into the wetland, as well as increase biodiversity and respond to climate changes over time. In addition, the upslope portions of Pond E will include vegetated terraces and increased topsoil depths to further retain and clean any overland drainage that may enter the wetland. By incorporating the Stormwater Kidney technology, the complex will have a naturalized appearance that serves as an amenity for future surrounding residents while providing water treatment that exceeds current municipal and provincial standards.

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Policy Considerations

The subject site falls under the Keystone Hills Area Structure Plan and this plan identifies the subject site to be within the Environmental Open Space Study Area. This area is intended to be part of an interconnected green infrastructure network that conserves land and water within and between watersheds. Class III wetlands and above qualify as Environmental Reserve but may be disturbed at the discretion approving authority. Grading and policy constraints do not allow for the natural wetland to be retained.

Summary

The envisioned development for the subject site anticipates the construction of a stormpond and a wetland. To allow for this development, it is proposed that the subject site be redesignated to S-CRI and S-UN. The resulting facilities will manage stormwater in a highly innovative manner while offering natural areas for the public to discover. The proposal is also in alignment with the requirements of the Keystone Hills Area Structure Plan as the lands will continue to manage stormwater in an environmentally sensitive manner as part of the interconnected green infrastructure network. In this regard, we respectfully request the City of Calgary's support for this application.