

Land Use Amendment in Rocky Ridge (Ward 1) at multiple properties, LOC2017-0015

EXECUTIVE SUMMARY

This land use application was submitted by IBI Group on 2017 January 23 on behalf of the landowners Decker Management, Hafiz Ali and Naveen Tariq. The application proposes a land use redesignation of 1.75 hectares (4.32 acres) in the community of Rocky Ridge from Special Purpose – Future Urban Development (S-FUD) District and Residential – Contextual One Dwelling (R-C1) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park, and Community Reserve (S-CRI) District, and Residential – Contextual One Dwelling (R-C1s) District. The proposed land use redesignation will allow for:

- approximately 1.26 hectares (3.12 acres) of low-density residential development in a single-detached dwelling built form with a maximum building height of 10 metres (R-C1s);
- approximately 0.30 hectares (0.74 acres) of environmental reserve (S-UN);
- approximately 0.19 hectares (0.46 acres) of non-credit municipal reserve (S-SPR); and
- the location of future local roadways, utilities and services.

This application is accompanied by an Outline Plan Application (CPC2020-0903) for approximately 1.75 hectares (4.32 acres) for subdivision of a 20 lot subdivision on the site.

The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP) and the *Rocky Ridge Area Structure Plan* (ASP). No development permits have been submitted for the proposed land use amendment area.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed redesignation of 1.75 hectares ± (4.32 acres ±) located at 5 Rockcliff Heights NW and 224 Rock Lake Drive NW (Plan 8910893, Block 6, Lot 4; Portion of Plan 7810668, Block 7) from Special Purpose – Future Urban Development (S-FUD) District and Residential – Contextual One Dwelling (R-C1) District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, and Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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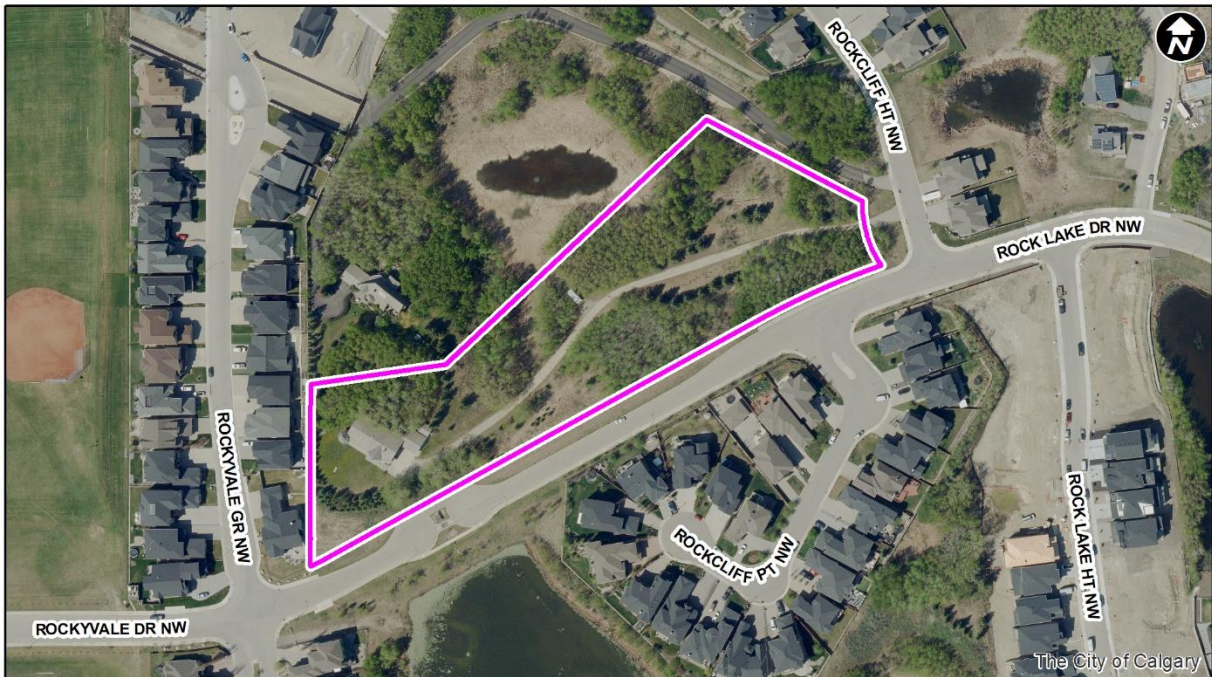
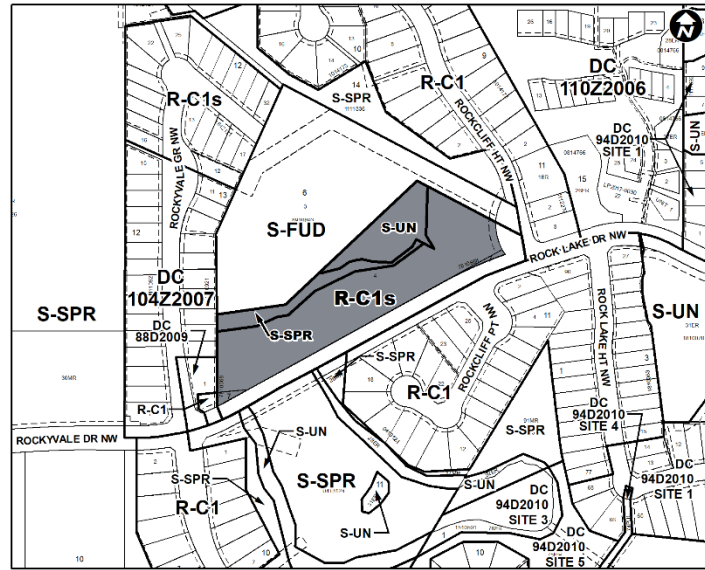
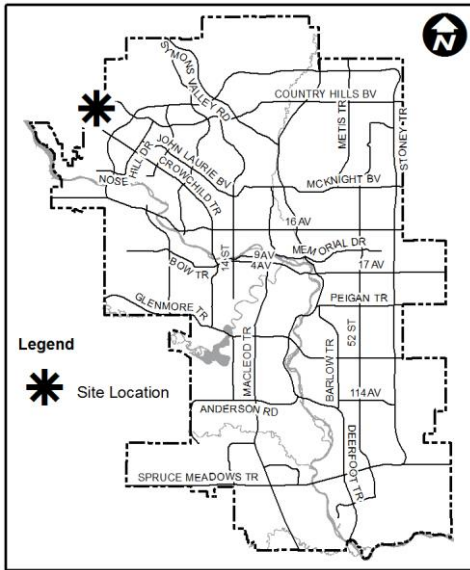
BACKGROUND

The land use amendment application was submitted by IBI Group on behalf of the landowners Decker Management, Hafiz Ali and Naveen Tariq January 23. The landowner intends to develop these lands as a low-density residential subdivision with 20 R-C1s lots. Since application submission, this proposal has changed applicants and undergone several iterations before selection of a final subdivision design. A summary of the applicant's proposal is provided in the Applicant's Submission (Attachment 1).

Most of the Rocky Ridge area was annexed by Calgary in 1989. At that time, these lands were subdivided into a variety of parcel sizes and developed as both country residential acreages and minor agricultural uses. The Rocky Ridge ASP was approved in 1992 and established the future land use framework for development. The ASP envisioned two residential communities, Rocky Ridge and Royal Oak, with single-detached dwellings as the predominate built form. This application will allow development of one of the few remaining developable sites in the community.

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Location Maps



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Site Context

The subject site is located in the community of Rocky Ridge, north of Crowchild Trail NW and west of Rocky Ridge Road NW. The application area is comprised of three contiguous parcels; a 1.69 hectare (4.18 acre) parcel, which encompasses the majority of the site area, and two small remnant parcels. In total, the subject site is approximately 1.75 hectares (4.32 acres) and is currently developed with a single-detached dwelling surrounded by thick vegetation and undulating topography.

The subject land include a portion of an existing wetland. This wetland is classified as a Class III wetland and will be designated S-UN and protected as environmental reserve. A small portion of the wetland will be impacted by the development.

Primary vehicle access is currently available from Rockcliff Heights NW, at the eastern edge of the site. Rock Lake Drive NW and Rockyvale Drive NW run along the southern edge of the site. Vehicular access between Rock Lake Drive NW and Rockyvale Drive NW is restricted by a bus trap which only allows access for transit vehicles. Pedestrian access between the two roads is available.

The subject site is located within a low-density residential area of the community and is surrounded by primarily single detached dwellings. The lands to the east and south of the application area are designated R-C1. The lands west of the site are designated DC Direct

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Control District which allows for single-detached dwellings. The lands to the north are designated S-FUD.

The subject site is 1.2 kilometres from a local commercial node (CO-OP Rocky Ridge), 500 metres from two future schools, and 500 metres from a regional pathway.

As identified in *Figure 1*, the community of Rocky Ridge reached its peak population in 2019.

Figure 1: Community Peak Population

Rocky Ridge	
Peak Population Year	2019
Peak Population	8,398
2019 Current Population	8,398
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application will facilitate the development of 20 single-detached parcels through residential subdivision as envisioned in the Rocky Ridge Area Structure Plan (ASP). The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment section of the report.

Land Use

The existing S-FUD District is intended to be applied to lands that are awaiting development and utility servicing. This District protects lands for future development by restricting premature subdivision and limits development to a range of temporary uses that can be easily removed when land is redesignated to allow for development. A small portion of the site is currently designated R-C1, which allows for single-detached dwellings. This portion is a remnant parcel that was designated as part of a previous land use amendment application.

As per the table below, this land use application proposes to redesignate most of the subject site from S-FUD and R-C1 to R-C1s to allow for a low-density residential subdivision. A portion of the site, approximately 0.19 hectares (0.46 acres), is proposed as non-credit Municipal Reserve (MR). This MR area will be utilized as a pathway along the northern boundary of the subdivision. Another portion of the site, approximately 0.3 hectares (0.74 acres), is proposed as S-UN and will be dedicated as environmental reserve (ER) for protection of an existing wetland.

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Land Use Statistics: Lands to be Redesignated		
S-FUD to R-C1s	±1.24 ha	±3.08 ac
S-FUD to S-SPR (Non-Credit MR)	±0.19 ha	±0.46 ac
S-FUD to S-UN	±0.30 ha	±0.74 ac
R-C1 to R-C1s	±0.02 ha	±0.04 ac
TOTAL:	±1.75 ha	±4.32 ac

Subdivision Design

The proposed subdivision design (Attachment 2) utilizes the existing road network and subdivision pattern established in the community and envisioned during the creation of the ASP. Most of the proposed lots will front on to Rock Lake Drive NW or Rockyvale Drive NW. The remainder of the lots will have access from a proposed new cul-de-sac, which will also be accessible from Rock Lake Drive NW. Concepts of the proposed subdivision envision a total of 20 R-C1s lots.

The proposed subdivision design includes 0.18 hectares (0.46 acres) of non-credit Municipal Reserve (MR) lands. As no MR land is owed, the dedication of these lands is voluntary. The MR parcel will be utilized as a pathway and open space area which will run along the northern boundary of the site.

The application also proposes 0.29 hectares (0.74 acres) of Environmental Reserve (ER). These ER lands will protect a portion of an existing wetland and will be designated S-UN.

Density

This application proposes a maximum residential density of 12 units per hectare (4.86 units per acre). The anticipated number of units is 20 (11.4 units per hectare (4.6 units per acre)). As per the ASP, the gross residential density throughout this quarter section (NE1/4 of Section 20-25-2W5M) is expected to be at densities around 7.4 to 9.9 units per hectare (3.0 to 4.0 units per acre).

Although the density is greater than the suggested ASP range, Administration believes the proposed land use configuration complies with the intent of the policy, provides an appropriate interface with the existing single-detached residential (R-C1) development in this area, and is better aligned with the MDP. As a whole, the quarter section averages a density lower than the suggested ASP maximum of 9.9 units per hectare (4.0 units per acre) and has additional capacity to accommodate further development. For greenfield areas, the MDP envisions an intensity target of 20 units per gross developable hectare, which is greater than the density suggested in the ASP.

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Transportation

Access to the proposed subdivision will be provided via Rock Lake Drive NW and Rockyvale Drive NW. Rock Lake Drive NW and Rockyvale Drive NW are classified as collector roadways. Transit service is available with a bus stop located on Rockyvale Drive NW. A new transit stop on Rock Lake Drive NW is proposed as part of the outline plan, adjacent to the subject site.

This proposal enables active transportation modes by providing new sidewalks and pathway connections which connect to the City's pathway network. The anticipated development also promotes public transit and provides an additional bus stop on Rock Lake Drive NW.

A Traffic Impact Assessment was not required for this application.

Environmental Site Considerations

A Biophysical Impact Assessment (BIA) was submitted and accepted. The BIA identified a Class III slightly brackish shallow open-water wetland overlapping with the subject site. In accordance with the Municipal Government Act and City's Wetland Setback Guidelines, the wetland and 30 metre setback area will be dedicated as Environmental Reserve. A small portion of the wetland is proposed for residential development and any disturbance will require approval under the Water Act.

Development of the site will result in localized habitat loss for some wildlife species. No vegetation or wildlife observed during field assessments are considered species at risk.

Utilities and Servicing

Water, storm, and sanitary servicing will be provided via Rock Lake Drive NW and Rockyvale Drive NW. A new water, storm, and sanitary line will be constructed to service the lots on the proposed cul-de-sac. The lots which front onto Rock Lake Drive NW and Rockyvale Drive NW will connect directly to existing infrastructure.

Further servicing details will be addressed during the subdivision and building permit stages of development.

Climate Resilience

The preservation of a portion of an existing natural wetland is proposed which provides natural stormwater retention and filtration. Further opportunities for enhanced climate resilience could be explored at the Development Permit stage of development. These include, but are not limited to, clean energy and energy efficient technologies.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. The application was re-circulated, and notice posted on 17 January 2020 in response to changes to the proposal.

The Rocky Ridge Royal Oak Community Association (RRROCA) reviewed and provided comments (Attachment 3) on the proposed outline plan and land use amendment applications on 12 April 2017. In their letter to Administration the Community Association expressed concerns that the proposed density is out of character from the existing context and exceeds the maximum units per acre prescribed in the ASP. The letter also highlighted concerns that the proposal would negatively impact the natural environment. The RRROCA provided a second letter on 05 August 2020 in response to the re-circulation and provided additional comments on-street lighting, street trees, and municipal reserve access.

The community association comments are consistent with five letters of objection received from residents. In addition, residents also expressed concern regarding the proposed lot orientation because the future dwellings would front on Rock Lake Drive NW and Rockyvale Drive NW rather than back on, like the development to the south of the site.

In alignment with the Intermunicipal Development Plan this application was circulated to Rocky View County and they have no objections with the proposal.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, will be posted on-site 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 of Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed application builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing – Planned Greenfield with Area Structure Plan typology on the Urban Structure map, [Map 1: Urban Structure](#), in the [Municipal Development Plan](#). The Developing – Planned Greenfield with Area Structure Plan land use typology consists of residential areas that are planned and are still being developed. These areas are characterized as relatively low-density residential neighbourhoods containing single-detached housing, smaller pockets of multi-family and locally-oriented retail in the form of strip developments located at the edges of communities.

The MDP minimum density target is a minimum of 20 units per gross developable hectare. This application proposes a residential density of 27.53 people per gross developable hectare, 68.03 people per gross developable acre. The proposed density is less than the minimum density target of the MDP however the proposal is consistent with the built form for this area of the community and aligns with the intent of the MDP which envisions low density development on the site.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP). This application supports climate change mitigation by preserving and protecting the majority of an existing wetland which allows for natural storm water retention.

Rocky Ridge Area Structure Plan (Statutory – 1992)

The subject site is located within Residential and Related Uses typology on the Land Use and Transportation map, Map 2, in the [Rocky Ridge ASP](#). This land use typology consists of single, semi-detached, duplex, and multi-unit dwellings and related local commercial and institutional uses. The primary objective of the ASP is to accommodate future demand for housing with the predominant form expected to be single-detached dwellings. The proposal is consistent with the intent of the ASP.

The *Rocky Ridge ASP* also provides policy for environmentally sensitive lands, including wetlands, and this proposal is in conformance with those policies.

Social, Environmental, Economic (External)

This proposal helps to promote sustainable development principles by protecting environmental assets and providing a naturalized buffer between an existing wetland and the developable portion of the site.

Financial Capacity

Current and Future Operating Budget

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There are no impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

There are no impacts to the current and future capital budget as a result of this report.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

This proposal aligns with the goals and objectives of the *Rocky Ridge Area Structure Plan* which envisions low density residential development for this parcel. The proposal will allow for single detached dwellings which are compatible, similar in size, scale, building form, and complimentary of existing development in this area. This proposal will also protect an existing wetland and provide a naturalized buffer between the wetland and the development area. The subject site is near to public transit, a local commercial node, future school sites, and the regional pathway network.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan
3. Community Association Letters