

Applicant's Submission

February 3, 2020

Purpose

Please accept our Land Use Redesignation, Outline Plan and Road Closure application for 5 Rockcliff Heights to redesignate the lands from Future Urban Development (S-FUD) to Residential – Contextual One Dwelling (R-C1s); Residential – Contextual One Dwelling (R-C1s) as non-credit MR; and Special Purpose – Urban Nature (S-UN) District.

The site is approximately 1.770 ha (4.396 ac) and is located in the Northwest quadrant of the City of Calgary, within the community of Rocky Ridge.

Surrounding land uses consist primarily of single-family R-C1, R-C1s and Direct Control (based on the Residential – One Dwelling (R-1) District) to the west, south and east. Immediately to the north is an undeveloped acreage with one single family home designated as S-FUD. The land is bordered by Rock Lake Drive to the south and Rockcliff Heights to the east.

Two small remnant parcels of land owned by Decker Management have been included in this application to provide consistency along Rock Lake Drive NW. In addition, a remnant of an old road plan is included in this application. The road closure application provides a more coherent subdivision design by amalgamating the old Rock Lake Drive NW road right-of-way with the proposed subdivision. The old right-of-way provided access to all the country residential lots prior to annexation from Rocky View County. Since then the road was extended west and a new north/south crossroad (Rockcliff Heights NW) was built. This right-of-way is no longer required, and portions were closed as the surrounding areas developed. Similarly, we are requesting to close another portion of the right-of-way that is no longer in use.

Technical Analysis

Supporting Studies that have been completed for this site include:

- Biophysical Impact Assessment (BIA), Trace (November 2017)
- Phase 1 Environmental Site Assessment (ESA), Trace (August 2016)
- Wetland Assessment and Impact Report, Trace (December 2018)
- Geotechnical Report, E2K (July 2016)
- Slope Stability Analysis, E2K (September 2018)

The development is not predicted to result in any significant environmental effects. One ephemeral and one seasonal class III wetland were identified overlapping the site. The seasonal wetland will be retained with a 30 m buffer as governed by the Municipal Government Act. A portion of the ephemeral wetland is proposed to be infilled to allow for the proposed residential lots. Ephemeral wetlands are not covered under the Alberta Wetland Policy and replacement is not required. However, a Water Act application/approval is required for all wetland portions on the site that will be disturbed, regardless of the class. A Water Act Application has been submitted and is currently under the review process.

No actual or potential sources of contamination were identified in the Phase I ESA.

Based on the slope stability analysis completed, the existing grades within the subject site are stable against instability.

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Servicing

All services (sanitary, storm and water) are existing in Rock Lake Drive NW. Services will be extended into Rock Lake Place NW.

Transportation

The existing bus trap on Rock Lake Drive NW will be maintained. A sidewalk will be built on the north side of Rock Lake Drive. A 3.0 m walkway will connect the sidewalk along Rock Lake Drive NW to the proposed open space north of the residential lots. Existing infrastructure will support the proposed lots.

Proposed Density

The Outline Plan proposes up to 21 lots with a density of 11.80 uph (4.77 upa). Policy 3.2 (a) in the Rocky Ridge Area Structure Plan states that the average residential density throughout Rocky Ridge shall ultimately be in the range of 9.9 to 14.8 units per gross residential hectare (4.0 to 6.0 units per acre). However, the subject lands fall within the NE 1/4 of Section 20-25-2W5M. The ASP states, as per policy 3.2. (c), that the existing pattern of subdivision and the natural amenities (e.g., views, topography) within this 1/4 section will likely dictate estate development, at densities around 7.4 to 9.9 units per hectare (3.0 to 4.0 units per acre). As per exhibit 7.0, the overall gross density of this 1/4 section, including the proposed lands, is 9.08 uph (3.67 upa) which is well within the ASP requirements.

Summary

The proposed land uses ensure a flexible, high quality residential development that meets the present and future site consideration. The proposed application would facilitate urban land densities to create a neighborhood that is consistent with the surrounding area and protects the natural wetland amity.