

Land Use Amendment in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018-0279

EXECUTIVE SUMMARY

The land use amendment application was submitted by IBI Group on behalf of the landowners Morton Land Corporation on 2018 December 28. The application proposes a land use redesignation of approximately 31 hectares (77 acres) of land in the community of Haskayne to allow for:

- the development of a residential neighbourhood including a variety of housing forms and a commercial retail centre;
- approximately 7.57 hectares (18.71 acres) of an anticipated mix of single detached, semi-detached and rowhouse dwelling (R-1 and R-G);
- approximately 1.89 hectares (4.67 acres) of low height and medium density in a variety of forms up to 3 storeys (M-1);
- approximately 5.38 hectares (13.29 acres) for a community retail centre including small and medium format retail uses, multi-residential development, and other compatible uses (DC/C-C2);
- approximately 1.47 hectares (3.63 acres) for proposed stormwater infrastructure (S-CRI);
- approximately 2.24 hectares (5.54 acres) of Municipal Reserve (MR) for public open space, neighbourhood parks, and pathways (S-SPR); and
- approximately 12.73 hectares (31.46 acres) of Environmental Reserve (ER) for the protection of ecologically sensitive areas (S-UN).

This application has been applied for with the support of a related outline plan application (CPC2020-1114) to provide the future subdivision layout for the site's development. Conditions have been incorporated into the outline plan to effectively address the site's development. This application is being considered under the policies of the *Municipal Development Plan* and the *Haskayne Area Structure Plan*.

ADMINISTRATION RECOMMENDATION(S):

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

1. **ADOPT**, by bylaw, the proposed redesignation of 31.28 hectares \pm (77.29 acres \pm) located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – One Dwelling (R-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate mixed-use commercial with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 July 30 Council amended the *Haskayne ASP* to lift portions of the Haskayne Growth Management Overlay (Overlay) affecting the subject site and adjacent lands to the east thereby allowing development of these lands to proceed.

BACKGROUND

The land use amendment application was submitted by IBI Group on behalf of the landowners Morton Land Corporation on 2018 December 28 and have provided a summary of their proposal in the Applicant's Statement (Attachment 1).

The subject lands were part of an annexation from Rocky View County in 2007. The West Regional Context Study, adopted in 2010, established a strategic framework for development of these lands and provided direction for preparation of Area Structure Plans.

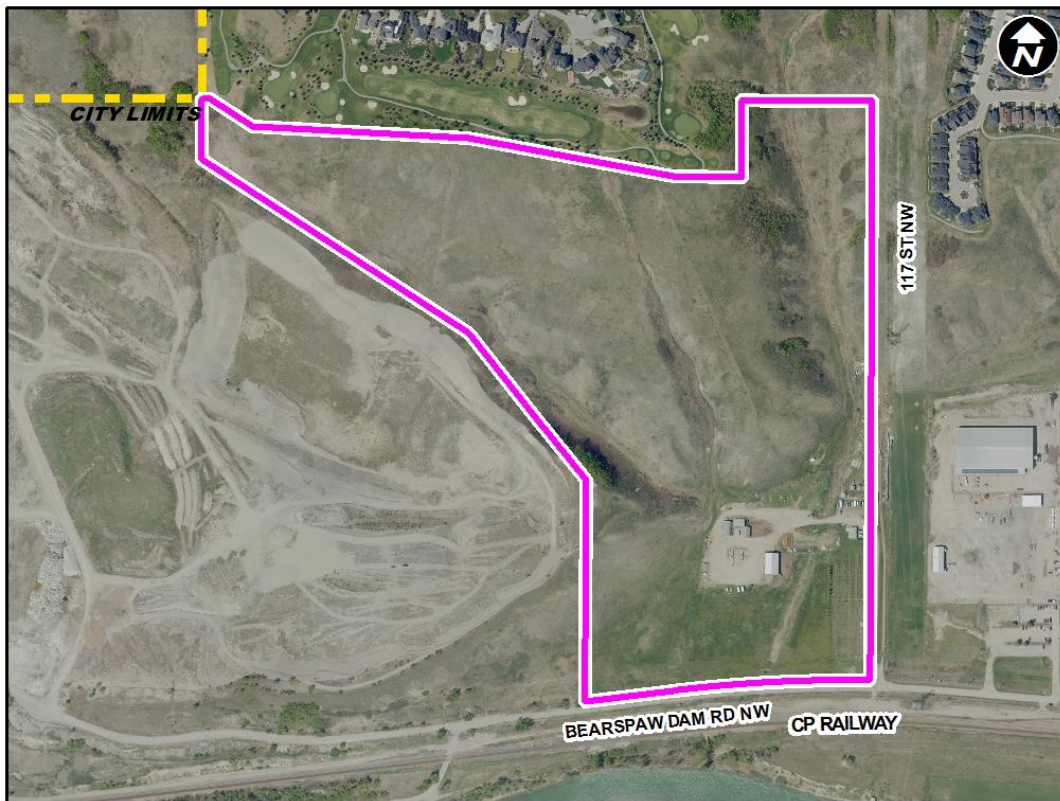
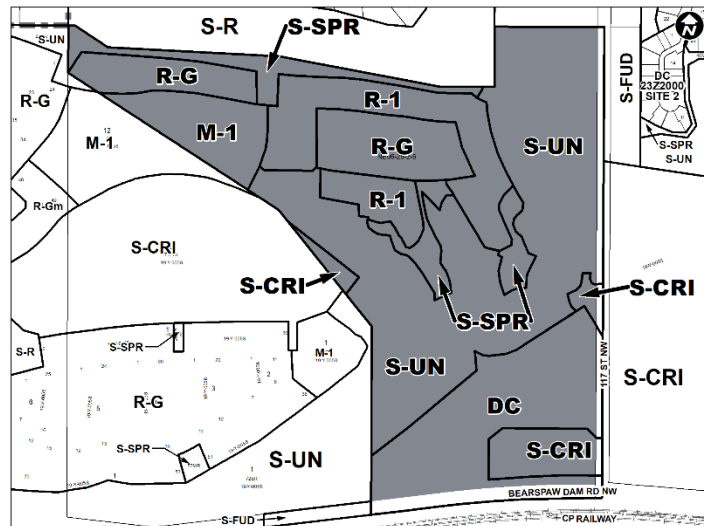
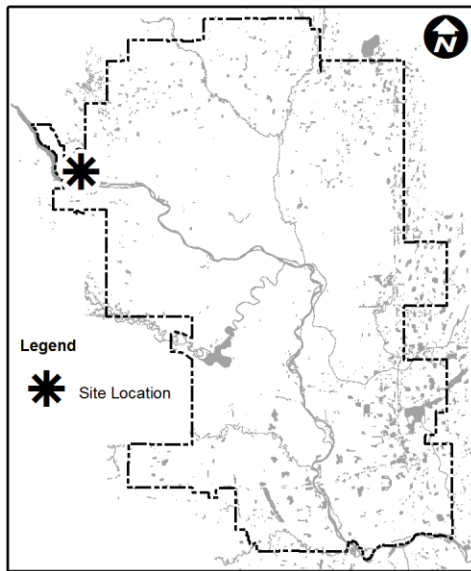
The *Haskayne Area Structure Plan* (ASP), adopted by Council in 2015, is the local area plan providing specific policy direction for development of the subject lands. The ASP is to be applied in conjunction with the policies of the *Municipal Development Plan* (MDP), and specifically, the New Community Planning Guidebook – MDP, Volume 2, Part 1.

On 2018 July 30 at the Combined Meeting of Council, Report C2018-0585 was presented regarding the Growth Management Overlays affecting communities within several area structure plans. Supplementary report PFC2018-0678 was subsequently presented at Priorities and Finance Committee on 2018 June 28. Council held a Public Hearing and gave three readings to Bylaw 57P2018, removing portions of the Haskayne Overlay that affect the subject lands and lands to the east through which access to the proposed development will be taken.

On 2018 December 13 the land use for the adjacent development, Rowan Park was approved by Council. The application, along with the associated outline plan, represented the first approved development within the *Haskayne Area Structure Plan*. Access to Rowan Park is reliant on extensions of Nose Hill Drive NW and Bearspaw Dam Road NW that are proposed to pass through the subject lands.

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Location Maps



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Site Context

The subject lands are located in the northwest quadrant of the city and comprise approximately 31 hectares (77 acres) within the *Haskayne Area Structure Plan* (ASP). The lands are bounded to the south by Bearspaw Dam Road and the Canadian Pacific Railway (CPR) line, and to the north by the Lynx Ridge Golf Course. To the east is the community of Tuscany, The City's Operations Workplace Centre and Bearspaw Water Treatment Plant, and to the west is the future community of Rowan Park.

The site consists of an upper and lower plateau. The lower lands contain numerous farm buildings, including a dwelling as well as several temporary structures. The upper lands are used as pasture land for grazing livestock.

The property consists of three main geomorphic landforms, uplands, lowlands and slopes. The northern and northwestern portions comprise the uplands, while the southeastern portion consists of the lowlands. The third landform includes three ravines and two remnant sections of the southeast-facing valley wall. Slopes range from 15 to over 30 degrees with a 50 metre change in elevation across the site.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment, along with the associated outline plan (Attachment 2) will facilitate development of a residential neighbourhood that will contribute to the growth of the Haskayne community as envisioned by the policies of the *Municipal Development Plan* and the *Haskayne Area Structure Plan*.

Land Use

The existing Special Purpose – Future Urban Development (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.

The proposed land use map (Attachment 2) illustrates this proposal to redesignate lands from S-FUD District to:

- Residential – One Dwelling (R-1) District (4.07 ha);
- Residential – Low Density Mixed Housing (R-G) District (3.50 ha);
- Multi-Residential – Low Profile (M-1) District (1.89 ha);
- DC Direct Control District based on the Commercial – Community 2 (C-C2) District (5.38 ha);
- Special Purpose – City and Regional Infrastructure (S-CRI) District (1.47ha);
- Special Purpose – School, Park and Community Reserve (S-SPR) District (2.24 ha); and
- Special Purpose – Urban Nature (S-UN) District (12.73 ha).

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The proposed R-1 District is intended for low-density residential development in suburban greenfield locations in the form of single detached development, and allows for secondary suites. It allows for a maximum building height of 10 metres.

The proposed R-G District is intended for low-density residential development in suburban greenfield locations in the form of single detached, semi-detached, cottage housing clusters and rowhouse development. It allows for secondary suites and a maximum building height of 12 metres.

The proposed M-1 District is intended to provide for multi-residential development in a variety of low height and medium density forms and is intended to be in close proximity or adjacent to low density residential development. The anticipated form of the development for this site would be apartment style development. It has a maximum density of 148 units per hectare and a maximum height of 14 metres.

The proposed DC Direct Control District is based on the C-C2 District and will allow for primarily commercial development. The proposed DC District (Attachment 3) includes additional discretionary uses, provides greater flexibility by allowing for the potential for dwelling units on the ground floor of buildings, and provides guidance for the creation of a publicly accessible open space. The proposed DC District allows for a FAR of 2.5 and a maximum building height of 26 metres.

The proposed S-CRI District is intended to provide works depots, utility facilities, and infrastructure such as storm ponds.

The proposed S-SPR District is intended to provide for schools, parks, open space, and recreation facilities of various sizes and use intensities. The proposed S-SPR is intended to be a public park on land dedicated as a Municipal Reserve (MR).

The proposed S-UN District is intended to be applied to lands that have been set aside for the purpose of preserving existing characteristics of a natural plant or animal community. It limits development to improvements that facilitate passive recreational use. The proposed S-UN is intended to protect environmentally sensitive areas as Environmental Reserve (ER).

Subdivision Design

The proposed subdivision design (Attachment 2) comprises approximately 31.28 hectares (77.29 acres). The subdivision follows a modified grid street pattern that allows for a variety of building forms that can be sited so that they front onto streets.

The application proposes approximately 12.73 hectares (31.46 acres) of ER. These ER lands will protect existing drainage corridors and ravines and will be designated S-UN.

The proposed subdivision design includes approximately 2.24 hectares (5.54 acres) of Municipal Reserve (MR) lands. This would provide 12.08 percent dedication, just over the required 10 percent Municipal Reserve dedication as per the *Municipal Government Act*. Given

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this, the additional lands are dedicated as voluntary. The MR lands will be utilized as pathway and open space areas, as well as a buffer to adjacent Environmental Reserve (ER) lands.

Density

The proposed land uses provide for development designed to achieve both the *Municipal Development Plan* and the *Haskayne Area Structure Plan* minimum density and intensity targets (population and jobs). At full build-out, the subject area will be home to approximately 1,502 residents.

The application will result in a residential unit range between 705 and 805 units. This equates to a minimum residential density of 34.17 units per hectare (13.83 units per acre) with a maximum residential density of 39.02 units per hectare (15.79 units per acre). This density range achieves the intent of the minimum residential density of 20 units per hectare (8 units per acre) suggested by the *Municipal Development Plan*. There are no density targets for this area within the *Haskayne Area Structure Plan*.

The *Municipal Development Plan* and the *Haskayne Area Structure Plan* require development intensity achieve 60 to 70 people and jobs per hectare. The proposed application will result in an anticipated intensity of 62 to 69 people and jobs per hectare in the community of Haskayne.

Environmental Site Considerations

Geotechnical and Slope Stability

A slope stability report was submitted with the application. Based on the report, the proposed development is feasible from a slope stability standpoint and restrictive covenants and geotechnical setbacks identified at the subdivision phase will not be required to maintain an acceptable factor of safety.

Biophysical Impact Assessment (BIA) and Environmental Reserves

A Biophysical Impact Assessment (BIA) was submitted and approved for the associated outline plan. Within the outline plan area, approximately 12.73 hectares (31.46 acres) have been identified as Environmental Reserve (ER). Escarpments and natural drainage corridors have been maintained and have been supplemented by Municipal Reserve (MR) that assists in preserving natural areas. The MR lands will remain largely natural and will assist in conservation of natural features on site.

Bow Basin Water Management project

The Bow Basin Water Management project currently being undertaken by the provincial government, and is intended to reduce the impact of flooding due to severe weather. One of the three water storage options being considered by the province is to locate a dam on the Bow River at Haskayne Park. This would likely result in the need to relocate / regrade the existing CP Rail line, which could impact the development. In the fall of 2020, the Alberta Government will

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launch a feasibility study of the three water storage options in order to determine the most feasible.

Transportation

Streets and Access

The proposed road network within the associated outline plan is planned as a modified grid pattern. Primary access to the subject lands is currently provided from Nose Hill Drive NW via Bearspaw Dam Road NW.

In the future primary access to the subject lands will come from an extension of Nose Hill Drive NW, which will also provide access to the neighbouring community of Rowan Park, an extension of 117 Street NW, and an extension of Bearspaw Dam Road NW. The required extension of Nose Hill Drive NW passes through land owned by The City of Calgary, and the alignment of Bearspaw Dam Road NW adjacent to the subject site is along a titled parcel of land owned by Transalta Corp. Implementing these road connection therefore relies on cooperation with third parties.

Administration worked with the applicant to develop a transportation network that supports multimodal connectivity for local and regional trips. The transportation network includes arterial, primary collector and collector streets that accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network.

The combination of the modified grid street network, planned pathways and park space that are adaptive to the existing topographic features, provides additional opportunities for pedestrian and cyclist connectivity within and around the plan area.

Future transit access to the Haskayne area will be provided along Nose Hill Drive and bus stops are anticipated at the foot of Morton Ridge Gate at the intersection of Nose Hill Drive.

Transit

Future transit access to the Haskayne area will be provided along Nose Hill Drive and bus stops are anticipated at the foot of Morton Ridge Gate at the intersection of Nose Hill Drive.

Utilities and Servicing

Sanitary servicing for the application area will be provided via connections to the sanitary trunk installed within along Nose Hill Drive NW, 117 Street NW, and Bearspaw Dam Road NW. The sanitary sewer trunk has been sized to accommodate anticipated sanitary flows for the entire *Haskayne ASP* area.

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Water servicing for the north cell of the plan area will be provided via connections to the watermain at Nose Hill Drive NW and Morton Ridge Gate NW, and at Morton Ridge Way NW and Rowich Passage NW to create a looped network. Water servicing for the south cell of the plan area will be provided via connections to watermain located within 117 Street NW and Bearspaw Dam Road NW.

Stormwater servicing for the north cell of the plan area will be provided via a connection to a stormwater pond facility (272WPA) proposed as part of the adjacent Rowan Park development. From there, partially treated stormwater will discharge to a stormwater trunk located in Nose Hill Drive NW. Stormwater servicing for the south cell will discharge to a proposed stormwater pond facility west of 117 Street NW and north of Bearspaw Dam Road NW. From there, partially treated stormwater from the stormwater pond will be pumped to a gravity main in 117 Street NW to join with the stormwater trunk located in Nose Hill Drive NW. Drainage from Bearspaw Dam Road is reduced to predevelopment rates and discharged to an existing stormwater culvert located south of Bearspaw Dam Road NW.

Further servicing details will be determined via detailed design at the tentative plan, construction drawing, and development permit stages.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

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.

A Community Association has not yet been established for the subject area. However, the adjacent Tuscany Community Association provided comment on the initial circulation and were generally supportive of the project. No letters from adjacent landowners or the general public were received.

One public open house was conducted on 2019 May 23 by the applicant in relation to this application. The event was held at the Lynx Ridge Golf Club. Approximately 150 residents of Calgary and Rocky View County attended the event. The event provided information about the proposed development and gathered feedback from attendees. Positive feedback was received about the proposed trail system, while concerns were raised related to traffic affecting county and city roads.

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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 directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to 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](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Rocky View County / City of Calgary Intermunicipal Development Plan (Statutory – 2012)

These lands are subject to the [Intermunicipal Development Plan](#) (IDP) and were circulated to Rocky View County for comment in accordance with the requirements of the IDP. No comments or objections were received within circulation period. The proposed land use and outline plan comply with the general policies regarding interface planning in the IDP.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#), Map 1: Urban Structure identifies the subject lands as Residential – Developing - Future Greenfield. The MDP provides guidance for development of these lands through the policies of the *Haskayne Area Structure Plan* and the policies of the *New Community Planning Guidebook* (MDP - Volume 2, Part 1), to be applied in conjunction with Local Area Plans). The proposed outline plan is largely aligned with the policies and principles of the Guidebook and the ASP.

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The proposed outline plan meets the following MDP objectives (Section 3.6.2):

- Providing a diversity of housing types;
- Providing daily needs and transit options within walking distance; and
- Providing parks located throughout the community in walkable proximity to all residences.

Haskayne Area Structure Plan (Statutory – 2016)

The core ideas of the [Haskayne Area ASP](#) are to:

- Complement Haskayne Legacy Park and Glenbow Ranch Provincial Park.
- Preserve key natural features and vistas through a system of ecological networks.
- Have distinct, attractive Neighbourhoods that allow residents to access services and amenities locally.
- Have an interconnected, efficient, adaptive grid street network.

The ASP vision describes neighbourhood character as being built on the unique natural features of the plan area including the escarpment top and forming a green infrastructure network, providing character and amenity value.

Drawing on this vision, the ASP provides policies and guidelines regarding the open space network, encouraging conservation and enhancement. The main natural feature – the Bow River escarpment – will be conserved through environmental reserve dedication. Portions of this escarpment will be further enhanced and protected through Municipal Reserve dedication.

The proposed application is generally consistent with the applicable policies and development guidelines in the plan.

Social, Environmental, Economic (External)

The proposed land uses enable development of a neighbourhood that provides for a mix of housing types, catering to a range of income levels and demographic groups. This aligns with policies of the South Saskatchewan Regional Plan regarding the efficient use of land in the region.

Financial Capacity

Current and Future Operating Budget

No impact to the current operating budget has been identified. As development proceeds, the provision of City services such as roads, parks, emergency services and waste and recycling will have an operating budget impact when they are provided. The projected operating costs for this development during 2019-2022 have been included in the One Calgary service plans and budgets.

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Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The proposed development will require City capital investment in utilities and was included in the 2019-2022 budget cycle. This City infrastructure was added to the Off-Site Levy Bylaw through report PFC2018-0973 and approved by Council on 2018 November 12. The utilities will be funded 100 per cent through off-site levies paid by developers. While the infrastructure is funded by developer levies, the initial monetary outlay for this infrastructure is paid for by The City and debt financed through the 2019-2022 One Calgary budget cycle

Risk Assessment

A risk to the associated outline plan related to access is described in the Regional Transportation Network section of this report. For development to occur, Nose Hill Drive will need to be extended through lands under third-party control to provide both transportation and utility connections.

The risk associated with third-party control of lands is considered low. It is expected the developer will be able to secure the necessary road dedications to provide for the required extensions of Nose Hill Drive NW and Bearspaw Dam Road.

An additional risk concerns the Bow Basin Water Management project currently being undertaken by the provincial government. One option being considered by the province is to locate a dam on the Bow River at Haskayne Park. This would likely result in the need to relocate / regrade the existing CP Rail line, which could impact the development. In the fall of 2020, the Alberta government will launch a feasibility study of the water storage options in order to determine the most feasible. To date, no design adjustments to the land use or accompanying outline plan area have been made to account for the Haskayne Park option as it is still in the feasibility stage of planning and may not be the preferred option identified in the end.

REASON(S) FOR RECOMMENDATION(S):

This proposal aligns with the goals and objectives of the *Municipal Development Plan* and the *Haskayne Area Structure Plan*. The proposal will allow for a mix of commercial and residential uses, along with a diversity of housing forms that meet the needs of a variety of households and demographics. This proposal will also protect existing natural drainage courses and the escarpment.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan
3. Proposed DC Direct Control District