

Outline Plan in Haskayne (Ward 1) at 6125 – 117 Street NW, LOC2018 0279 (OP)

EXECUTIVE SUMMARY

This application was submitted by IBI Group on behalf of the landowners Morton Land Corporation on 2018 December 28. The application proposes a framework for the future subdivision and development of approximately 31.28 hectares (77.29 acres) of land in the northwest community of Haskayne. The application provides for:

- the development of a residential neighbourhood including a variety of housing forms and a commercial retail centre;
- a network pathways connecting the neighbourhood to amenities, open space features and future development within the Area Structure Plan area;
- a minimum 145 low density dwelling units with a mix of single detached, semi-detached and rowhouse dwellings (R-1 and R-G);
- a minimum of 226 dwelling units in a multi-residential development consisting of low height and medium density in a variety of forms up to 3 storeys (M-1);
- approximately 4.82 (11.91 acres) hectares for a community retail centre including small and medium format retail uses, multi-residential development, and other compatible uses (DC/C-C2);
- approximately 1.25 hectares (3.09 acres) for proposed stormwater infrastructure (S-CRI);
- approximately 2.13 hectares (5.26 acres) of Municipal Reserve (MR) for public open space, neighbourhood parks, and pathways (S-SPR);
- approximately 10.65 hectares (26.32 acres) of Environmental Reserve (ER) for the protection of ravines and drainage corridors (S-UN); and
- the location, size and configuration of future public roads and utilities.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *Haskayne Area Structure Plan* and supports the efficient utilization of land and infrastructure by providing a framework for the future subdivision of new residential districts and open space network recommended in the associated land use application (CPC2020-1115).

ADMINISTRATION RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) to subdivide 31.28 hectares \pm (77.29 acres \pm) with conditions (Attachment 1).

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.

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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 2).

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.

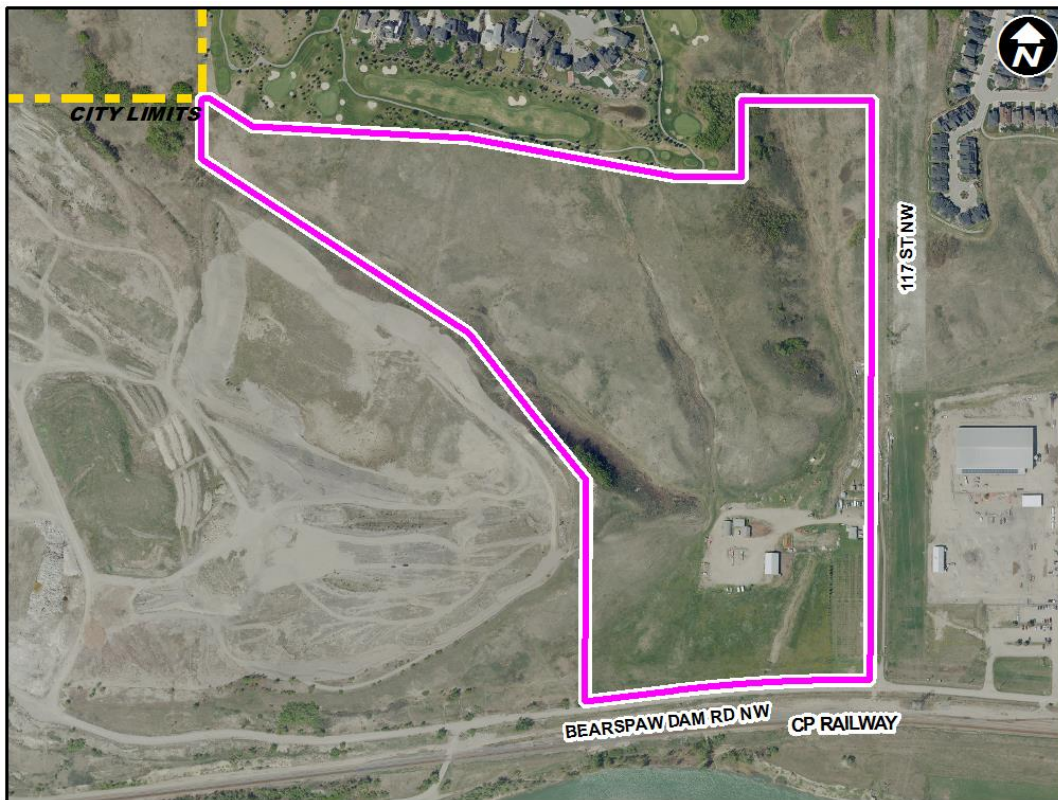
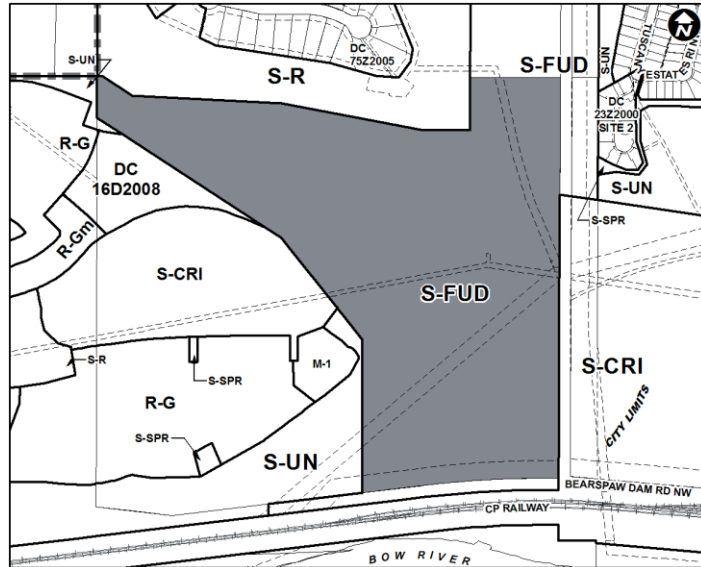
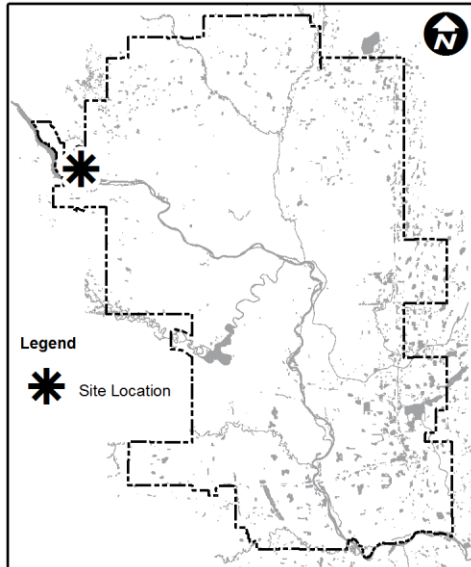
The *Haskayne Area Structure Plan* (ASP), adopted by Council in 2015, is the local area plan providing specific policy direction for development of the subject lands. The ASP is to be applied in conjunction with the policies of the *Municipal Development Plan* (MDP), and specifically, the New Community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

On 2018 July 30 at the Combined Meeting of Council, Report C2018-0585 was presented regarding 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 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 Bears paw 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 Bears paw 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 outline plan (Attachment 3), along with the associated land use amendment, will facilitate development of a residential neighbourhood with a mix of housing types, local commercial, community oriented, recreational and public service uses that together will create the neighbourhood of Marquis in the community of Haskayne.

The outline plan and the associated conditions describe how community and infrastructure build-out will be implemented at the subdivision stage.

Land Use

Concurrent with the outline plan is a land use amendment application. The proposed land use map (Attachment 4) illustrates the proposal to redesignate lands from DC Direct Control District to:

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

Overall, these districts provide for a variety of forms of residential development, a supporting parks and open space network, community commercial uses and opportunities for local employment and supporting public infrastructure. The land uses are complimentary to the outline plan and provide more certainty on densities, unit types and forms.

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Subdivision Design

The proposed subdivision design (Attachment 3), 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 subject lands comprise a portion of Neighbourhood 1, as shown on Map 3: Community Structure of the *Haskayne ASP*. The subdivision design generally aligns with Map 4: Land Use Concept.

A mix of housing types are proposed in the plan area, including single detached, semi-detached, duplex, rowhouse, and apartments. The proposed subdivision anticipates 685 residential units, with approximately 1,502 residents. A breakdown of the statistics for the outline plan can be found in the Subdivision Data Sheet (Appendix 5).

Approximately 5.81 hectares (4.36 acres) of the plan area is set aside for low density residential dwellings. These lands are located at the north of the plan area, adjacent to the Bow River Escarpment. Additionally 1.53 hectares (3.78 acres) are dedicated to multi-residential uses in this area of the plan.

The Gateway Commercial Area is located in the south east of the plan area, adjacent to 117 Street NW and Beaspaw Dam Road NW. This portion of the plan is focused around the proposed stormwater pond, and will include a privately owned publically accessible amenity space.

The plan provides approximately 2.13 hectares (5.26 acres), equating to 10.3 percent, of the Municipal Reserve (MR) to be used as public open space. The 0.3 percent is a voluntary, non-credit reserve.

The plan contains a network of connected open spaces featuring local, regional and multi-use pathways and trails. The regional and multiuse pathway network provides walking and cycling connections within the plan area and to adjacent lands. Not only will the regional pathway provide views of the river, the foothills and the Rocky Mountains beyond, it comprises a key local segment of the Trans Canada Trail connecting Calgary and Cochrane, through the Haskayne Legacy Park and Glenbow Ranch Provincial Park to the west.

Municipal Reserve lands are used to provide a linear buffer to sensitive portions of the Bow River escarpment. The MR provided adjacent to Environmental Reserve (ER) at the top of steep escarpment slopes enhances the *Key Wildlife & Biodiversity Zone* described in Appendix A of the ASP and described in the application's Biophysical Impact Assessment. Using MR to buffer ER in this location is further described in the *Environmental* section of this report.

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.

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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 across the ASP. This application represents the last portion of Haskayne to be developed and will meet the target intensity of both the MDP and ASP.

The Subdivision Data Sheet with additional detail can be found in Attachment 5.

Transportation

Regional Transportation Network

Nose Hill Drive NW

Nose Hill Drive NW is the primary regional road and initial roadway providing access to the community. Nose Hill Drive NW is proposed as a four-lane arterial roadway that connects to Stoney Trail approximately 2.25 kilometres east of the plan area. The classification of the roadway transitions from an arterial to a parkway as it approaches from the east.

The required extension of Nose Hill Drive NW passes through land owned by The City of Calgary. Implementing this road connection therefore relies on cooperation with this third parties. The risk associated with this third-party's control of access is considered low as this road alignment was contemplated through the ASP and the City has established processes to work with interested parties seeking access over their lands.

Bearspaw Dam Road NW

Bearspaw Dam Road NW is a two-lane collector road which runs north and parallel to the CP rail alignment, north of the Bow River. An extension of Bearspaw Dam Road NW will be required to provide a critical secondary public access to the community and contain necessary utility alignments at an early stage of development.

The alignment of Bearspaw Dam Road NW adjacent to the subject site is along a titled parcel of land owned by Transalta Corp. The Transalta parcel is approximately 180 metres long and 20 metres wide. It provides access from the end of the public portion of Bearspaw Dam Road NW to the hydroelectric facility owned by Transalta. Implementing this road connection therefore also relies on cooperation with this third party. The risk associated with this third-party's control of access is considered low as this road alignment was contemplated through the ASP.

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This roadway is identified in the *Haskayne ASP*. Because the outline plan and the proposed development contemplate a roadway connection and installation of utilities through these lands, the existing title will need to be registered as a road ROW.

The outline plan conditions of approval have include a requirement for the developer to facilitate the dedication of the required road rights of way. These conditions of approval, to be implemented at future subdivision stages, give Administration the confidence that the road and utility network proposed will ultimately be implemented.

117 Street NW

Along the eastern edge of the plan area, 117 Street NW will be extended north from Bearspaw Dam Road NW and will connect to Nose Hill Drive NW. It will be built to a custom collector standard, and will provide access to the Gateway Commercial Area, as well as secondary access to the residential portion of the plan area.

Local Transportation Network

The local transportation system includes a network of residential streets, cul-de-sacs, walkways, and trails. The shape of the plan area is influenced by the Bow River escarpment, and various other environmental features. These elements presented challenges to establishing a conventional grid network within the community. Consequently, the proposal demonstrates an adaptive grid street network that responds to the shape of the parcels and defining escarpment landform to create an overall well connected network of streets, pathways and open spaces.

The plan creates a network with connectivity and access opportunities throughout the community and is compliant with emergency access requirements. The plan achieves the required objectives for the local transportation network with a relatively low requirement of road infrastructure, given the site constraints.

Transit Service

In the long term, the ASP requires an extension of the parkway and collector road network to provide service to ASP Neighbourhood 4 (to the west of the plan area), with the potential to loop the service or possibly connect to the existing Tuscan LRT Station.

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.

Active Transportation Network

The Outline Plan includes the provision of pathways, including the Regional Pathway network which includes connections running parallel to both Nose Hill Drive NW and Bearspaw Dam Road, continuing west into the adjacent neighbourhood of Rowan Park, and ultimately into Haskayne Legacy Park (Attachment 3).

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The plan also includes a series of local pathways located within various reserve lands which provide access to amenity spaces and trailheads along the ridge.

The active transportation network will be connected to the existing City pathway network in conjunction with the initial phase of development. The existing pathway network currently runs within the north boulevard of Nose Hill Drive NW and heads north into Tuscany through Tuscany Hill NW.

Utilities and Servicing

Sanitary

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.

Water

Water servicing for the north cell of the plan area will be provided via connections to the watermains 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 watermains located within 117 Street NW and Bearspaw Dam Road NW.

Stormwater

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.

Environmental

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 will not be required to maintain an acceptable factor of safety. An additional slope stability analysis will be required at the tentative plan/construction drawing

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stage to confirm the long term stability of Bearspaw Dam Road and to provide geotechnical recommendations for stabilization measures to be incorporated into the road design by the developer, where required.

Biophysical Impact Assessment (BIA) and Environmental Reserves

A Biophysical Impact Assessment (BIA) was submitted and approved for the Outline Plan. Within the plan area, 10.65 hectares (29.32 acres) have been identified as Environmental Reserve. Escarpments and natural drainage corridors have been maintained and have been supplemented by Municipal Reserve that assists in preserving natural areas. The Municipal Reserve lands will remain largely natural and will assist in conservation of natural features on site.

As is typical with greenfield projects, 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. Where roads will cross natural areas, efforts are being made in the design of the plan to minimize environmental disturbance of the area.

Bow Basin Water Management project

The Bow Basin Water Management project is 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 alignment of Bearspaw Dam Road NW. In the Fall of 2020, the Alberta Government will launch a feasibility study of the three different water storage options in order to determine the most feasible.

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, and the adjacent Tuscany Community Association did not provide comments. No letters from adjacent landowners or the general public were received.

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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.

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

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;
- Providing parks located throughout the community in walkable proximity to all residences; and
- Creating an inter-connected, multi-modal street network.

Haskayne Area Structure Plan (Statutory – 2016)

The [Haskayne Area Structure Plan](#) (ASP) provides more detailed direction for development through specific policies and guidelines.

The core ideas of the 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 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 as part of the 2019-2022 One Calgary budget cycle.

Risk Assessment

A risk to the proposed 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 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.

The conditions of approval (Attachment 1) implement the technical aspects of the plan area's future development.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Proposed Land Use Map
5. Subdivision Data Sheet