

**Supplementary Report to CPC2020-1111 – Land Use Amendment in Chaparral,
Bylaw 159D2020**

RECOMMENDATION(S):

That Council:

1. Amend Proposed Bylaw 159D2020, prior to second reading, by replacing the existing Schedule B with a new Schedule B, as contained in Attachment 4; and
2. Give second and third reading to Proposed Bylaw 159D2020 as amended.

HIGHLIGHTS

- Administration is recommending approval of Bylaw 159D2020, as amended. Administration completed further consultation as directed by Council, and in response, the Bylaw has been amended to require a publicly accessible park to be developed in the multi-residential site.
- What does this mean to Calgarians? The proposed bylaw, as amended, will provide an additional park space in the community of Chaparral.
- Why does this matter? The park will provide additional recreation opportunities to the residents of Chaparral, which supports healthy living.
- The Municipal Reserve dedication for this site has already been met, however, the Direct Control (DC) District's rules will result in a playground site with both active and passive recreation opportunities.
- Administration considered a number of options developed through consultation with the applicant and Chaparral Community Association. The recommendation was developed based on relevant planning issues specific to this application's scope.
- At the 2020 December 14 Combined Meeting of Council, Council gave first reading to Bylaw 159D2020 and directed Administration to consult with the applicant and Chaparral Community Association regarding opportunities for a play and/or recreational amenities, including location, size, and configuration and discuss issues of water as well as issues of access and community integration. The initial report which provides background information (CPC2020-1111) is included as Attachment 1 and Previous Council Direction is included as Attachment 2.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city.

DISCUSSION

At the 2020 December 14 Combined Meeting of Council, Council gave three readings to Bylaw 53P2020, an amendment to the Chaparral Area Structure Plan to change the subject site on Map 1: Land Use/Transportation Plan subject site from 'Private Recreational Facility (Golf Course)' to 'Residential'.

Council also voted to give first reading to Bylaw 159D2020, a land use amendment in the community of Chaparral. Council then withheld second and third readings to allow for further consultation with the applicant, developer and representatives of the Chaparral Community Association regarding opportunities for a play and/or recreational amenities, including location, size, and configuration and discuss issues of water as well as issues of access and community integration related to the Chaparral Meadows land use amendment application (Council minutes provided in Attachment 2).

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Administration met with the applicant, the Councillor and members from the Chaparral Community Association and Chaparral Valley residents to consult on the above items.

Play and/or recreational amenities

Administration considered five options for play and/or recreational amenities. These options were all discussed with the applicant and community representatives at the meeting on 2021 January 20:

1. *provision of a park/playground space within the multi-residential site;*
2. *provision of a park/playground space on a separate lot;*
3. *provision of play stations located along the public utility lot between Chaparral Valley and Chaparral Meadows;*
4. *provision of a park/playground space at the north end of the subject site, close to the stormwater pond; and*
5. *recreational opportunities in the dry pond.*

Administration is recommending a Direct Control (DC) District for the Multi-Residential – At Grade Housing (M-G) District (option 1). The DC District will provide the park that Chaparral Valley residents requested. The publicly accessible park space will be in close proximity to Chaparral Valley, while not requiring the applicant to donate further land.

The DC District will require a park space with a minimum contiguous area of 1,400 square metres, a minimum dimension of no less than 15 metres, accessible to the public at all times. The park must incorporate a playground area with both passive and active recreation opportunities that includes play equipment and seating and must be located adjacent to the public street.

The location of the park within the multi-residential site will provide additional ‘eyes on the street’ to the park and will be integrated into the site design at the time of development permit. Further opportunities for engagement on the specific elements in the park space could occur at the time of development permit.

The analysis of the other four options that Administration considered but are not moving forward with are found in Attachment 5.

Community Integration

Administration considered three options for community integration which were all discussed with the applicant and community representatives at the meeting on 2021 January 20:

1. *placing an easement on an existing home in Chaparral Meadows with a utility right-of-way and constructing a pathway connection in Chaparral Valley;*
2. *purchasing a single-detached dwelling and removing the home to provide a pathway connection in Chaparral Valley; and*
3. *adding a pathway connection in Chaparral Meadows between homes on the west side of the subject site to provide an additional connection to the future pathway in the PUL.*

Administration supports the addition of a pathway connection in Chaparral Meadows (option 3). Both Administration and the applicant are supportive of the addition of a three metre pathway connection within the subject site to connect the PUL pathway and the public street in Chaparral Meadows. This will reduce the time required for residents to access the PUL pathway.

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The analysis of the other two options that Administration considered but are not moving forward with are found in Attachment 5.

Water

Water concerns were raised and discussed at the 2021 January 20 meeting with the applicant and the Chaparral Community Association. A summary of analysis conducted prior to Administration's recommendation is found in Attachment 1 (CPC2020-1111).

Groundwater and drainage

As part of the outline plan/land use amendment application, The City received two geotechnical reports that reviewed groundwater conditions in the vicinity of Chaparral Valley and the subject site. The reports comply with The City's geotechnical guidelines and The Staged Master Drainage Plan has been approved by Water Resources. Based on the findings of those reports, development on the subject site should not create adverse groundwater impacts to existing residents in Chaparral Valley.

The Chaparral Community Association also submitted a report in 2020 February that offered observations on frost heave issues experienced by residents in Chaparral Valley. The report did not indicate adverse impacts to existing residents in Chaparral Valley should the subject lands be developed.

Flooding

The subject site is located within the flood fringe of the Bow River. The flood fringe is considered developable, as the risk of damages from river flooding is mitigated/reduced through building regulations and the Environmental Reserve setback. Primary living spaces are not constructed below the 1:100 river flood elevation.

At the subdivision design stage, The City will require the developer to provide engineering details on how flood mitigation will be addressed in a manner that complies with all City flood mitigation requirements. Since the 2013 flood, citywide flood mitigation efforts have been underway and proposals like the Springbank off-stream reservoir will offer greater flood mitigation impact to the entire city.

Administration's review of water and stormwater management resulted in support of the proposal as it aligns with City standards and no further changes are proposed.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☒ Stakeholder or customer dialogue/relations were undertaken

A summary of engagement undertaken prior to the 2020 December 14 Combined Meeting of Council can be found in Attachment 1.

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Following the Combined Meeting of Council, Administration hosted a meeting with the applicant, representatives from the Chaparral Community Association, residents of Chaparral Valley and the ward Councillor and his staff on 2021 January 20.

The intent of the meeting was to consult with the applicant, developer and representatives of the Chaparral Community Association regarding opportunities for a play and/or recreational amenities, including location, size, and configuration and discuss issues of water as well as issues of access and community integration, as outlined in Council's direction.

Concerns from the residents and Community Association included:

- lack of support for the application in its entirety;
- concern that a park or playground was not provided in Chaparral Meadows;
- lack of connectivity from Chaparral Valley to Chaparral Meadows;
- concerns with the potential distance of play stations in the public utility lot (PUL) from existing homes in Chaparral Valley;
- concerns with the length of the PUL pathway; and
- concerns related to water and flooding.

The consultation resulted in a number of ideas that The City and applicant considered and investigated further, before finalizing a plan forward. Meeting attendees were provided with an update of next steps following the meeting and an overview of changes being pursued and next steps for the 2021 March 01 Combined Meeting of Council.

All parties are not in agreement with the proposed application, nor the options Administration is recommending; however, Administration carefully reviewed all options given the subject site's location and the application scope, considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The recommended addition of a Direct Control (DC) District will provide a recreational amenity space for residents to enjoy while the additional pathway connection will provide additional access the PUL pathway.

IMPLICATIONS

Social, Environmental and Economic.

Bylaw 159D2020, as amended, which will provide a publicly accessible park within the multi-residential site by way of a Direct Control (DC) District at the time of development permit, with passive and active recreation elements for residents in both Chaparral Meadows and Chaparral Valley to enjoy.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with Council granting second and third readings of Bylaw 159D2020, as amended.

ATTACHMENT(S)

1. Policy and Land Use Amendment in Chaparral CPC2020-1111

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2. Council Minutes 2020 December 14
3. Original Bylaw 159D2020
4. Amended Schedule B
5. Additional Options Considered
6. Community Association Response

Department Circulation

General Manager	Department	Approve/Consult/Inform
Stuart Dalglish	Planning and Development	Approve