

**LAND USE AMENDMENT  
DISCOVERY RIDGE (WARD 6)  
GLENMORE TRAIL AND DISCOVERY DRIVE SW  
BYLAW 224D2016**

**MAP 3W**

**EXECUTIVE SUMMARY**

This land use application seeks to redesignate 5.41 hectares of land from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to allow for residential development that will include a mix of single detached lots and multi-residential, townhouse developments as well as the development of a neighbourhood park. This application will complete the development of the Discovery Ridge community that is located directly west of the subject site.

**PREVIOUS COUNCIL DIRECTION**

No previous Council direction.

**ADMINISTRATION RECOMMENDATION(S)**

2016 July 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 224D2016; and

1. **ADOPT** the proposed redesignation of 5.41 hectares ± (13.36 acres ±) located at 7281 and 7285 Glenmore Trail SW (Plan 9112259, Block 2; Plan 9912588, Area H) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 224D2016

**REASON(S) FOR RECOMMENDATION:**

This application will complete the development of the Discovery Ridge community. It complies with the policies for this area as outlined in the Discovery Ridge Community Plan and supports many of the broad, city-wide land use and housing goals and objectives of the Municipal Development Plan.

**ATTACHMENT**

1. Proposed Bylaw 224D2016
2. Public Submission

**CALGARY PLANNING COMMISSION  
REPORT TO COUNCIL  
2016 SEPTEMBER 12**

**ISC: UNRESTRICTED  
CPC2016-223  
LOC2007-0149  
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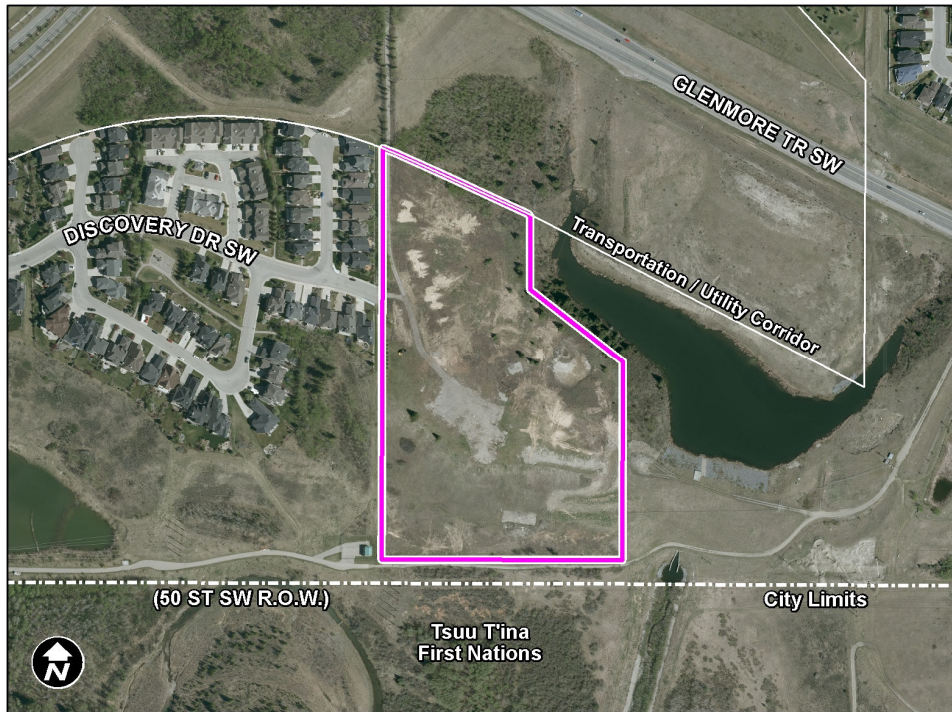
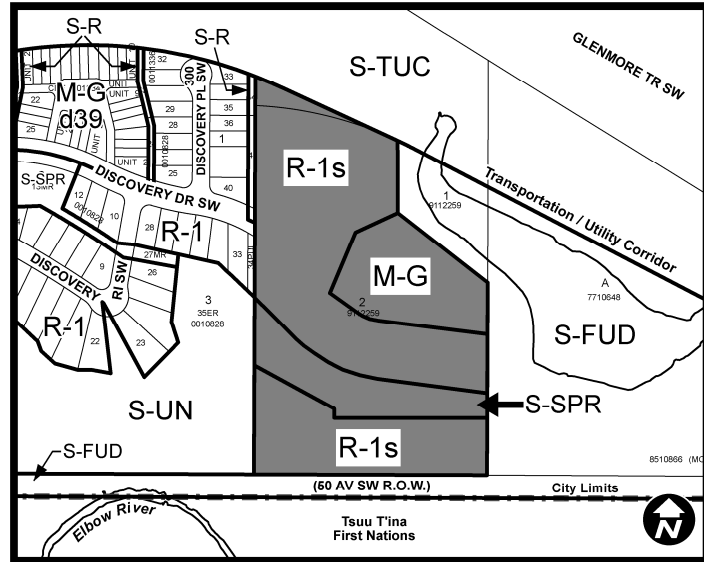
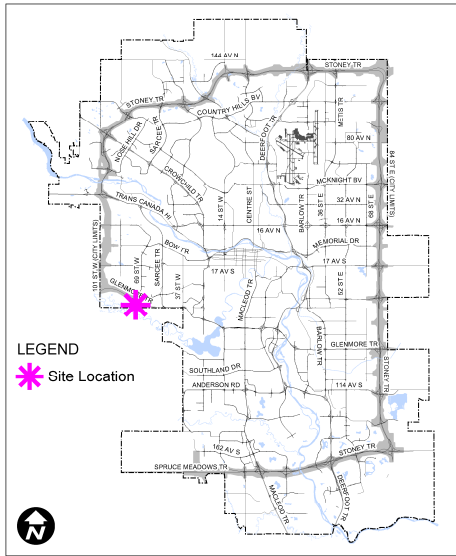
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LOCATION MAPS



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**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 5.41 hectares  $\pm$  (13.36 acres  $\pm$ ) located at 7281 and 7285 Glenmore Trail SW (Plan 9112259, Block 2; Plan 9912588, Area H) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

**Moved by: C. Friesen**

**Carried: 5 – 0**

Absent: S. Keating, R. Wright and G.-C. Carra

**2016 July 14**

**MOTION ARISING:** Recommend that the Applicant meet and work with the Community Association before this item is presented to Council

**Moved by: J. Gondek**

**Carried: 5 – 0**

Absent: S. Keating, R. Wright and G.-C. Carra

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**Applicant:**

Greig Chessor

**Landowner:**

Discovery Estates Development Corp.

## **PLANNING EVALUATION**

### **SITE CONTEXT**

The application was initially submitted to the City in December 2007 and has gone through various iterations since that time. For a breakdown of key dates with the processing of this application, please refer to APPENDIX IV.

The subject site is located in the southwest community of Discovery Ridge, immediately south of Glenmore Trail SW and approximately 500 metres east of Discovery Ridge Boulevard. The site is currently undeveloped, as the existing residence that was on the property has been removed. It is bisected east-west by a significant ravine system which creates some challenges with the design of this development.

The community of Discovery Ridge is located immediately to the west of the subject site. The proposed development is in keeping with the character of this existing community, as Discovery Ridge contains a mix of both single-detached and multi-residential development. However, this proposal does include the option of secondary suite development through the R-1s land use designation which does not form part of the existing Discovery Ridge community. To the east of the site, there is a City owned storm pond. The subject site is directly north of the Tsuu T'ina Nation and south of Glenmore Trail SW which will eventually form part of the Stoney Trail SW ring-road.

### **LAND USE DISTRICTS**

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. There are three land uses proposed for this site:

1. The S-SPR district to accommodate the development of a neighbourhood park which is proposed for the ravine area that bisects the subject parcel.
2. The R-1s district to accommodate the 42 single-detached lots proposed for the site.
3. The M-G district intended for the multi-residential parcel which proposes a 22 unit townhouse development.

### **LEGISLATION & POLICY**

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The MDP identifies this site as Developed – Inner City. This typology is applied primarily to older areas within the City that were subdivided and developed prior to 1950, but does include some newer areas as well. Policies for the Inner City focus on intensification, expansion of local commercial uses and integration of transit within new development. This application meets the intent of these policies, within what is feasible, given the relatively small size of this proposal. In addition, this application supports broad, city-wide land use and housing goals and objectives, especially in regards to the inclusion of multi-residential within the site and the R-1s designation for the single-detached lots.

East Springbank Area Structure Plan (ASP)

The East Springbank ASP identifies the subject parcel as part of a special development area requiring a detailed environmental study to determine the type and form of development that will be compatible with the natural areas identified. Land use is to be determined with an amendment to this ASP or a new ASP prior to site development. The Discovery Ridge Community Plan, approved by Council on June 22, 1998, amended the East Springbank ASP.

East Springbank Area Structure Plan – Appendix 2: Discovery Ridge Community Plan

The Discovery Ridge Community Plan identifies the subject site as Eastern Plateau Lands (Sub Area 2), with densities ranging between 9.9 and 14.8 units per gross developable hectare. The plan also outlines that there should be a moderate mix of housing types in this area, including single-detached, semi-detached and townhouses, with any multi-residential housing located in close proximity to amenities (i.e. a park). The application meets these requirements, as it proposes both single-detached and townhouse development, achieving an overall density of approximately 11.8 units per hectare, and is located within close proximity to the proposed park.

**TRANSPORTATION NETWORKS**

The proposed development is accessed via Glenmore Trail SW (Highway 8). The location provides convenient access to the arterial network. Glenmore Trail, in this location, will ultimately form part of the Calgary ring road which will provide excellent vehicular access for residents to all parts of the City. The area is serviced by bus route 439 (running along Discovery Ridge Boulevard) which provides connections to the 69 Street LRT station via a two minute bus ride up 69 Street SW.

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**UTILITIES & SERVICING**

Water servicing will consist of a 250 millimetres looped watermain tying into the existing 400 millimetres watermain along Discovery Drive SW.

Stormwater will be collected in the existing Discovery Ridge Pond. Additional treatment will be required prior to discharge to the pond.

Sanitary servicing will drain by gravity to the southwest corner of the plan area and will be pumped up by the existing lift station to the existing system. Upgrades to the sanitary lift station are at the expense of the developer.

**ENVIRONMENTAL ISSUES**

A Phase 1 Environmental Site Assessment was undertaken in support of this application. As a condition of approval, the Developer is required to provide written confirmation that the above ground storage tank and waste debris have been removed and appropriately disposed. All documentation shall be prepared by a qualified professional and will be reviewed to the satisfaction of the City of Calgary.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable at this stage.

**GROWTH MANAGEMENT**

There are no growth management constraints identified for this development proposal.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Discovery Ridge Community Association was sent the initial circulation package in February 2010. Administration did not receive a letter of comment from the Community Association at that time. Subsequently, the Community Association was in contact with Administration with some clarification questions in 2012 November. In 2015 February, the Discovery Ridge Community Association President did email the File Manager with some comments in support of the application (see APPENDIX II). However, there was concern expressed in this email about construction access to the site and the potential impacts of

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having construction traffic moving through the existing community. Administration has re-circulated the Community Association with the final proposal. However, no new comments have been received as of the date of this report.

The Community Association's concern around construction access will be considered at the construction phase of development when the contractor works with the Roads department to develop a plan that will try to minimize impact on the community, including details such as routing and frequency and type of vehicles, hoarding etc. However, as there is only one way in and out of the community, there will inevitably be some impact on it.

### **Citizen Comments**

This application was circulated to adjacent neighbours in February 2010. At that time, three letters of concern were received as well as two neutral letters which requested further clarification on the proposal. The concerns expressed by adjacent neighbours focused on:

1. The potential negative impacts of construction traffic through the existing community;
2. The general disruption to the community that may occur with this development;
3. Potential impacts on wildlife; and
4. Concern as to whether or not some of the existing trees will remain on site.

In regards to Points 1 and 2, as mentioned above, these are concerns that will be dealt with during the construction phase of development. In regards to Point 3, as this development is adjacent to the Elbow River and Tsuu T'ina Nation lands, there will still be a significant portion of undisturbed land in this area to facilitate wildlife movement. In regards to Point 4, the applicant has maintained a portion of the existing trees that are located directly adjacent to the north-west boundary of the site, as indicated on the proposed Outline Plan.

### **Public Meetings**

Public meetings were not required or held as part of the review of this proposal. The applicant did host one public open house in September 2013 to discuss the proposed development with residents from the Discovery Ridge community. Attendees at this open house were primarily from the directly adjacent neighbourhood areas of Discovery Ridge.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

In 1998, the City of Calgary approved Bylaw 9P98 titled the East Springbank Area Structure Plan. Appendix 2: Discovery Ridge Community Plan has been used as the basis for developing a land use redesignation application for the above noted lands.

Residential land uses are the primary form of development in Discovery Ridge. This land falls within the Eastern Plateau Lands (Sub Area 2) as identified on Map 3 of the community plan. Two development areas are identified in the areas above and below the escarpment which transects the site running west to east.

Sub Area 2 contemplates residential density of between 9.9 and 14.8 units per gross developable hectare (4.0 – 6.0 units per gross developable acre). A moderate mix of housing types, including single detached, semi-detached, and townhousing is considered suitable for this land.

The land is bounded on the North by the Highway 8 Transportation Corridor, on the East by the City of Calgary regional storm water facility, on the West by the developed Discovery Ridge Community and on the South by 50<sup>th</sup> Avenue right of way and the Special Protection Natural Area of Griffith Woods Regional Park and the Elbow River.

Currently the estate home was removed from the property. The water well and septic fields have been abandon in accordance with Alberta Environment and Parks regulations. Access to the lands is via a temporary road from Highway 8 and also from Discovery Drive S.W.

When Discovery Ridge was in its planning stages, Mr. Chessor and the developer of Discovery entered into an agreement that provided transportation access through Discovery to this land and also provided access to water and sewer connections. The utilities and roads were sized to accommodate development of Mr. Chessor's land.

The attached Land Use Plan Map identifies R-1s Residential Single Detached and M-G Low Profile District development as identified in Land Use Bylaw 1P2007 comprising +/- 64 units. Average lot size is anticipated to be 500 sq. meters. Density is 5.51 units per gross developable acre.

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APPENDIX II

LETTERS SUBMITTED

On 2015-02-23 11:48, drca\_pres@discoveryridge.com wrote:

· Hi Angie,

· Thank you very much for this information.

· The applicant told us that this has been floating around City Hall since it was submitted in April. Is that true? We certainly did not realize it could take 10 months and still be in the works. Perhaps that's normal. Any idea when we can expect a response?

· As a Community Association and the representative body of the community itself, we are in support of the plans submitted to your office. Recognizing development is going to occur, we feel this proposal mirrors what currently exists in Discovery Ridge and is the most sensitive to the community that it can be. That said, what we are particularly concerned about at the moment is the construction access for the development. As submitted, they applicants intend to use their current private road from Highway 8. We need this to happen otherwise there will be tremendous disruption to the community and we anticipate that to have a very negative impact on residents hence generating many complaints to the City and others.

As the Ring Road development nears, the ability to use this private road lessens every day. The longer this application stays with the City the more concerned we become. Any insight or suggestions as to how we might help this to move along would be greatly appreciated.

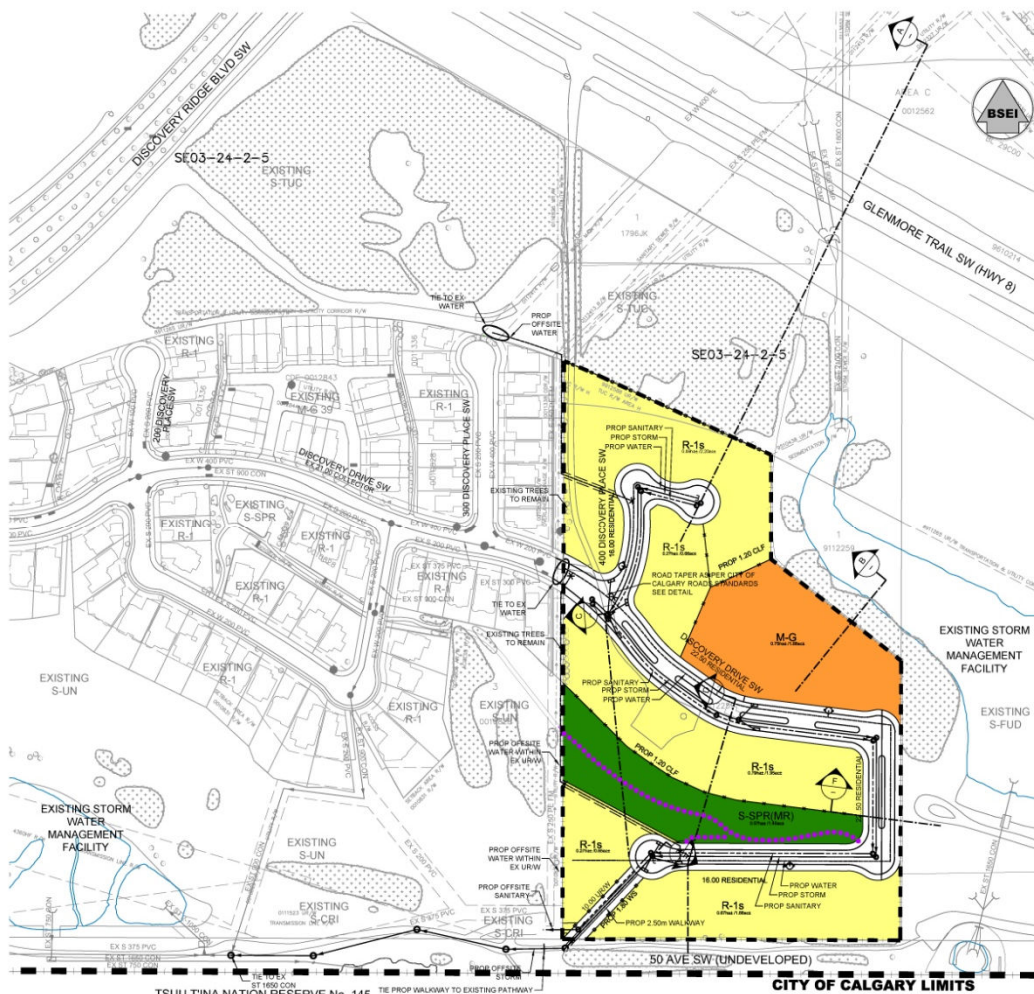
Regards,  
Jacquie Hansen-Sydenham  
President, Discovery Ridge Community Association

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APPENDIX III

OUTLINE PLAN



LAYOUT PLAN  
SCALE 1:1500

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APPENDIX IV

KEY DATES FOR PROCESSING OF APPLICATION

<b>Date</b>	<b>Action</b>
December 2007	<b>Applicant</b> - Application Submitted
February 2008	<b>CPAG</b> - Application ITR'd
September 2009	<b>City</b> - Inactivation Letter Sent to Applicant
February 2010	<b>Applicant</b> - Response to ITR Document
February 2010	<b>City</b> - Application Circulated to Referees
April 2010	<b>CPAG</b> - Detailed Team Review #1 Sent
April 2011	<b>Applicant</b> – Response to DTR#1 Received
May 2011	<b>CPAG</b> - Detailed Team Review #2 Sent
September 2013	<b>Applicant</b> - Hosted an Open House for Discovery Ridge Residents
April 2014	<b>Applicant</b> – Response to DTR#2 Received
April 2015	<b>CPAG</b> - Detailed Team Review #3 Sent with ABC Condition
July 2015	<b>Applicant</b> – Response to DTR#3 Received
May 2016	<b>CPAG</b> - Detailed Team Review #4 Sent
June 2016	<b>Applicant</b> – Response to DTR#4 Received