

**LAND USE AMENDMENT
ROCKY RIDGE (WARD 1)
EAST OF ROCKFORD ROAD NW SOUTH OF COUNTRY HILLS
BOULEVARD NW
BYLAW 187D2016**

MAP 20NW

EXECUTIVE SUMMARY

This application proposed a Land Use Amendment redesignating an existing DC Direct Control District (Bylaw 106Z2007) to Residential – Contextual One Dwelling (R-C1s) District, which provides the basis for the future subdivision of 1.02 hectares \pm (2.53 acres \pm) for the development of single detached dwellings within the community of Rocky Ridge.

The subject site is currently developed as one single home on a large acreage, with a current DC Direct Control District allowing for development of 10 townhouse units.

This application proposes redesignation to R-C1s for development of 11 single detached homes around a cul-de-sac with pedestrian links heading north and east of the property.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 187D2016; and

1. **ADOPT** the proposed redesignation of 1.02 hectares \pm (2.52 acres \pm) located at 145 Rockford Road NW (Plan 1111692, Block 3, Lot 32) from DC Direct Control District to Residential – Contextual One Dwelling (R-C1s) 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 187D2016.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Districts allow for an increase in the total density of the site while providing a better contextual fit with the existing community.
The proposed Land Use Districts add additional park (Municipal Reserve) space, creating connection between existing green spaces and direct connection to the regional trail system.

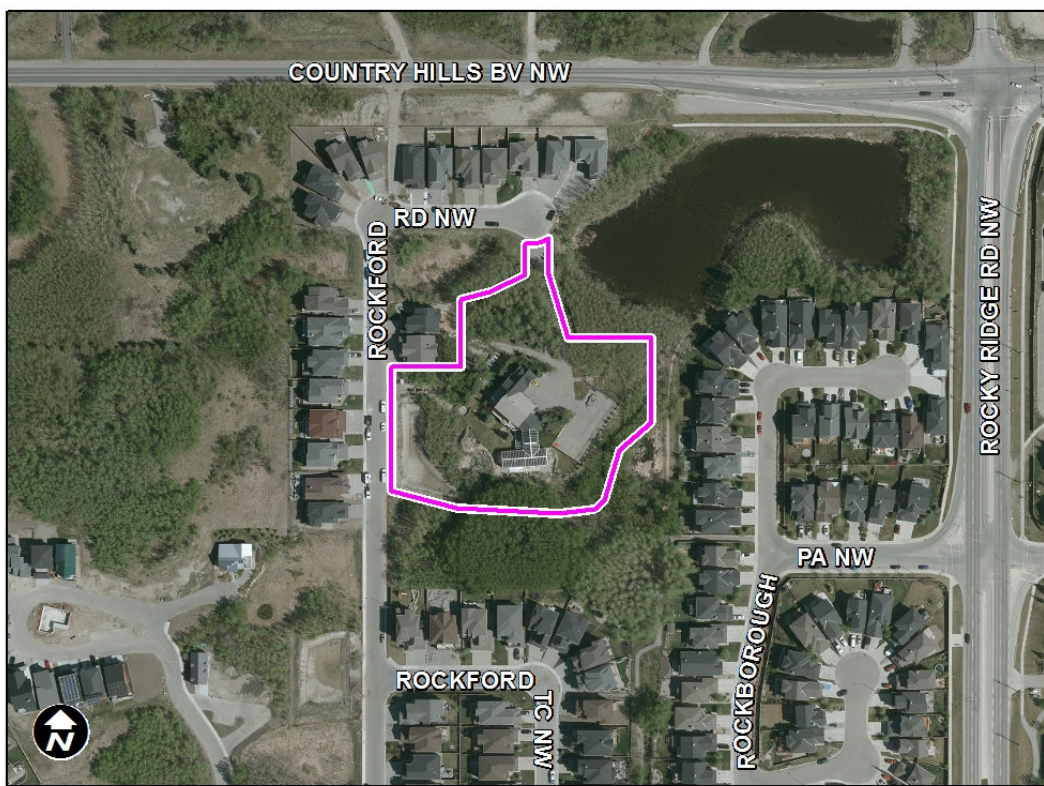
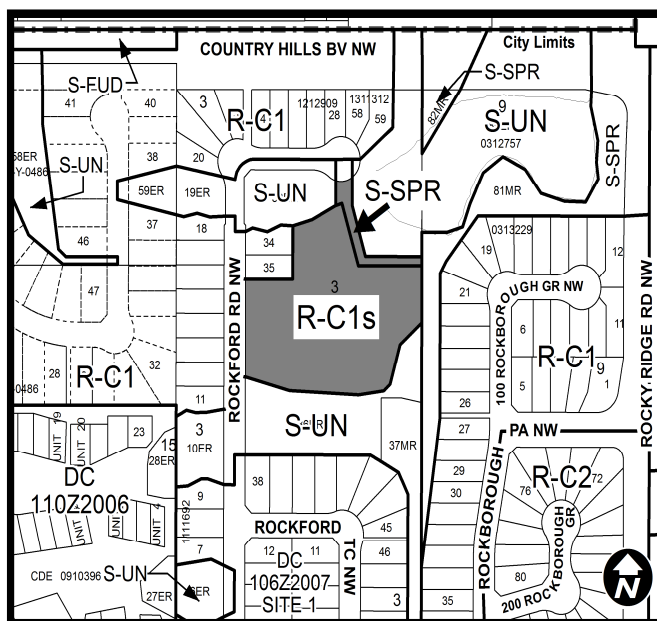
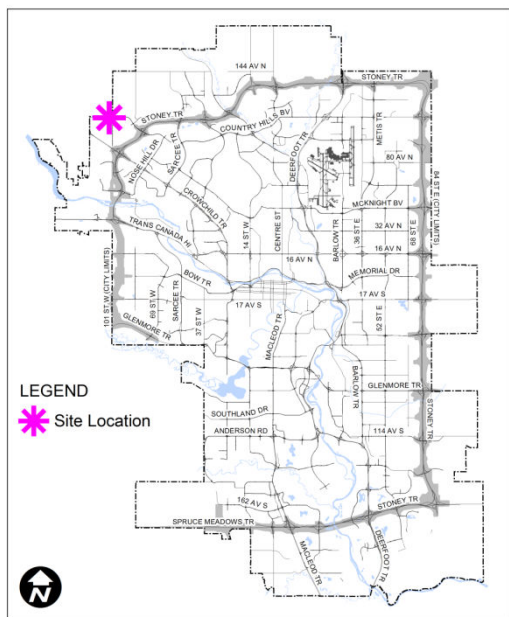
ATTACHMENT

1. Proposed Bylaw 187D2016
2. Public Submissions

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LOCATION MAPS



Gordon

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.02 hectares \pm (2.52 acres \pm) located at 145 Rockford Road NW (Plan 1111692, Block 3, Lot 32) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1s) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: C. Friesen

Carried: 5 – 2

Opposed: G. Morrow and
G.-C. Carra

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Applicant:

Civicworks Planning + Design

Landowner:

Bradford Homes Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the developing community of Rocky Ridge. The subject site is a large remnant parcel, currently developed with a large single detached dwelling. This parcel was included in the previously approved land use and outline plan (LOC2006-0147).

As the personal residence of the area developer, the property was left intact and functioning as an estate style property. Surrounding the property are low density residential uses. Single family homes are the predominant development form in the area.

The site is currently designated as a DC Direct Control District (106Z2007) which allows the property to be developed with 10 townhouse units.

Environmental Reserve (ER) with the Special Purpose Urban Nature (S-UN) District surrounds the property on all sides with two R-C1 districted residential properties on the properties north-west boundary.

LAND USE DISTRICTS

This application proposes a Land Use Amendment from the current Direction Control (DC) to Residential Contextual One Dwelling (R-C1s) and Special Purpose – School, Park and Community Reserve (S-SPR).

The purpose of the existing DC district (106Z2007) is to provide for townhouse units. Bylaw 2P80 RM-1 is the base district referenced with the addition of a density restriction limiting the site to 10 units.

The proposed Residential Contextual One Dwelling (R-C1s) allows for development of single detached residences with provision for secondary suites.

The existing driveway is recommended to be taken as Special Purpose – School, Park and Community Reserve (S-SPR) because they form connections between existing green spaces and provide access to the regional trail system.

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LEGISLATION & POLICY

The proposed development has been reviewed in accordance with the existing statutory policy:

Municipal Development Plan (MDP)

This application has been reviewed to generally comply with MDP direction and policy.

Rocky Ridge Area Structure Plan

This application is located within the special study area (NE1/4 20-25-2W5M) as identified in the Rocky Ridge Area Structure Plan. This area has been identified for special environmental significance. In the previous outline plan all areas of environmental interest were dedicated to the City. This application is consistent with this policy and provides some additional municipal reserve linking together the environmental reserve parcels.

No amendments are required to either policy under this proposal.

TRANSPORTATION NETWORKS

This area of Rocky Ridge is served by local standard roads. The proposed road is also of a local standard, and provides pedestrian connections to nearby amenities.

UTILITIES & SERVICING

Utilities for the proposed development will be provided from Rockford Road NW. The timing and phasing of this development will have the sanitary capacity required upon completion of upgrades to the West Memorial Sanitary Trunk.

ENVIRONMENTAL ISSUES

No environmental issues were identified in reviewing this land use amendment application. Phase 1 environmental site assessments were provided and reviewed under this application.

ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability initiatives have been identified on this application at this time.

GROWTH MANAGEMENT

No Growth Management issues are present or identified under this application.

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PUBLIC ENGAGEMENT

Community Association Comments

At the time of writing this report no comments were received from the Rocky Ridge Royal Oak Community Association.

Citizen Comments

Seven individual letters were received from residents in regards to the application. The concerns outlined focused on the removal of trees from the property, less privacy due to encroaching development, and that they believed the parcel would never be developed.

One group letter was also received in regards to the application expressing concern about the green corridor separating the subject site from the back of homes on Rockborough Green. Five of the names on the group letter were included in the individual letters above.

Administration worked with the applicant to provide tree preservation easements on the rear of the properties when appropriate in order to address comments received by the public.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

This application provides a comprehensive planning framework for future development of the Subject Site. The Subject Site represents a remnant undeveloped 2.53 acre (1.022 hectare) parcel within the Rocky Ridge community south of Country Hills Boulevard NW and North of Crowchild Trail NW, which is fully developed or developing as primarily single-family detached residential type uses. The Calgary of Calgary Municipal Development Plan (MDP) identifies the Subject Site as a 'Residential Land Use Typology' within an area of The City that is described as 'Developing – Planned Greenfield with Area Structure Plan.

The proposed land use strategy for the Subject Site contemplates a fully-serviced and comprehensively designed single-family detached residential block, which is seamlessly integrated within an established residential neighbourhood of a complementary type and density. The Subject Site is currently designated as Direct Control 106Z2007 District Site 2, allowing for the Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling district. The DC allows for a maximum density of 10 dwelling units. The current application to the Residential – Contextual One Dwelling (R-C1) District land use designation anticipates a total of eleven (11) single-family detached dwelling residential lots, representative of a total lot density (based on gross developable area) of 4.35 UPA (10.76 UPH).