

Smith, Theresa L.

From: Jose Franco [joseafranco@yahoo.com]
Sent: Wednesday, June 08, 2016 6:26 PM
To: City Clerk
Subject: Petition Concerning Redesignation of Plan 1111692, Block 3, Lot 32

Petition to City Council for meeting of July 4th, 2016 Concerning the Redesignation of Plan 1111692, Block 3, Lot 32.

Honorable City Council Members,

This letter is Concerning the Redesignation of Plan 1111692, Block 3, Lot 32.

My name is Jose Franco and I reside at 77 Rockford Rd NW, directly in front of the proposed project. As expressed in my letter to Councilman Sutherland, the developer has not provided the adequate green space or parks for the additional homes he plans to develop. When we purchased our home in 2013 he promised a park and additional green spaces, and to this day all the neighborhood has are unkempt fenced-in lots. Our neighborhood has approximately 2 kids per home, all of which are forced to play on the roads or due to the lack of green spaces and parks. I'm concerned that the additional traffic from the new homes, plus the construction traffic will pose a danger to the neighborhood children. In addition, once these homes are developed, the developer will have no more concerns in the area and his promises of building a park will never be fulfilled.

I beg you to consider not allowing this development without the requirement of a park and additional green spaces.

With Kind Regards

Jose Franco
77 Rockford Rd NW
Calgary AB
T3G 0E1

RECEIVED

2016 JUN -9 AM 7:46

THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Catherine Beaudin [cathie@decker.ca]
Sent: Tuesday, June 21, 2016 10:23 PM
To: City Clerk
Cc: Earnest Beaudin; Executive Assistant - Ward 1; Sutherland, Ward
Subject: LOC2016-0141/Bylaw 187D2016
Attachments: 011b -PDF FINAL SIGNED Letter to City -Trails End -June 21, 2016.pdf

To whom it may concern,

Please see attached letter of opposition to the above noted Land Use Amendment/Bylaw. We are submitting our later today, Tuesday, June 21, 2016, about 10:23pm and the cut off date for submissions is Thursday, June 23, 2016 at 10:00am. We are on time.

Thank you, and please confirm receipt.

Cathie Beaudin
Director of Operations, AB

Decker Management Ltd.
39A Skyline Crescent NE
Calgary, AB T2K-5X2

office 403-208-4147

RECEIVED

2016 JUN 22 AM 8:42

THE CITY OF CALGARY
CITY CLERK'S



**Decker
Management
Ltd.**

RECEIVED

2016 JUN 22 AM 8:42

**THE CITY OF CALGARY
CITY CLERK'S**

Office of the City Clerk,
The City of Calgary
700 McLeod Trail SE,
P.O.Box 2100, Postal Station "M",
Calgary, Alberta, T2P 2M5

June 21, 2016

**Re.: By law 187D2016, Civic Works Planning And Design, Site 2 Trails End/ Bevin 145
Rockford Road NW, Rocky Ridge, Calgary Alberta**

We understand that Civic Works Planning and Design have applied to amend the land use for 145 Rockford Road NW from DC Direct Control District to Residential - Contextual One Dwelling (R-C1s) with a small portion to Special Purpose -School, Park, and Community Reserve (S-SPR) District.

History -

This 2.53 acre parcel of land is known as Site 2 and is contained wholly within and as a part of the Trails End Sub Division ("**Trails End**"), which comprises both Site 1 and Site 2 - Attachment A, and Attachment C page 2. Trails End totaled 18.49 acres from 3 acreages in this quarter section. Trails End went to CPC in August 23, 2007 (CPC2006-0147) for Land Use Amendment and Outline Plan, and then Council on November 12, 2007. Trails End initially asked for 70 R-1 lots (now R-C1) for Site 1 and M-CG zoning for Site 2 (Attachment C, "Proposal", page 2), followed by R-M1 for Site 2 (Attachment C).

Council approved Site 1 for 70 single family R-1 (now R-C1) lots not less than 12m in width, Bylaw 9D2007, and Site 2 as a Direct Control site, Bylaw 106Z2007, for 10 units of townhouses where "townhouses will be developed in a cluster pattern to limit the environmental disturbance" (LOC2006-0147, Attachment C, "Residential Development", page 4).

LOC2015-0141 came to our attention December 21, 2015, in which Trails End is applying for a Land Use Amendment to Site 2, to rezone from Direct Control to **R-C1** (Attachment C, page 1), and included new land use map page 3. The R-C1 land use is clearly represented as such in this Attachment C. The CPC report (Attachment D) references R-C1s land use throughout which is contrary to the December 21, 2015 CPC notice of hearing for the Land Use Amendment.

The Council Public Hearing date for Bylaw 187D2016, arising from CPC approval, came to our attention on June 7, 2016. This notice (Attachment E -page 2) claims the zoning is also to be amended from Direct Control to R-C1s, and not the initial R-C1 as originally represented in the LOC2015-0141 Land Use Amendment Notice on December 21, 2015 for comments just

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Fort Langley, BC V1M 2R4
Phone: 604.888.4699 Fax: 604.888.6281

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Calgary, AB T2K 5X2
Phone: 403.208.4147 Fax: 403.547.7013

prior to CPC. We do not know when the change was made from R-C1 to R-C1s, or how, as the original application notice to comment on December 21, 2015, was represented to be R-C1.

Decker, the largest developer of this Quarter Section (Rock Lake Estates), along with the 4 other Developers of the Quarter Section, one being Trails End, has its future Phase 5 immediately to the west of and adjacent to the Trails End Sub Division and its Phase 4 directly across Rock Lake Drive from them at the south.

We oppose and do not support the application to change the land use -whether it be to R-C1 or R-C1s, of which we are not sure, for the following reasons -

- 1) Since 2002, the Area Structure Plan ("ASP") adopted by Council in April 1992 and consolidated in April 2002, and all zoning for this Quarter Section in Rocky Ridge NW, has always been 4 units per acre ("upa").
- 2) There are three remaining undeveloped +/-4 acre parcels in this Quarter Section (#1 Nina Novak and Don Iredale/Lavita ("Novak"), #2 Vern Cole and Gail Cole ("Cole") and #3 Judy Forrester ("Forrester"). Throughout the development of this Quarter Section, these owners were highly vocal proponents of the community to ensure strict adherence to the 4 upa.
- 3) Since 2000, the City, when dealing with requests for a higher density for this Quarter Section, with the support of these community residents, the Rocky Ridge Royal Oak Community Association and the sitting Alderman, has consistently denied applications or proposals to amend the current ASP to allow for a higher density other than 4 upa.
- 4) Currently, Trails End is zoned for 70 lots on Site 1 (16.14 acres) and 10 lots on Site 2 (2.53 acres) for a total of 80 residential lots on 18.49 acres, or 4.33upa -
 - a.) Site 1 density -16.14acres x 4 upa = 64.56 lots; Trails end has 70; they are 6 lots over the mandated density.
 - b.) Site 2 density -2.53 acres x 4 upa = 10.12 lots; Trails End has 10; they are on par with the mandated density.
 - c.) Combined Site 1 and 2 -18.59 acres x 4 upa = 74.36 lots; Trails End has 80; they are 6 lots over the mandated density.
- 5) If the original change in zoning from Direct Control of 10 lots to R-C1 with 11 lots is allowed, then the Site 2 density is 1 lot over the mandated 4 upa.
- 6) If the second change in zoning from Direct Control to R-C1s with 11 lots is allowed, then Site 2's density becomes double; put another way, it goes from 11 homes to 22 possible homes on 11 lots, which is well over and contrary to the mandated 4 upa by 2.17 times -
 - a.) Site 2 R-C1s density doubles -22 homes / 2.53 acres = 8.69 upa, when only 4 upa with 10 lots is allowed.
- 7) If this zoning proceeds, Trails End would now be developed with 92 lots for an overall density of 5 upa which is contrary to the allowable 4 upa specified in the ASP adopted by

Council in April 1992 and consolidated in April 2002, and further which has been followed by all of the Developers, including Trails End, throughout the development of this Quarter Section over the last 14 years.

- 8) Trails End initially proposed a larger density than specified in the ASP applying for M-CG followed by M-C1, and was denied by Council in November 12, 2007. To allow the increased density requested in the current LOC2015-0141/Bylaw187D2016 is a backdoor method to achieve what they could not in 2007.
- 9) In 2010, when developing Phase 4, Rock Lake Estates, Decker sought approval from Planning and the sitting Alderman to include an area of multi family residential, M-CG, which would have resulted in a modest increase in density over 4 upa. Planning and the sitting Alderman made it very clear that an amendment to the ASP for higher density would not get any support from him nor the community and we were to proceed only with 4 upa. Our Phase 4 is developed with a density of 3.97 upa -
 - a.) allowable maximum -29.45 acres x 4 upa = 117.8 lots.
 - b.) actual =89 R-C1 lots + (14 R-C2 lots x 2 for density = 28)
= 89 + 28 =117 lots.
 - c.) Note -the R-C2 lots in our Phase 4 are not 50 feet, but rather between 38 feet to 42 feet.
 - d.) R-C2, a higher density at first glance, was granted to us to increase our upa to as close to 4 upa as possible as long as the lots were all under 50 feet; without this double density on these 14 lots, Phase 4 would only have had 89 + 14 lots = 103 lots on 29.45 acres = 3.49 upa, well under the mandated 4 upa for the Quarter Section. This is not the case with the Trails End application for re-zoning.
- 10) In December 2010, we purchased a portion of our Phase 5 land from UBG which abuts Trails End's west property line. Before our purchase UBG submitted at least 3 proposals seeking a higher density to the City and each was denied for lack of support from the area residents, the Community Association, the sitting Alderman and the City of Calgary, the last one terminating with "sine die" (adjourned indefinitely to never be revisited).
- 11) We currently have an approved Tentative Plan for our Phase 5 at 4 upa.
- 12) Decker, the largest developer of this Quarter Section (Rock Lake Estates), along with the 4 other Developers of the Quarter Section, has complied for the past 14 years with the requirement of 4 upa.
- 13) The requirement of 4 upa for this Quarter Section has resulted in it being developed and marketed as "Estate Housing" (\$1 million plus). To now change the rules and allow a higher residential density for the development of the applicant's parcel, or the other three remaining undeveloped +/-4 acre parcels (Cole, Novak, and Forrester), has an element of unfairness to us and the other 3 developers, as well as the current homeowners and community members who have invested in this community.

The past history of the development of this Quarter Section, including developer applications for higher than 4 upa density being consistently denied by the City, and Trails End with its requirement to develop with 4.33 upa originally in 2007 for its Site 1 and 2, with these two reasons alone, should be denied the requested higher density. They should be mandated, like all other developer in the Quarter Section over the last 14 years, to complete their development as required for Site 2 as zoned in 2007.

We respectfully request that the Civic Works Planning and Design application to request to re-zone Site 2 of Trails End to R-C1/R-C1s for a density higher than 4 upa be denied as it is already over this limit at 4.33 upa as currently zoned.

If you have any questions or require any further information please contact us.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Cathie Beaudin', with a long horizontal flourish extending to the right.

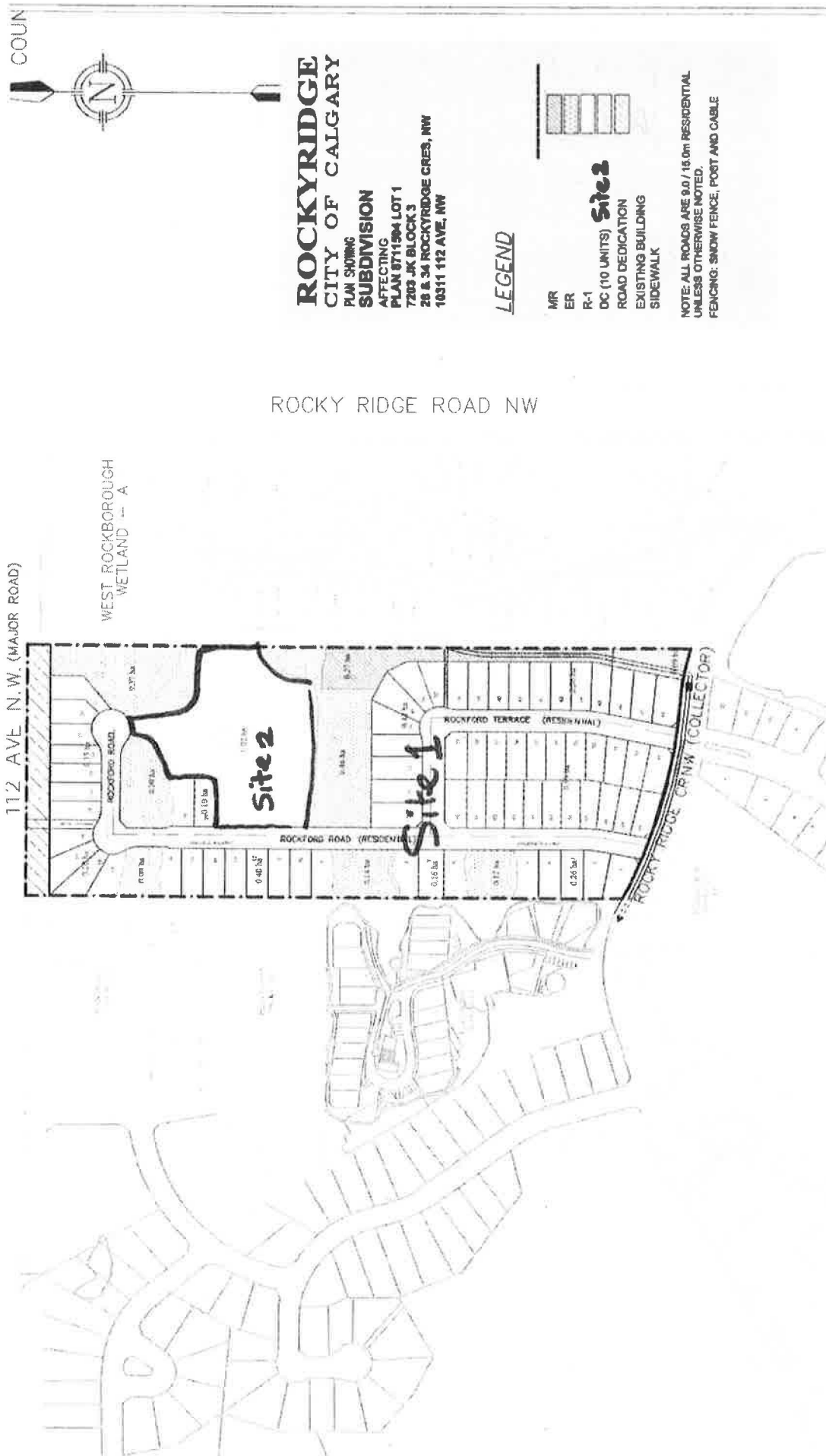
Cathie Beaudin
Dir of Ops, AB

ENCL.:

CC.: Councilor Ward Sutherland, Ward 1, City of Clagary
CC.: E.C. Beaudin, Decker Management Ltd., CEO

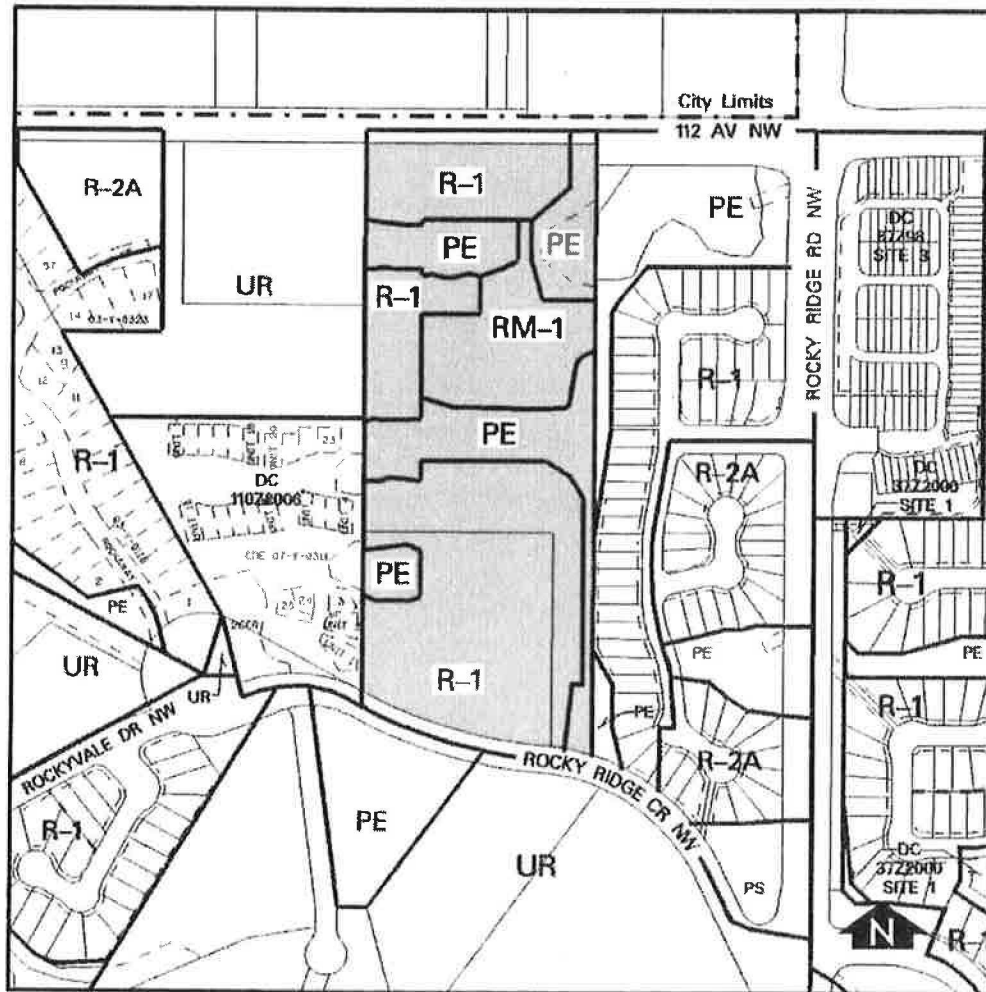
ATTACHMENT A

Trails End Subdivision



LAND USE AMENDMENT & OUTLINE PLAN	ITEM NO: 05	
	FILE NO:	LOC2006-0147
	CPC DATE:	2007 August 23
	COUNCIL DATE:	2007 November 12
	BYLAW NO:	106Z2007
	BYLAW NO:	9D2007

ROCKY RIDGE
(Ward 1 - Alderman Hodges)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

1. Amend Bylaw 2P80 and **ADOPT**, by bylaw, the proposed redesignation from UR Urban Reserve District to R-1 Residential Single-Detached District, RM-1 Residential Low Density Multi-Dwelling District and PE Public Park, School and Recreation District at 10301-112 Avenue NW and 26 and 34 Rocky Ridge Crescent NW, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Hubbell

Carried: 6-0

Absent: R. Zazelenchuk has left the room due to a pecuniary reason and abstained from voting.

1. Amend Bylaw 1P2007 and **ADOPT**, by bylaw, the proposed redesignation from S-FUD Special Purpose – Future Urban Development District to R-C1 Residential Contextual One Dwelling District, M-CGd44 Multi-Residential Contextual Grade Oriented and S-UN Special Purpose – Urban Nature at 10301-112 Avenue NW and 26 and 34 Rocky Ridge Crescent NW, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Hubbell

Carried: 6-0

Absent: R. Zazelenchuk has left the room due to a pecuniary reason and abstained from voting.

PROPOSAL:

To re-designate 7.48 ha \pm (18.49 ac \pm) located at 10301-112 Avenue NW and 26 and 34 Rocky Ridge Crescent NW (Plan 7203JK, Block 3; Plan 8711504, Lot 1) from UR Urban Reserve District to R-1 Residential Single-Detached District, RM-1 Residential Low Density Multi-Dwelling District and PE Public Park, School and Recreation District.

To re-designate 7.48 ha \pm (18.49 ac \pm) located at 10301-112 Avenue NW and 26 and 34 Rocky Ridge Crescent NW (Plan 7203JK, Block 3; Plan 8711504, Lot 1) from S-FUD Special Purpose – Future Urban Development District to R-C1 – Residential Contextual One Dwelling District, M-CGd44 – Multi-Residential Contextual Grade Oriented and S-UN Special Purpose – Urban Nature.

Outline Plan to Subdivide 7.48 ha \pm (18.49 ac \pm).

(Map 20NW)

APPLICANT:

Planning Protocol Inc.

OWNER:

1089302 Alberta Ltd. (Martin Molyneaux)

CURRENT DEVELOPMENT:

Vacant land and country estate residential

ADJACENT DEVELOPMENT:

NORTH: City of Calgary limits, vacant land

SOUTH: Vacant land, country estate residential

EAST: Existing residential development

WEST: Vacant land and future residential development

SITE CHARACTERISTICS:

The site consists of knob and kettle topography with three single-detached dwellings. The site is mainly treed with wetlands.

RELEVANT POLICIES:

Rocky Ridge Area Structure Plan

- Adopted by Council 1992 October 6 consolidated in 2002 April

M.D. of Rocky View/City of Calgary Intermunicipal Development Plan

- Approved by Calgary City Council 1998 October 5
- Approved by M.D. of Rocky View Council 1998 October 6

RELEVANT PLANNING HISTORY:

On 2006 December 11, Council re-designated 2.42 ha (5.97 ac) to the west of the subject site from UR Urban Reserve District and undesignated road right-of-way to DC Direct Control District to accommodate single-detached and semi-detached dwellings. (Bylaw 110Z2006)

On 2001 October 1, Council re-designated 28.3 ha (69.93 ac) to the east, west and south of the subject site from UR Urban Reserve District to R-1 Residential Single-Detached District, R-2A Residential Low Density District, PE Public Park, School and Recreation District and PS Public Service District. (Bylaw 63Z2001)

SUMMARY OF CIRCULATION REPLIES				
CIRCULATED TO	NO REPLY	NO OBJECT	EASMENT REQ'D	REMARKS
CPAG		X	X	
ENMAX		X	X	
TELUS COMMUN.		X	X	
ATCO GAS		X	X	
CABLE TV		X	X	
FIRE DEPT.		X		
CORP. PROPERTIES		X		
CALGARY BRD. ED.		X		
SEP. SCHOOL BRD.		X		
SITE PLANNING		X		
C.H.R.		X		
E.M.S.		X		
COM. & SOC. DEV.	2007/08/ 14			
POLICE SERVICE		X		
AB INFRASTRUCTURE		X		
ADJACENT OWNERS				See report
ROCKY RIDGE ROYAL OAK COMMUNITY ASSOCIATION				See APPENDIX VII
M.D. OF ROCKYVIEW		X		

PLANNING EVALUATION

Development Context

The subject site is located south of 112 Avenue NW, west of Rocky Ridge Road NW, north of Rocky Ridge Crescent NW and east of country estate residential development. The Outline Plan includes three existing country estate residential lots.

Proposed Development & Land Use Districts

The applicant proposes to redesignate 7.48 ha \pm (18.49 ac \pm) from the UR Urban Reserve District to the R-1 Residential Single-Detached District 3.42 ha \pm (8.44 ac \pm), RM-1 Residential low Density Multi-Dwelling District 1.02 ha \pm (2.51 ac \pm) and PE Public Park, School and Recreation District 1.70 ha \pm (4.22 ac \pm).

Legislation & Policy

The Rocky Ridge Area Structure Plan (ASP) designates the land Special Study Area. For the Special Study Area quarter section, the ASP projects a density of around 3 to 4 units per acre given the topography and current pattern of subdivision. The density for the remainder of the ASP area is projected to be in the range of 4 to 6 units per acre and is permitted under the ASP to be greater or lesser if the Approving Authority deems it appropriate. The proposed development proposes a density of 5.6 units per acre. The proposed density conforms to the surrounding built form and is deemed appropriate. The ASP identifies that estate development should be the preferred form.

A concept plan, as shown in Appendix VI, was submitted for the quarter section in 2001 at the time of the Lamont Realty Corporation Outline Plan and Land Use application. The concept plan demonstrated how the small ownership parcels could be developed while maintaining the environmental features in the area. The majority of lands within the quarter section previously provided reserves to the M.D. of Rocky View and as such municipal or environmental reserve may only be provided voluntarily.

Residential Development

Residential development is proposed in two forms consisting of 70 lots of single-detached dwellings with a minimum lot width of 12m is proposed and 10 units of townhouses. The townhouses will be developed in a cluster pattern to limit the environmental disturbance.

Neighbourhood Nodes

There are no neighbourhood nodes within the Outline Plan area.

Open Space & Pathways

Municipal Reserve (MR) dedication is owing only for the northern portion of Plan 7203JK, Block 3. The area of the parcel owing reserves is 3.24 ha \pm (8 ac \pm). The other two parcels provided reserves to the M.D. of Rocky View. 0.23 ha \pm of MR is owing on the gross developable area of the northern portion of Plan 7230JK, Block 3.

0.23 ha ± of MR has been provided along the southeast boundary of the subject site to allow a regional pathway connection travelling north connecting to the adjacent lands to the east. 1.45 ha of Environmental Reserve (ER) has been provided throughout the Outline Plan to preserve the wetland areas and to provide for natural conservation. The applicant is providing 0.51 ha ± of voluntary ER to be used for additional conservation of wetlands and tree preservation.

Local pathways are proposed which will connect the subject site to both the sustainable community to the west and with the regional pathway on the adjacent lands to the east. This creates pedestrian connectivity with adjacent lands and provides access to transit stops.

Transportation Network

The proposed development will be serviced by a crescent from Rocky Ridge Crescent NW with an over long cul-de-sac extending to the north of the property. This cul-de-sac has been proposed to avoid the loss of tree stands and enhance conservation of the site's natural features. An emergency access, 6 metres wide, will be built at the end of Rockford Road NW connecting to 112 Avenue NW.

93% of the Outline Plan is within the 400m walking distance to transit. Should a bus route be located on 112 Avenue NW 100% of the dwelling units would be within 400m walking distance.

Utilities Servicing

Existing deep services and shallow utilities adjacent to the subject site will be extended into the site.

Environmental Issues

Existing wetlands and treed areas have been protected as much as possible through dedication, both voluntary and required, of Environmental Reserve.

Growth Management

There are no growth management issues.

Community Association Comments

Comments received as per APPENDIX VII.

Adjacent Neighbour Comments

Concerns were raised from residents to the east and west of the Outline Plan area. Their concerns have been listed below:

- construction noise and dust;
- environmental protection;
- grading;
- architectural controls;
- the Outline Plan does not conform to the approved concept plan; and
- a road connection is not provided from the northwest corner.

Construction noise and dust will be addressed through further processes towards subdivision approval. The Outline Plan has been designed in a manner to protect the existing wetlands and protect some of the vegetative area. Architectural controls are enforced by the developer. The applicant has demonstrated that parcels to the west can be developed without any further road connection to the west and lead to the loss of a wetland and other natural features. The road connection would also further create a less efficient subdivision. All concerns have been adequately addressed.

CONCLUSION:

The Corporate Planning Applications Group supports this Outline Plan and Land Use Amendment on the basis that:

1. The proposed Outline Plan and Land Use meets the intent of the Rocky Ridge Area Structure Plan.
2. The proposed Outline Plan and Land Use is compatible with the adjacent area.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

- A. Recommend that City Council amend Bylaw 2P80 and ADOPT, by bylaw, the redesignation of 7.48 hectares \pm (18.49 acres \pm) from UR Urban Reserve District to R-1 Residential Single-Detached District, RM-1 Residential Low Density Multi-Dwelling District and PE Public Park, School and Recreation District.
- B. Recommend that City Council amend Bylaw 1P2007 and ADOPT, by bylaw, the redesignation of 7.48 hectares \pm (18.49 acres \pm) from S-FUD Special Purpose – Future Urban Development District to R-C1 – Residential Contextual One Dwelling District, M-CGd44 – Multi-Residential Contextual Grade Oriented and S-UN Special Purpose – Urban Nature.
- C. Recommend that Calgary Planning Commission APPROVE this Outline Plan subject to the conditions contained in APPENDIX I.

PLANNING COMMISSION DECISION:

2007 August 23

The Calgary Planning Commission **APPROVED** the proposed outline plan for the subdivision of 7.48 ha \pm (18.49 ac \pm), in accordance with the Corporate Planning Applications Group recommendation.

Moved by: J. Hubbell **Carried: 6-0**

Absent: R. Zazelenchuk has left the room due to a pecuniary reason and abstained from voting.

Conditions of Approval

Planning:

1. Compensation for over-dedication of reserves is deemed to be \$1;
2. Remove the existing buildings at 26 and 34 Rocky Ridge Crescent NW prior to endorsement of the final instrument;
3. A uniform screening fence of high quality material requiring minimum maintenance be provided at the developer's expense along the north boundary, abutting 112 Avenue NW, of the Outline Plan to the satisfaction of the Approval Authority;

Urban Development:

4. Prior to the approval of the First Tentative Plan, provide cross-section, drawn to scale and dimensioned from property line and lip-of-gutter showing existing, interim and ultimate grades for 112 Avenue, Rocky Ridge Crescent and any other roadways that do not conform to City of Calgary Standard. Cross-sections shall indicate and provide dimensions for all proposed widening;
5. If during construction of the site, the developer, the owner of the site, or any of their agents or contractors becomes aware of any site contamination:
 - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary;
 - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary; and
 - c. If required, the applicant shall submit a Remedial Action Plan and/or Risk Management Plan to The City of Calgary.

All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental Management);

6. Development of this site will be subject to the terms and conditions of the then Standard Development Agreement in force for the year in which that phase of development occurs;
7. Prior to Stripping and Rough Grading approval, an erosion and sedimentation control plan for the site is to be submitted to the Urban Development Business Unit for review and approval;
8. The developer shall make satisfactory cost sharing arrangements with Decker Management Ltd. for part cost of the existing water main in Rocky Ridge Crescent NW installed by Decker Management Ltd. along the south boundary of Outline Plan and Land Use Amendment;
9. The developer shall make satisfactory cost sharing arrangements with Decker Management and/or Calgary Roads for the balance of the infrastructure required in Rocky Ridge Crescent and Country Hills Boulevard NW (112 Avenue NW) adjacent to the site;

10. The developer shall make satisfactory cost sharing arrangements with 535820 Alberta Inc. (Marquis) for part cost (less oversize) of the existing water main in 112 Avenue NW installed by Marquis along the north boundary of Outline Plan and Land Use Amendment;
11. The developer shall pay 535820 Alberta Inc. for acreage assessments for the 93 Street North Storm & Sanitary Trunks and the Crowchild Trail trunk crossings;
12. The developer shall pay Prestwick Development Corp. on a per hectare basis for a portion of the Royal Oak water booster station;
13. The developer shall pay the City of Calgary for street lighting on the north side of Rocky Ridge Crescent NW and the south side of 112 Avenue NW adjacent to the boundaries of the site;
14. The developer shall pay West Rockborough Development Corp. on a per acre basis for any portion of the subject lands that benefits from the draining of its storm water to the storm water ponds constructed by West Rockborough; And pay Decker part cost of pond on south side of Rocky Ridge Crescent NW if you use it subject to your design etc.;
15. Any extraordinary costs for relocation of existing overhead utility lines or underground utilities in 112 Avenue NW shall be the developer's expense;
16. The developer shall develop the parcels in accordance with the recommendations outlined in the Geotechnical Analysis / Slope Stability Analysis, prepared by Soils & Environ. Consultant Inc. (File No. 0606-1137), dated 2006 June;
17. The developer shall develop the parcels in accordance with the recommendations outlined in the Geotechnical Evaluation – 10301-112 Avenue NW, prepared by Soil & Environ. Consultant Inc. (File No. 0606-1137), dated 2006 June;

Transportation:

18. No direct vehicular access is permitted to 112 Avenue (Country Hills Boulevard NW) from the adjacent lots, and a Restrictive Covenant to that effect shall be registered against the affected lots;
19. The proposed Emergency Access to 112 Avenue NW shall be constructed to the satisfaction of the Director, Transportation Planning;
20. Prior to endorsement of the Tentative Plan for registration and subsequent to finalizing lot and building grades, a noise analysis shall be submitted to and approved by the Director, Transportation Planning for the residential development adjacent to 112 Avenue NW;

Parks:

21. All M.R. and E.R. lands are to be protected in their natural state through all phases of development. Temporary fencing with appropriate erosion controls and chain link fence (or equivalent replacement) will be required to the satisfaction of the Approving Authority and
22. Prior to first Tentative Plan approval an area within the M.R. parcel, adjacent to lots 63 to 68, required for backsloping must be established, so as to minimize impact on this

CPC 2007 August 23	LOC2006-0147	APPENDIX I	Page 3
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environmentally sensitive area. A landscape restoration plan, in conformance with the B.I.A. will be required, all to the satisfaction of Parks;

Outline Plan

	HECTARES	ACRES
GROSS AREA OF PLAN	7.48	18.49
LESS: ENVIRONMENTAL RESERVE	1.45	3.59
LESS: LAND PURCHASE AREA	N/A	N/A
NET DEVELOPABLE AREA	6.04	14.90

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI FAMILY)
R-1	3.42	8.44	70	
R-M1	1.02	2.51	10	
Total Residential	4.44	10.95	80	

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	1.34	3.32	22.2
PUBLIC UTILITY LOT	N/A	N/A	

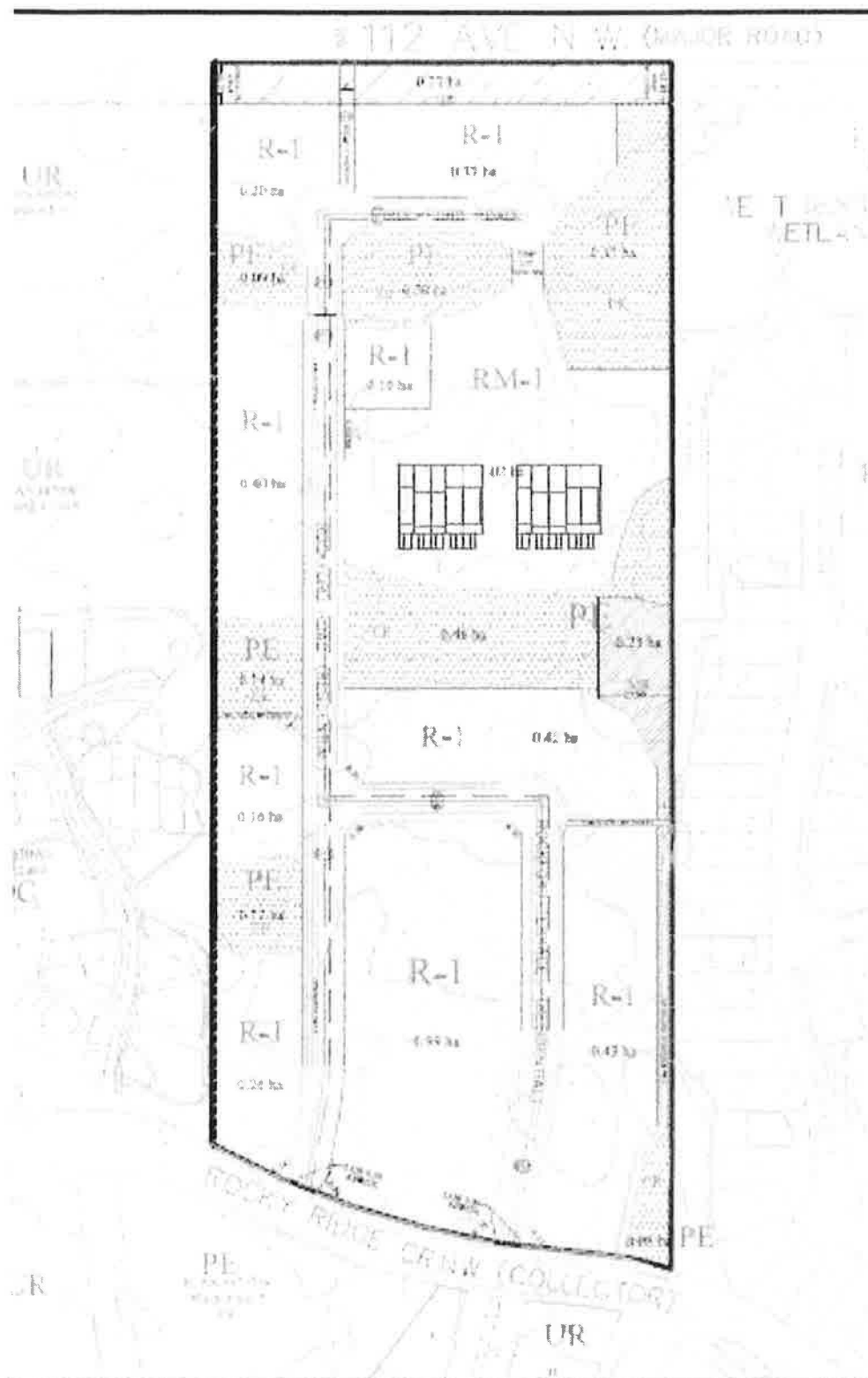
RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.23	0.62	10%

CPC 2007 August 23	LOC2006-0147	APPENDIX III	Page 1
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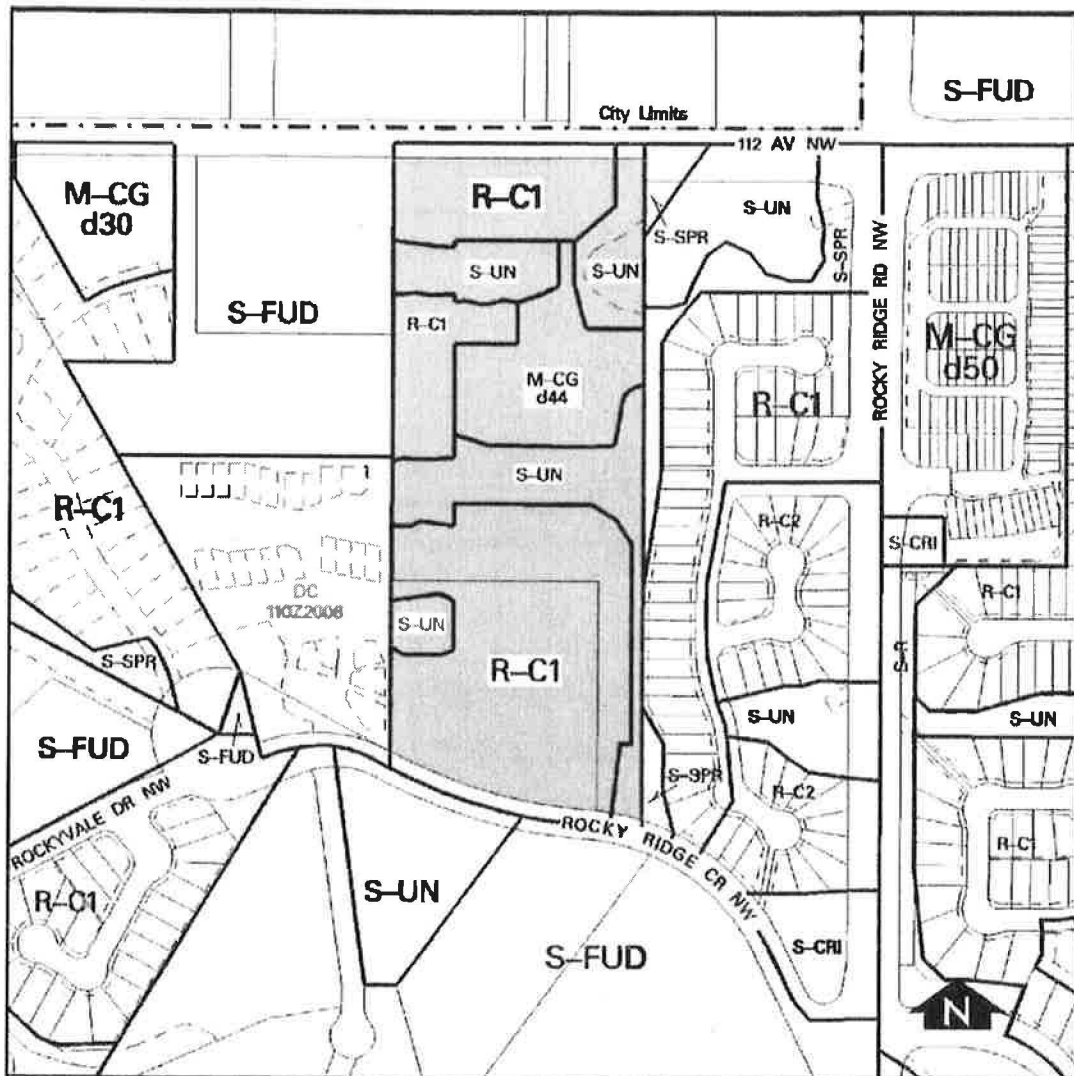
APPLICANTS SUBMISSION

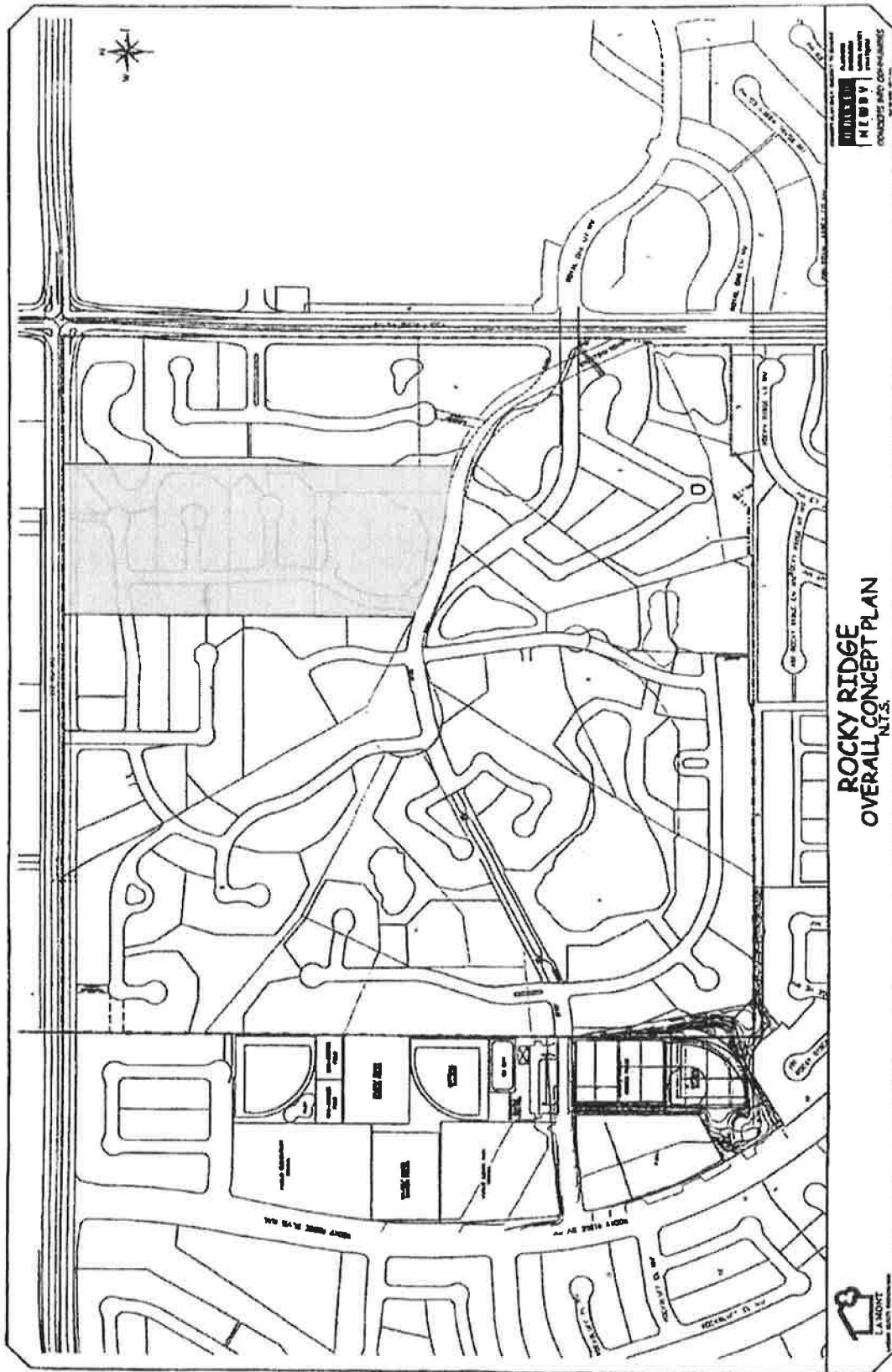
The proposed amendment to the City of Calgary Land Use Bylaw to redesignate the subject lands to residential single-detached (R-1) and residential Low density multi dwelling district (RM-1) will result in a suitable development for the City based on the following rationale:

1. The land use proposed for the subject properties conforms to the proposed achieves the upper density figure.
2. The lot sizes, widths, and depths shown in the associated site plans comply with the requirements of the R-1 district.
3. The proposed development is in character with the surrounding area. The surrounding area mostly consists of single-detached residential development.
4. The Outline Plan, Preliminary Stormwater Plan and Servicing Assessment presents an efficient and effective method to service the Plan Area.



1P2007 Land Use Map







March 5, 2007

Subdivision Secretary
Development and Building Approvals #8072
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Attention: Rob McKay

Subject: LOC2006-0147

The Community Association's Planning and Development Committee has reviewed this application and withholds support until such time as the following areas of concern have been addressed.

1. Are two entrances off of Rockyridge Cres really necessary.
2. Have all areas been reviewed and meet the guidelines set out in the Wetlands Conservation Plan.
3. With this proposed development have studies been done to determine the impact to the underground aquifers and adjoining residents water wells.
4. Maintain as much current vegetation as possible especially along the East property line of the RM-1 proposal.
5. Is the access road to the North Cul-de-sac from the RM-1 property really necessary?
6. Public meetings will need to be held with the adjoining neighbors to address their concerns.

Questions regarding our concerns, by yourself or the applicant, can be made to the undersigned at 815-3743.

Sincerely yours,

Rocky Ridge Royal Oak Community Association

Mark Hughes
Planning and Development Committee

cc: Alderman Dale Hodges

P.O. Box 91009, RPO Royal Oak
Calgary, Alberta T3G 5W6

communications@rroca.com
www.rroca.com



THE CITY OF
CALGARY

RECEIVED DEC 21 2015

PLANNING, DEVELOPMENT AND ASSESSMENT

Application for Land Use Amendment: LOC2015-0141

Location: 145 Rockford Road NW

The City of Calgary has received an application for a Land Use Amendment on the subject property highlighted on the attached sketch. As the owner of an adjacent property, you may wish to submit written comments on the application.

The application proposes to redesignate the land use for the property listed above:

From: DC Direct Control District

To: Residential – Contextual One Dwelling (R-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District

For more detailed information please contact the file manager listed below.

This application is currently being circulated to City departments, external referees and all adjacent owners. Circulation comments will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission.

The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You will be notified by letter when this item is scheduled to be heard at the public hearing and how you can be involved in the process should you wish to make representation to City Council, either in person or by filing a written submission.

If you have any comments regarding the Land Use Amendment application, please send your written response by **January 8, 2016** to:

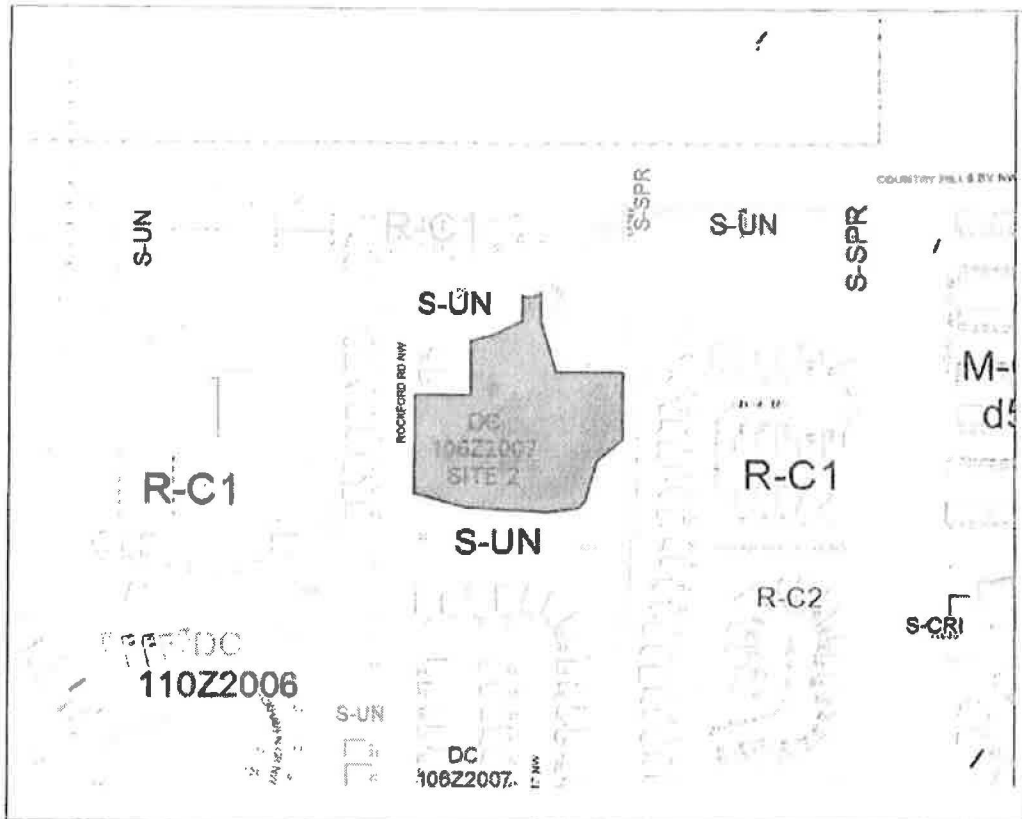
Jim Gordon, File Manager
Planning, Development and Assessment, IMC #8076
P.O Box 2100 Station M
Calgary AB T2P 2M5
Phone: (403)268-2352 Fax: (403)268-3636
E-mail: jim.gordon@calgary.ca

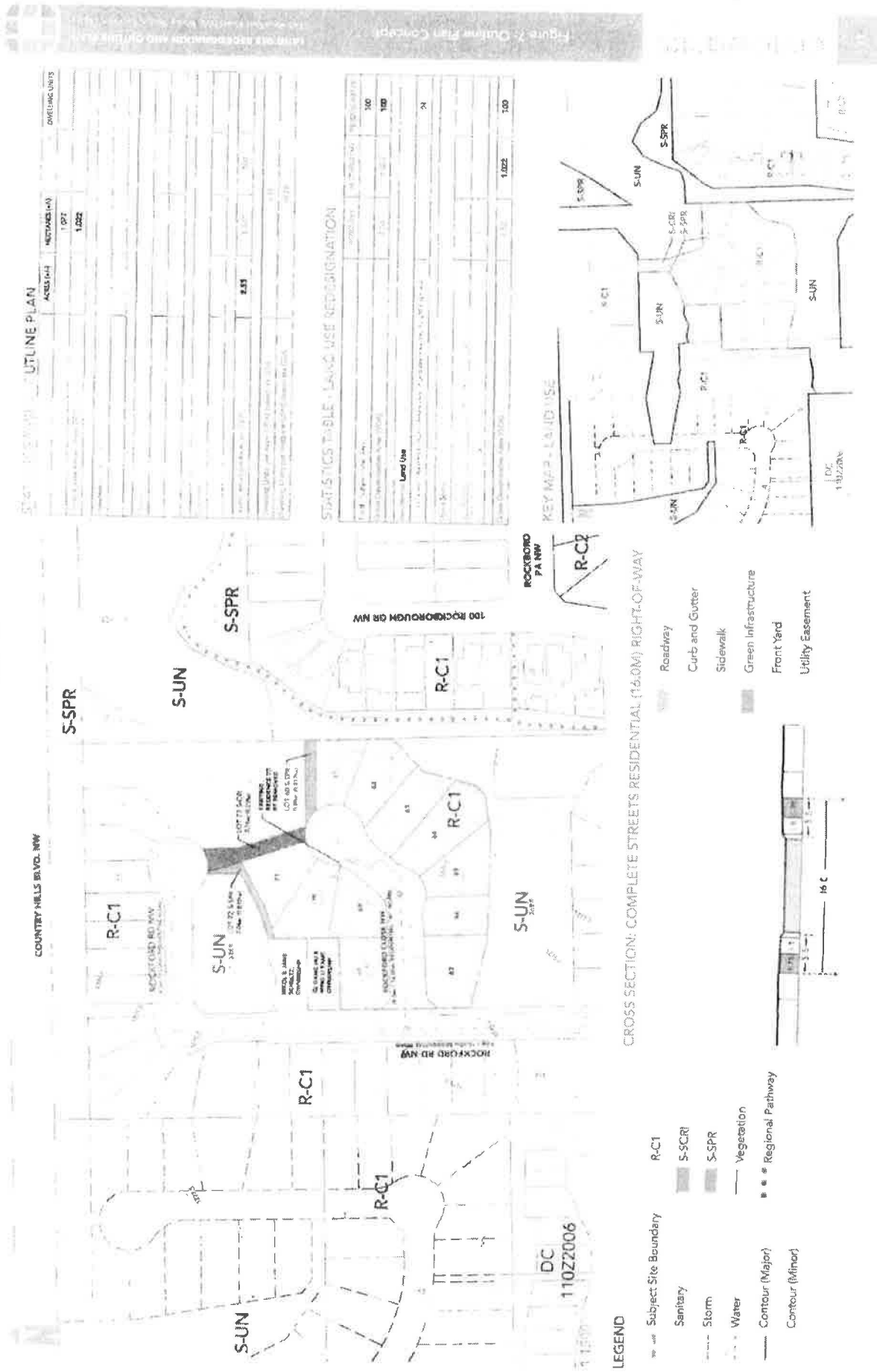
The personal information on submissions made regarding this application is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c) and amendments thereto. The submission may be included in the public meeting agendas of either, or both, the Calgary Planning Commission and City Council and as such the personal information included in the submission will be publicly available. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

RECEIVED DEC 21 2015

File: LOC2015-0141

Description: From: DC
To: R-C1, S-SPR and S-CRI



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**ADMINISTRATION REPORT
TO CALGARY PLANNING COMMISSION
2016 MAY 19**

ISC: PROTECTED

**LOC2015-0141
Page 1 of 7**

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

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.

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.

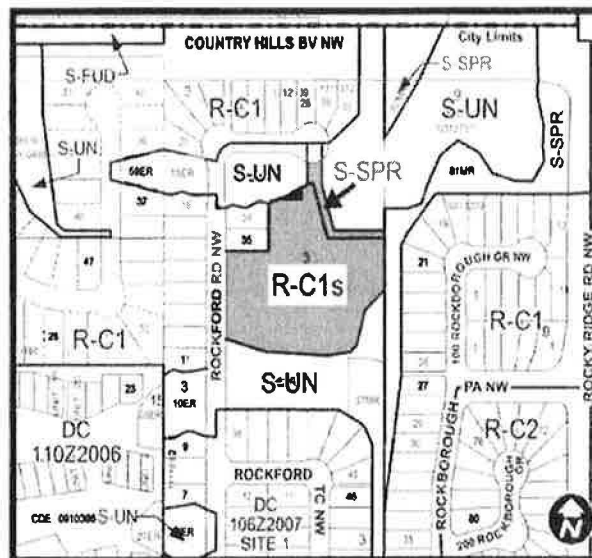
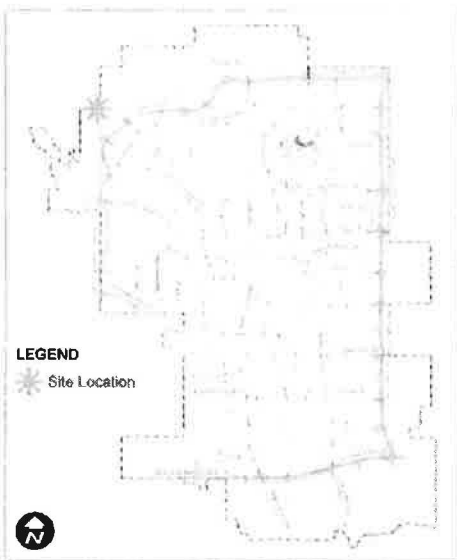
The proposed Land Use Districts add additional park (Municipal Reserve) space, creating

J. Gordon

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

MAP 20NW

LOCATION MAPS



Gordon

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

MAP 20NW

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)

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

MAP 20NW

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.

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

MAP 20NW

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.

J. Gordon

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

MAP 20NW

PUBLIC ENGAGEMENT

Community Association Comments

At the time of writing this report no comments were received from the Rocky Ridge 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.

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

MAP 20NW

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).



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ATTACHMENT E

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on **Monday, 2016 July 04, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on **2016 June 09**, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planningmatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

Persons wishing to submit a letter, petition or other communication concerning these matters may do so provided they are printed, typewritten or legibly written. Only those submissions **received** by the City Clerk **not later than 10:00 a.m., THURSDAY, 2016 June 23**, shall be included in the Agenda of Council. Late submissions will not be accepted in the City Clerk's Office. Submissions must be addressed to:

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to cityclerk@calgary.ca

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. The submission may be included in the public meeting agenda of City Council and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning, Development & Assessment Department, P.O. Box 2100, Stn "M", Calgary, Ab. T2P 2M5.

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them. **Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and Bylaw 30M2002 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Susan Gray, CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 www.calgary.ca/landusebylaw except those for the DC District which are available from the Planning, Development & Assessment Department. Please direct questions with regard to the matters mentioned herein to 403-268-6774.

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**ROCKY RIDGE
BYLAW 187D2016**

To redesignate the land 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.

