Policy Amendment, Land Use Amendment and Outline Plan in Residual Ward 1 – Calgary West (Ward 1) at 221 – 101 Street SW, LOC2019-0112

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 221 – 101 Street SW (Plan 7911036, Block 1), to subdivide 19.60 hectares ± (48.46 acres ±), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Revised Calgary West Area Structure Plan (Attachment 3); and

3. Give three readings to the proposed bylaw for the redesignation of 19.60 hectares ± (48.46 acres ±) located 221 – 101 Street SW (Plan 7911036, Block 1) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation Utility Corridor (S-TUC) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control District to accommodate residential development, with guidelines (Attachment 4).

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the Residual Ward 1 area to allow for residential development, open spaces and roadways.
- This application will accommodate a range of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments, a significant pathway system through the proposed Municipal Reserve and Environmental Reserve parcels and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This would allow for increased diversity in housing opportunities, and more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- An amendment to the *Revised Calgary West Area Structure Plan* (ASP) is required to support the land use and outline plan proposal.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This outline plan and land use amendment application was submitted on 2019 July 11 by B&A Planning Group on behalf of the landowner, Homes by Avi (BVX) Inc. The approximately 19.60 hectare (48.46 acres) site is located in Residual Area Ward 1 – Calgary West in the southwest quadrant of the city. The city boundary with Rocky View County runs along the south side of the site. The site is currently home to the Calgary West Campground and RV Storage.

As referenced in the Applicant Submission (Attachment 2), the proposal is to obtain outline plan and policy and land use amendment approval to accommodate the new residential neighbourhood of Osprey Hill. The proposed outline plan (Attachment 8) is anticipated to have 355 units (Attachment 9), which equates to a density of 21.4 units per hectare (8.6 units per acre). The vision is to intensify and infill underdeveloped lands lying between Winsport and the community of Crestmont. The existing ravine and creek will be protected through an Environmental Reserve (ER) dedication. A park will be established at the edge of the ravine through the dedication of Municipal Reserve (MR). Pedestrians will be able to circulate through the development using sidewalks, granular trails, and paved pathways.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant

☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant held meetings with both the Crestmont and Valley Ridge Community Associations and contacted adjacent landowners. A website was created providing information about the proposed development and included an on-line survey to provide the public with an opportunity to comment. Road signs and Facebook advertisements directed the public to the website and online survey. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published online, and notification letters were sent to adjacent landowners.

The subject area does not have a community association. Therefore, the application was circulated to the neighbouring Crestmont Community Association, however no response was received.

No letters from the public were received.

As per the *Rocky View County/City of Calgary Intermunicipal Development Plan*, the application was circulated to Rocky View County for review and comment, and no concerns were identified.

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Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social
The proposal allows for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities.

Environmental
This application does not include any actions that specifically address objectives of the *Climate Resilience Strategy*. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic
Development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENT(S)
1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Amendment to the Revised Calgary West Area Structure Plan
4. Proposed Direct Control District
5. Proposed Land Use District Map
6. Applicant Outreach Summary
7. Proposed Outline Plan Conditions of Approval
8. Proposed Outline Plan
9. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform