

Background and Planning Evaluation

Background and Site Context

The subject site is located in Residual Ward 1 – Calgary West in the southwest quadrant of the City and will form the new community of Osprey Hill. The proposed plan area is approximately 19.60 hectares (48.46 acres) in size and lies within the boundaries of the *Revised Calgary West ASP*.

The site is located south of the Trans-Canada Highway, west of WinSport and the future west leg of Stoney Trail, and immediately north of and adjacent to the City boundary with Rocky View County. Specifically, the parcel is in the southwest corner of 101 Street SW and future 1 Avenue SW. Lands to the immediate north and west are undeveloped. Further north are the Calgary Climbing Centre and New Victory Church. To the southeast lies the Chinook Winds Adventist Academy school, while to the south, on top of the escarpment, is a gravel pit run by Burnco.

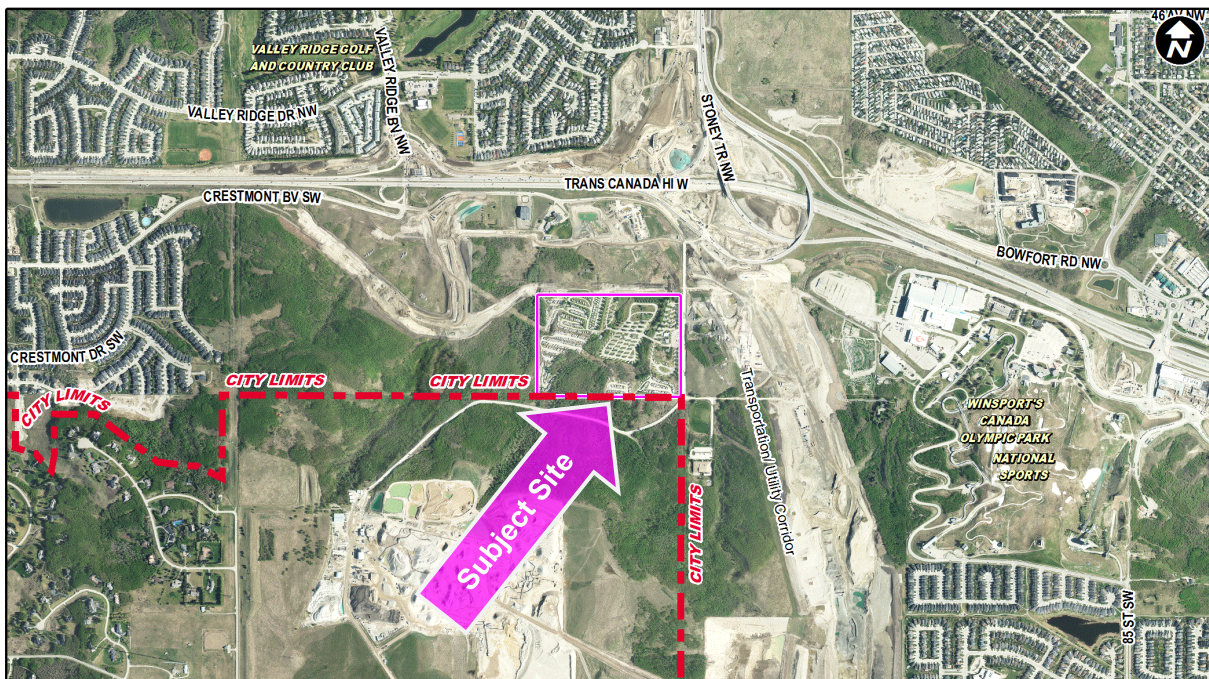
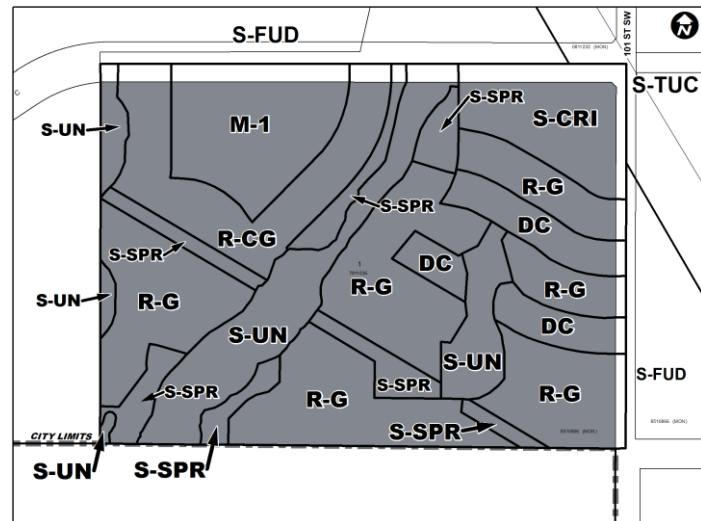
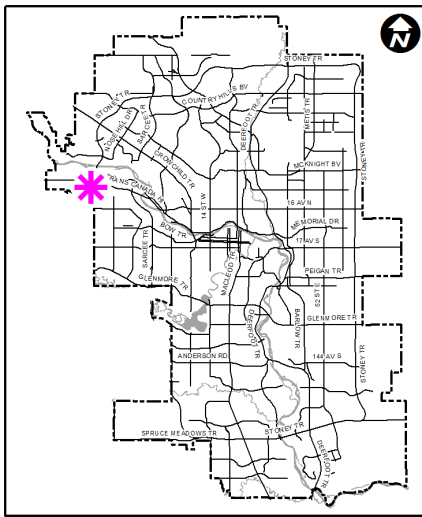
Access is currently by West Valley Road SW until such time as Alberta Transportation constructs 1 Avenue SW and realigns West Valley Road SW further south as part of the West Calgary Ring Road construction project. First Avenue SW will connect with 109 Street SW and the Valley Ridge interchange to the west.

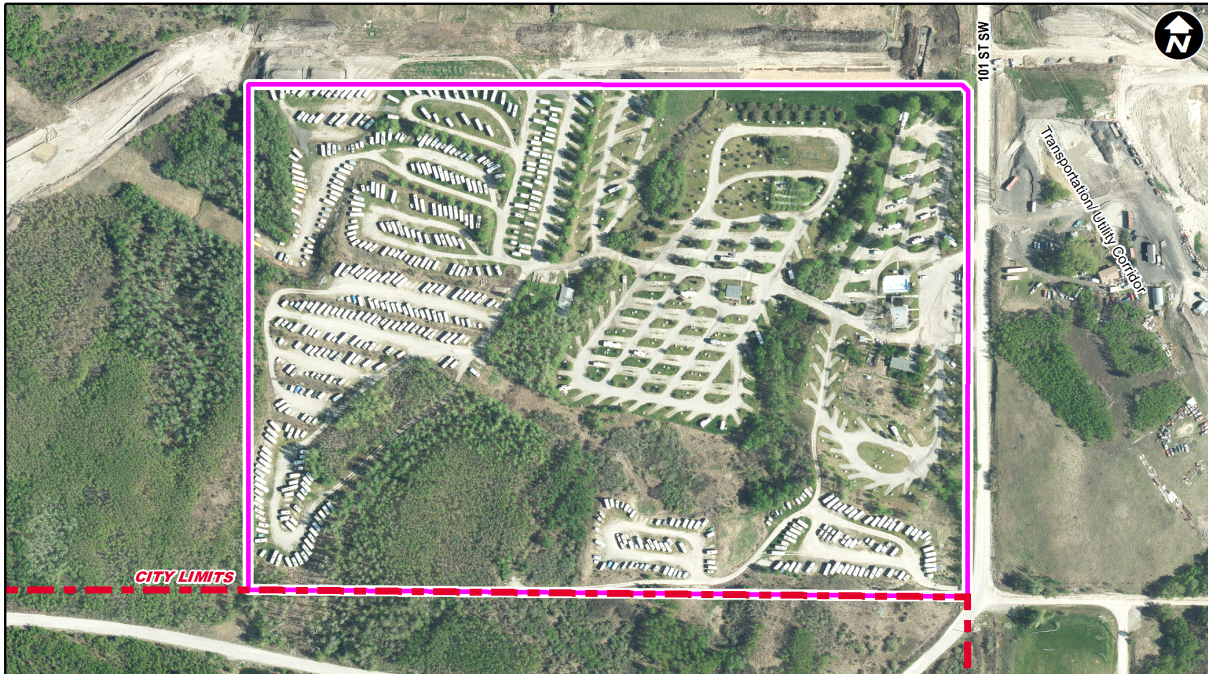
There are parcels approximately 300 metres to the west that had an outline plan and land use amendment by Shape Properties approved by Council on 2014 November 03. No development activity has taken place on these lands to-date.

The subject site is currently developed as the Calgary West Campground and RV Storage and is currently designated S-FUD. The site consists of various campground stalls along the eastern and northern portions of the site while the RV storage stalls are confined to the western and southern areas. Buildings include a campground office with confectionary, house for campground operators, pool and various washroom facilities. An Altalink overhead 138kv-transmission power line supported on steel structures bisects the site; crossing the property diagonally from southeast to northwest.

The terrain is gentle to moderate in the lower half of the site and rises from its lowest point in the northeast corner to a highest point in the southwest corner of the site. In the middle of the plan area, the slope rises more significantly and is moderate to steep. The total grade rises approximately 40 metres over an approximate distance of 345 metres. Portions of the subject site that are not impacted by the current use contain several treed areas of mostly aspen and poplar groves, grass, shrubs and watercourses with their associated gullies and ravines. Three existing pedestrian bridges are located within the large central ravine to facilitate crossing of one of the watercourses.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site consists of a small sliver of S-TUC District along the east boundary. The remainder of the site is designated as S-FUD District which allows existing development to remain as it was originally approved prior to The City of Calgary annexation of the lands from Rocky View County.

This application proposes three residential districts and three special purpose districts as follows:

- Residential – Low Density Mixed Housing District (R-G);
- Direct Control District based on the Residential – Low Density Mixed Housing District (DC/R-G);
- Multi-Residential – Low Profile District (M-1);
- Special Purpose – School, Park and Community Reserve (S-SPR);
- Special Purpose – Urban Nature District (S-UN); and
- Special Purpose – City and Regional Infrastructure District (S-CRI).

The proposed R-G District allows a mix of low density housing forms in suburban greenfield locations, including single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters and rowhouse development, all of which may include secondary suites (Attachment 5). The proposed R-G District would provide greater flexibility for the developer to adjust to the changing market needs for a range of housing products.

The proposed DC District, based on the R-G District, is proposed to allow for rowhouses with an amended parcel width on laneless parcels. An average parcel width of 5.2 metres is proposed in comparison to the minimum parcel width of 6.0 metres for dwelling units and 5.0 metres for rowhouses on laned parcels. The land use district is proposed to accommodate fee simple ownership with parcel width similar to that found on condominium sites which allow for narrower parcel widths for laneless product.

The proposed M-1 District allows for a range of multi-residential built-forms including townhouses, rowhouse, walk-up, and mid-rise apartments. The site is situated in close proximity to transit along 1 Avenue SW and within walking distance of the future Community Core Area.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown in Attachment 8, this district is proposed for the stormwater pond area and sanitary sewer pump station in the northeastern corner of the site and will be designated as a Public Utility Lot (PUL) as per the Municipal Government Act (MGA).

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA.

The proposed S-UN District is intended for lands that provide for landforms, natural vegetation or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. Within the subject plan area, this district will protect two ravines with natural watercourses.

Subdivision Design

The proposed outline plan (Attachment 8) affects approximately 19.60 hectares (48.46 acres) of land. The proposed subdivision consists of residential lands, which will accommodate a mix of single detached, semi-detached and rowhouse dwellings with laneless parcels.

The parcels have been configured in a manner determined to be the best configuration to address challenging grades, preservation of natural ravines and to ensure livability in close proximity of the future ring road. The proposed street layout design consists of a combination of modified grid street patterns for the easterly portion of land whereas the westerly portion consists more of a curvilinear design. The road pattern was designed taking into consideration the natural topography and natural features. Where possible, road grades run parallel to the site contours in accordance with slope adaptive principles. Cul-de-sacs have only been used in situations to prevent multiple crossings of natural ravine areas and to preserve Environmental Reserve areas in their natural state. The cul-de-sacs have been reviewed by The City of Calgary Fire Department and have been deemed acceptable.

Existing grades are most substantial in the south portion of the site. Front-drive product was incorporated to allow for better slope adaptability of the site which means the site does not need to be flattened to incorporate a lane product.

A medium density multi-residential block, containing forms such as townhouses and mid-rise apartment buildings, is planned adjacent to 1 Avenue SW. This location will focus higher density uses closest to transit services along 1 Avenue SW and from future retail commercial development across the street.

No driveways will be permitted to front onto either 1 Avenue SW to the north or 101 Street SW to the east. Conditions regarding access have been included within the Proposed Conditions of Approval (Attachment 7). Along the eastern boundary of the site, 101 Street SW is currently a haul route for the Burnco gravel pit to the south in Rocky View County.

Open Space

The S-UN District, to be dedicated as Environmental Reserve (ER), comprises 2.98 hectares (7.36 acres) and is proposed to retain and protect two watercourses on site and to provide an appropriate ER setback to one watercourse that is off-site to the west. These watercourses are primary and secondary Environmentally Significant Areas and are worthy of retention and protection. Watercourse 1 is a first order stream located on the east portion of the site and conveys surface water from within the site. Watercourse 2 is located in the central portion of the subject site and is considered a second order stream. It conveys water through the site along a primary channel. ER setbacks to Watercourse 1 and 2 were applied with a minimum 6.0 metre setback. Some variation in the setbacks exists due to slope modifiers/stability setbacks applied as well as existing disturbances/uses. The most westerly watercourse (Watercourse 3) is located off site and is a second order stream with a 30 metre setback which extends into the subject site and is represented by the two ER designations located on the west edge of the outline plan.

Open space is provided primarily to retain and buffer environmentally significant areas that do not qualify as ER and to create and supplement existing trail/pedestrian bridges or pathway connections. Due to the existing vegetation and sloping nature of the site, most of the parks are proposed as passive recreation areas with the most northernmost Municipal Reserve (MR) providing an open play area and playground (ages 5 to 12). A combination of proposed regional and local pathways will supplement the park system by linking existing trails and bridges to provide a comprehensive network for walking, hiking and biking.

The outline plan proposes 1.10 hectares (2.71 acres) of S-SPR District with a MR designation in the form of passive and active park spaces. Approximately 0.57 hectares (1.40 acres) of MR is proposed as non-credit MR as it would be located over the AltaLink right-of-way. The developer will pay cash in-lieu for MR to compensate for the non-credit designation as Calgary Parks does not accept MR that is fully encumbered by a utility. Non-credit MR supplemented by a cash in-lieu payment was determined appropriate and was presented and approved by the Joint Use Coordinating Committee (JUCC) on 2020, July 16. This equates to a 10 percent MR dedication which meets the MR requirement.

The *Revised Calgary West ASP* identifies regional pathway alignments within the outline plan. These are realized by providing a multi-use pathway along the north side of 1 Avenue SW, a regional pathway along the south side of 1 Avenue SW and a local pathway within the AltaLink right-of-way. Existing trails/pedestrian bridges and proposed trails will enhance and complement these pathways forming a comprehensive network that will eventually tie to the east and west when these areas develop.

The ideal location for a stormwater pond is in the northeast corner, the lowest portion of the site, where the land has been regraded, does not have native vegetation, and is of lower

environmental significance. Should the City wish to combine stormwater facilities under an off-site, regional location, the developer's plans are to revert to on-site pond to residential. Should this occur, a separate land use and subdivision applications would have to be submitted for approval.

Density

The proposed outline plan anticipates 355 residential units overall. Of these, 329 units are intended as R-G, 59 units as DC based on R-G, and 93 units as M-1. The total density of the proposal is 21.4 units per hectare (8.6 units per acre) with the potential for a maximum density of 36.9 units per hectare (14.9 units per acre). With a gross developable area of 16.62 hectares (41.10 acres), the anticipated development would exceed the minimum residential density of 20 units per gross developable hectare (8 units per gross developable acre) as identified in the *Revised Calgary West ASP*.

Table 1: Density Requirements

	Units per Hectare	Units per Acre
ASP requirement: Minimum Residential Area Density	20	8
Anticipated residential density per subject application	21.4	8.6

Transportation

Primary access to the site will be from the Valley Ridge Boulevard/Trans-Canada Highway (TCH) interchange that is being replaced as part of the West Calgary Ring Road (WCRR) construction. The interchange improvements will benefit the community of Crestmont to the west by providing additional capacity enabling additional development of lands south of the TCH.

As part of the highway construction project, West Valley Road SW will be removed in its current location to allow for TCH reconfiguration. Replacement roads are being built in association with WCRR construction to provide access to existing parcels east of the Valley Ridge/TCH interchange, including the subject lands. This highway project includes the construction of 109 Street SW, south of the Valley Ridge/TCH interchange, 1 Avenue SW between 101 and 109 Street SW, and a new road to provide access to parcels that are adjacent to the TCH. Development of the subject site will coincide with the opening of the provincial road realignment projects anticipated to be fully completed in 2024. In the interim, 101 Street SW will continue to serve as a truck route for the Burnco gravel pit to the south within Rocky View County.

Pedestrian connectivity has been provided throughout the site through a series of sidewalks connecting to pathways within the ER, located in the centre of the plan. Pathways and sidewalks within the plan connect to multi-use and regional pathways located along 1 Avenue SW along the north side of the site.

Future transit service will be provided on 1 Avenue SW linking Crestmont to the west with Winsport to the east via a future transit only connection under the future WCRR.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water servicing to this area will be provided from the Big Hill West pressure zone. Two connections will be required to provide a looped system. Offsite extensions will need to be constructed at the developer's expense.

Sanitary servicing for this area be directed towards the proposed lift station in the northeast corner of the site. From there, the developer is required to construct an offsite main extension for the flow to discharge to the West Memoria Sanitary Trunk.

Storm servicing will be directed towards a proposed on-site pond. The developer is required to construct an offsite main extension to the Greenbriar Stormwater Trunk.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed outline plan and land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is located within the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County in accordance with the IDP. Rocky View County has no objections to the proposal.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Planned Greenfield area as identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). The MDP refers to the applicable ASP as the guiding document for development in these areas and provides guidance for what should be included within these ASPs.

Climate Resilience Strategy (2018)

This application incorporates natural drainage features into the plan which reduces the likelihood of localized flooding in high water events in accordance with the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Revised Calgary West Area Structure Plan (Statutory – 2014)

The subject site is identified as part of the Residential Area within the [Revised Calgary West ASP](#). This application fulfills the policy objectives of this area by providing a range of housing forms within the community. In order to allow for the land use redesignation, an amendment is required to Map 3: Land Use and Transportation Plan of the ASP (Attachment 3). The map amendment will take portions of the site from land use policy areas identified as Community

Core Area and Policy Review to Neighbourhood Area which is for residential uses. The change from Community Core Area, which has a requirement for commercial uses, to Neighbourhood Area is acceptable given the lack of market demand for commercial for this site. The change from Policy Review to Neighbourhood Area is also acceptable given that the applicant has demonstrated sufficiently that portions of the environmentally significant areas outside of the ER areas are able to be developed without significantly impacting the quality of the surrounding natural area, as per the requirement under ASP section 2.3.1.