

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

EXECUTIVE SUMMARY

Administration is presenting the Nose Creek Area Structure Plan (ASP) for CPC approval. This plan is part of the Developer-Funded ASP (DFA) program. The Nose Creek ASP is to be read in conjunction with the New Community Planning Guidebook contained within Volume 2 of the Municipal Development Plan (MDP).

The ASP is founded on the principles of health and planning with a vision that 'Nose Creek will be a leading health-focused, inclusively planned community'.

Policy developed as part of the ASP was established using relevant current research and industry best practices in the fields of health and planning. Eight Healthy Planning Principles found within the ASP should be used to direct future decisions within the Plan Area for the life of the ASP. It is these principles and the planning process for this project that makes the Nose Creek ASP the first City of Calgary land use planning policy document to explicitly address health considerations in the development of a new community through the inclusion of a Health Impact Assessment (HIA).

The HIA provided value during the development of the Nose Creek ASP by creating common ground through which Administration, landowners, and external stakeholders could collaborate to make timely decisions for a complex project. The HIA will continue to provide value throughout the life of the ASP by providing support for healthy communities at all stages of the planning process in order to maximize health benefits to individuals who will live, work, learn and play in the Plan Area.

PREVIOUS COUNCIL DIRECTION

The direction to commence this ASP for the Nose Creek Plan Area responds to Council directing Administration to proceed with the Developer Funded ASPs. Specifically the following Council direction applies:

2013 May 27 Council Meeting, re: Fundamental Terms of Agreements for Developer Funded Area Structure Plan, C2013-0377

ADOPT, Moved by Alderman Keating, Seconded by Alderman Mar, that the Administration Recommendations contained in Report C2013-0377 be adopted, as follows:

That Council:

1. Approve fundamental terms and conditions set out in the Attachment to be included in the Funding Agreement;
2. Authorize execution of Funding Agreements containing those fundamental terms and conditions, with such agreements to be in content and form satisfactory to the General Manager, Planning, Development & Assessment and the City Solicitor respectively, prior to the commencement of work on the subject ASP;

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

3. Direct Administration to negotiate and authorize the incorporation of the fundamental terms and conditions in all future Funding Agreements documenting any other developer funded ASPs; and

2013 March 18 Council Meeting, re: New Area Structure Plan Process, C2013-0057

ADOPT, Moved by Alderman Mar, Seconded by Alderman Stevenson, that Administration Recommendation 1 contained in Report C2013-0057 be adopted, as follows:

That Council:

1. Approve in principle Option 1 as the basis for a Pilot Project for developer-funded Area Structure Plans.

ADMINISTRATION RECOMMENDATION(S)	2015 October 08
Recommend that Calgary Planning Commission recommends APPROVAL of the proposed Policy (Nose Creek Area Structure Plan).	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 46P2015; and	
1. ADOPT the proposed Nose Creek Area Structure Plan, in accordance with Administration's recommendation; and	
2. Give three readings to the proposed Bylaw 46P2015.	

REASON(S) FOR RECOMMENDATION:

Administration is recommending approval of the Nose Creek ASP as it responds to Council's direction to create an Area Structure Plan for this Plan Area.

The Nose Creek ASP also advances a number of MDP goals from the Key Directions for Land Use and Mobility including:

- Key Direction 2: Provide more choice within complete communities
- Key Direction 3: Direct land use change within a framework of nodes and corridors
- Key Direction 4: Link land use decisions to transit
- Key Direction 5: Increase mobility choices

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

Key Direction 7: Create complete streets
Key Direction 8: Optimize Infrastructure

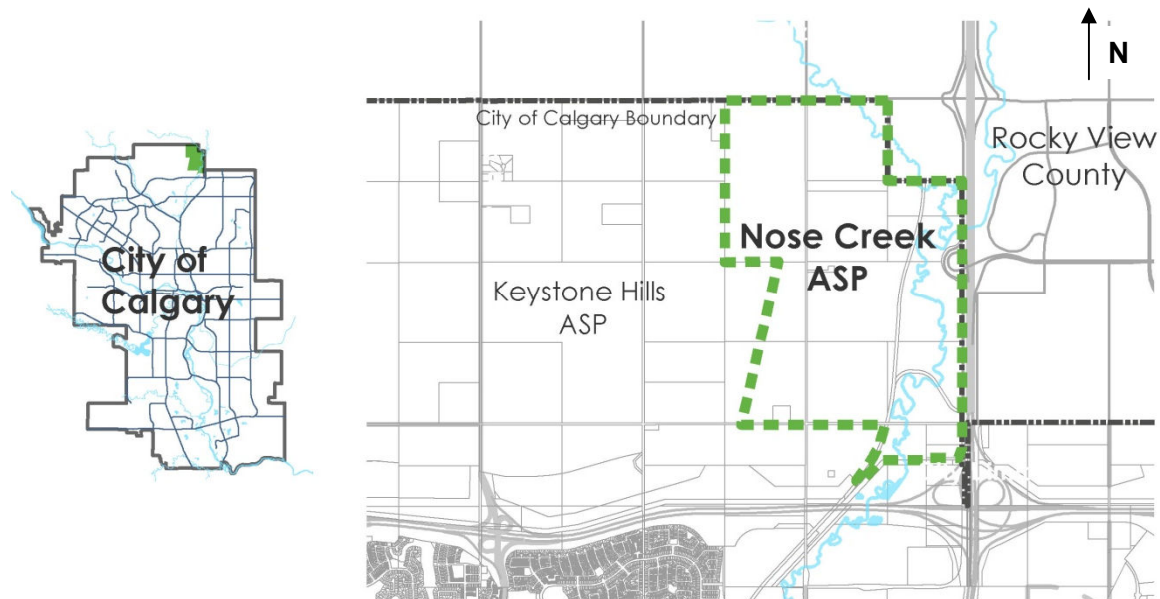
The Nose Creek ASP also focuses on healthy communities for Calgary that is mentioned in various policies within the MDP.

ATTACHMENTS

1. Proposed Bylaw 46P2015
2. Proposed Nose Creek Area Structure Plan Document
(Schedule A of Bylaw 46P2015)
3. Public Submission

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

LOCATION MAP



**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL

Recommend that Council **ADOPT**, by bylaw, the proposed Nose Creek Area Structure Plan (APPENDIX I).

Moved by: G. Morrow

Absent: N. Nenshi and G.-C. Carra

Carried: 6 – 1

Opposed: R. Honsberger

Reasons for Approval from Mr Friesen:

- I supported the adoption of this ASP because of the novel approach to planning principles based on healthy communities. I liked the ideas that emerged but was a little concerned that not enough time was spent on translating these principles into proposed built form. It should be recognized that even for a park, unless the landscape is left completely original, then it is also a built form. What do these principles actually do that leads to building shapes, roads and walks, etc. Are there just less buildings and roads and more walks and parks and if so how does that balance with the desire for more density.

Reasons for Opposition from Mr. Honsberger:

- No Council mandate for Health Impact Assessment (HIA) approach
- HIA will become a parallel and redundant part of approval process.
- How is conflict (if any) between HIA and normal approval process resolved?
- Lack of heavy industrial between CP Rail and Deerfoot Trail is a lost opportunity.
- Section 5.4 Older Adult Housing – Why on earth would the City want to specifically wish to identify an Older Adult Housing market, why not younger, ethnic, disadvantaged, handicapped, etc.?
- Focus on HIA implies other new Area Structure Plans (ASP) are unhealthy?
- Land between rail line and highway is effectively sterilized.
 - Limited access, grade separated, Environmental Open Space, etc.

2015 October 08

MOTION:

The Calgary Planning Commission accepted correspondence from:

- GWL Realty Advisors dated 2015 September 29:

as distributed, and directs it to be included in the report in APPENDIX IV.

Moved by: R. Honsberger

Absent: N. Nenshi and G.-C. Carra

Carried: 7 – 0

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
 NOSE CREEK (WARD 3)
 NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
 BYLAW 46P2015

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	N/A	6
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	N/A	-
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	8
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	Yes	8
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	Yes	9
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	9
Public Engagement <i>Were major comments received from the circulation</i>	Yes	10

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

PLANNING EVALUATION

LEGISLATION & POLICY

The hierarchy of plans related to the Nose Creek ASP are as follows:

- Municipal Development Plan / Calgary Transportation Plan (2009); including New Community Planning Guidebook
- Rocky View County / City of Calgary Intermunicipal Development Plan (2012)
- North Regional Context Study (2010)

The Nose Creek ASP must be read in conjunction with the New Community Planning Guidebook (NCPG). Approving the Nose Creek ASP has capital budget impacts, with municipal infrastructure required to enable development to commence servicing of planned lands.

SITE CONTEXT

The North Regional Context Study (NRCS) was adopted in June 2010. Nose Creek ASP forms cell H of the NRCS and is approximately 679 hectares (1,678 acres in size). The Plan Area is located in the city's northeast and is bounded by Deerfoot Trail to the east, Stoney Trail to the south, Highway 566 to the north and city lands to the west. Rocky View County is located to the north and east of the Plan Area.

The Nose Creek and a CP Rail line run along the eastern edge of the Plan Area. The Nose Exposure Forecast 30 prohibits residential land uses within the majority of the Plan Area.

PROPOSED USE OF LAND

The Plan Area is currently comprised primarily of farmland. The Nose Creek ASP proposes industrial, employee-intensive, residential and commercial land uses. The Nose Creek ASP is comprised of two communities each with a unique composition and features. Community A included residential, commercial and industrial uses while Community B includes primarily industrial and employee-intensive uses with aspects of commercial uses. Community A and Community B were delineated by size and 160 Avenue NE. The table below summarizes the jobs and population for each community. The minimum density for residential land use in the Plan Area is 14.9 upa which is above the required 8 upa as per the MDP.

	Community A	Community B
Population	9,000	0
Jobs	10,300	10,700
Gross Area (ha)	287	391
Intensity (people and jobs/ha)	69	37

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

Both communities will be interconnected with a grid network and pathway connections. Contained within Community A will also be a Community Activity Centre, a Recreation and Library Facility, two Joint Use Sites, a Community Association Site and two Neighbourhood Activity Centres. Community B will include an Industrial Hub, a Roads' Construction and Materials Depot and a Roads' Snow Storage Site.

The proposed use of land in the ASP includes:

Proposed Use of Land	Reason(s)
Neighbourhood Area	Provides a well-integrated mix of unit types connecting to destinations within and beyond the Plan Area.
Neighbourhood Activity Centres (NAC)	MDP prescribed. Provides a local destination for the neighbourhood and uses that allow for social gathering and interaction.
Community Activity Centres (CAC)	MDP prescribed. Provides mixed-use retail and social gathering needs for the community such as access to healthy food with a walking or cycling distance.
Industrial Hub	Provides employees in the industrial and employee-intensive areas and adjacent residents with a destination to congregate and access services.
Community Association (CA) Site	Provides for recreational, cultural, physical and social needs of community residents.
Recreation and Library Site	Provides residents within Nose Creek ASP and Keystone Hills ASP with opportunities for recreation and cultural activities.
Industrial Use	Provides a range of uses, such as warehousing, manufacturing, institutional, and storage that typically require larger parcels with a lower intensity.
Employee-Intensive Use	Provides office spaces and should be planned to create a campus-type environment
Commercial Use	Provides retail land uses to support the needs of the community and industrial districts.
Transition Areas	Allow for an equal mix of two land use typologies and should be planned comprehensively, allowing for a progression from one land use to another.
Roads Facility Site	A Construction and Materials Depot and a Snow Storage Site will service the needs of The City.
Emergency Response Station	Provides facilities for fire and emergency response.
Environmental Open Space	Natural areas exist in Nose Creek; further study is required to determine which will be preserved at Outline Plan / Land Use Amendment stage.
Utilities	Provides sustainable, cost-effective services for water, sanitary and stormwater management.
Streets	Provides a grid network for enhanced mobility for cyclists and pedestrians who live, work, learn and play in Nose Creek.

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

TRANSPORTATION NETWORKS

The Plan Area is currently serviced by access from Highway 566. A service road provides access to the lands east of the creek, while the remainder of the Plan Area is accessed from Highway 566 and 15 Street NE.

In order for major development to occur, the adequacy of transportation infrastructure at two of the three main access points to the Plan Area must be confirmed at:

- Cross Iron Drive/160 Avenue NE and Deerfoot Trail NE
- Stoney Trail and 11 Street NE
- Highway 566 and 15 Street NE

A grid network within the Plan Area will provide those who live, work, learn and play in the area a walkable, pedestrian-friendly, and cyclist -friendly environment. Policy to ensure integrated pathway connections throughout the Plan Area will link residential, industrial and employee intensive areas with open spaces and natural features.

A Canadian Pacific Railway rail line that runs through the Plan Area limits access to the east side of Nose Creek. Future development east of Nose Creek would require two access points: one from the existing service road which would need upgrading and another from 144 Avenue NE which would be funded by developers. No new at-grade rail crossings will be permitted.

UTILITIES & SERVICING

Potable water servicing of the Plan Area will be achieved through extensions of the existing distribution network south of the Transportation Utility Corridor (TUC), with reinforcing connections to portions of the existing 900 millimetre Airdrie feedermain located within The City of Calgary. Reinforcing connections to the existing 900mm Airdrie feedermain may not occur prior to the relocation of the existing Airdrie 900 millimetre meter chamber.

The entire Plan Area is located within the North Hill Pressure Zone. Sanitary servicing of the Plan Area will be achieved through an extension of the existing Nose Creek Sanitary Trunk, extending north of 144 Avenue NE. Infrastructure required to provide sanitary servicing is outside of Water Resources' 10-year capital plan.

With respect to drainage, the Plan Area is located in the Nose Creek watershed basin. Capital infrastructure pertaining to drainage will be identified through a Master Drainage Plan currently being prepared for the Plan Area (with completion anticipated for late 2015). No capital budgeting timeline is available for drainage at this time.

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

PUBLIC FACILITIES

The Nose Creek Plan Area proposed two Joint Use Sites (one Calgary Board of Education and one Calgary Catholic School District), an emergency response station, a small recreation facility and library, a Community Association site, as well as regional pathways and green corridors. The plan also provides direction to include a variety of park spaces and open spaces throughout the Plan Area.

ENVIRONMENTAL ISSUES

A high pressure pipeline runs through the proposed Nose Creek ASP and will require appropriate setbacks. Oil wells and facilities are also located within the Plan Area and will require appropriate setbacks as well.

ENVIRONMENTAL SUSTAINABILITY

The Environmental Open Space Study Area shown in the proposed Nose Creek ASP illustrates areas that include natural features for further study at the Outline Plan / Land Use Amendment stage. The Environmental Open Space Study Area identified at the ASP stage will require a Biophysical Impact Assessment at the Outline Plan / Land Use Amendment stage to determine which lands will be protected as Environmental Reserve.

The proposed Nose Creek ASP follows the guidelines developed in the Nose Creek Watershed Water Management Plan.

GROWTH MANAGEMENT

The Nose Creek Area Structure Plan was ranked 4 out of 7 in the Growth Management Sequenced List Prioritizing Growth in Industrial Area as of 2013 (PUD2013-0770).

Leading infrastructure for water, sanitary, storm, fire, and transportation is not proposed for Nose Creek ASP in Action Plan 2015-2018 or The City's 10 Year Capital Plan, with the exception of the 11 Street and Stoney Trail NE partial interchange. The north ramps for this interchange are included in the City's 10 year Capital Plan. Drainage infrastructure requirements are yet to be determined pending the outcome of a completed Master Drainage Plan

An Emergency Response Station will be needed as identified in the ASP. Additional infrastructure investments including transit will be required as the area builds out. A regional recreation centre has been identified in the Plan Area, which will be needed before 2025.

The City of Calgary would consider removing the Growth Management Overlay (Map 13) through an ASP amendment when all growth management issues are resolved. This would include the provision of leading infrastructure components such as water, sanitary, stormwater,

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

emergency, and transportation services. Funding support of these infrastructure components should be identified through Capital Plans and Budgets prior to consideration to lift the growth overlay. Further guidance in this respect can be found in the NCPG.

PUBLIC ENGAGEMENT

The development of the Nose Creek ASP was a collaborative and inclusive City-led process. Plan Area landowners, external stakeholders, internal stakeholders, and consultants were engaged through regular meetings and/or review of materials since June 2014. The clear direction of a focus on health created a unifying element from which a collaborative and team environment allowed for timely decisions to be made. This led to the successful completion of this proposed ASP. Please see APPENDIX III for a summary of the engagement that occurred during the planning process.

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

APPENDIX I

PROPOSED NOSE CREEK AREA STRUCTURE PLAN

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**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

APPENDIX II

Infrastructure Costs

Infrastructure Facilities	In 10-year Capital Plan*	In 4-year Capital Budget*	Estimated Capital Costs***	Estimated Annual Operating Costs***	Complete Community Infrastructure vs. Core Infrastructure
Utility Servicing					
Water	Estimates on water and sanitary infrastructure are in progress, and are anticipated to be available for Council's consideration at the public hearing for the Area Structure Plan.				Core
Sanitary					Core
Storm ¹	N/A	N/A	N/A	N/A	Core
Transportation (Roads and Transit)					
Transit (Local Bus)	No	No	\$6.3	\$9.6	Complete
Transportation ^{2,3}	\$6.0	No	\$133.0	\$0.0	Core
Pedestrian, Cycle, Streets ⁴	No	No	\$0.0	\$0.0	Complete
Roads Facilities ⁵ (Construction and Materials Depot and Snow Storage Site)	No	No	\$30.0	\$0.8	Complete
Community Services					
Emergency Response Station ⁶	No	No	\$17.9	\$4.6	Core
Police Service ⁷	N/A	N/A	N/A	N/A	Complete
Library	No	No	\$9.2	\$1.9	Complete
Operations Workplace Centre ⁸	Yes	No	\$13.49	\$0.49	Complete
Waste & Recycling Service⁷					
Residential Waste Collection	No	No	\$0.056	\$0.099	Complete
Blue Cart Recycling Fee ⁹	No	No	\$0.056	\$0.109	Complete
Waste Management Charge	No	No	n/a	\$0.067	Complete
Green Cart Organics Fee <small>* to start in 2017</small>	No	No	\$0.056	\$0.087	Complete
Parks and Recreation					
Wetlands, Open Space Regional Pathways	No	No	No	\$0.57	Complete
Regional Recreation Centre ¹⁰	Yes	No	\$72.87	\$1.78	Complete

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

All costs shown in Millions

* 2015-2024 Capital Plan and 2015-2018 Capital Budget.

** Costs shown in 2015 dollars. Operating cost estimates include operation and maintenance staff only.

*** Core infrastructure is considered necessary to allow occupancy. Complete Community infrastructure is considered necessary to bring full City services to citizens and realize the vision of the Plan.

1. Estimated drainage capital costs to be determined upon completion of an approved Master Drainage Plan.
2. Transportation and Transit Capital includes:
 - a. Local and Integrated Cross-town Service
 - b. Infrastructure projects:
 - i. Stoney Trail; NE and 11 Street NE interchange
 - ii. Deerfoot Trail NE and CrossIron Drive/160 Avenue NE Interchange
 - iii. 160 Avenue NE bridges over CP Rail Line and Nose Creek
 - c. Additional TIA-identified improvements are anticipated outside of City limits that are not included in this table.
3. Six million dollars has been identified within the 10 year Capital Plan for ramps to the north on interchange at 11 Street and Stoney Trail NE.
4. These costs are typically borne by the developer.
5. Estimates do not include land costs or levies for 32 acres anticipated for the two facilities.
6. Areas outside 10 year plan are based on most recent capital cost, and estimates may change at the time of facility design and potential partnerships for multi-use facilities.
7. Police costs, including future district office locations, are still to be determined. Growth has operating and capital cost implications for Police.
8. Nose Creek ASP area will create additional demand on the infrastructure maintenance services (i.e. roads and parks maintenance, snow removal etc.) provided from Stoney Operations Workplace Centre.
9. No additional infrastructure is required to service this area. Providing Blue Cart recycling, Waste Management, Residential waste collection and Green Cart organics service will require an increase in Waste & Recycling Services operating and capital budgets. Estimating new homes and year of occupancy is critical for budgeting and the successful funding of these services. Currently these services are funded through a mix of taxes and self-supported user fees.
10. This facility is likely to be needed by 2025 and is therefore shown here as being included in the capital costs.

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

APPENDIX III

Nose Creek ASP Community and Stakeholder Engagement Summary

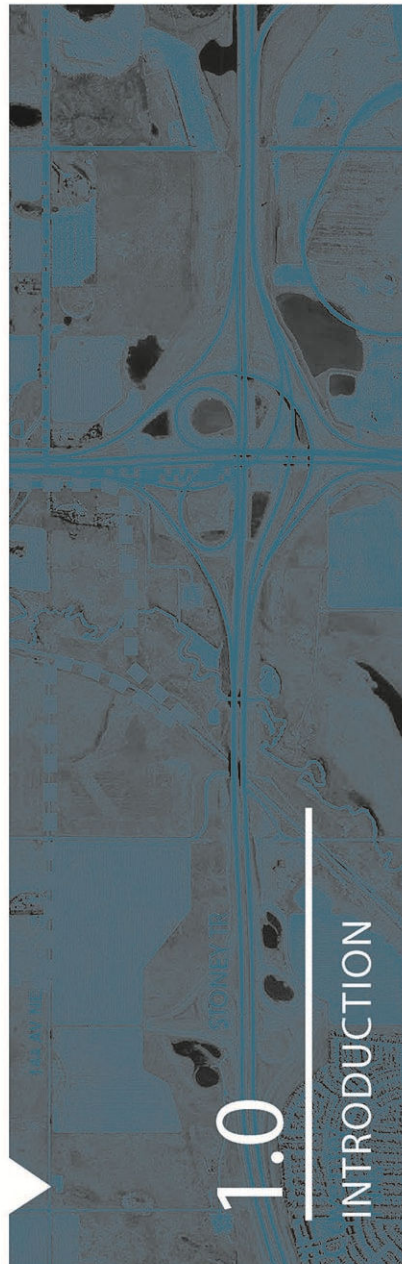


MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

table of contents

1.	Introduction	4	4.	Appendices	13
1.1.	Project Overview	4	4.1.	Typologies Workshops	14
1.2.	Public Engagement Process	5	4.1.	Illustrator's Typology Sheets	14
			4.2.	External Stakeholder Meeting #1	18
				Meeting Notes	18
				Input Summary	23
			4.3.	Public Open House #1	29
				Display boards	29
			4.4.	Public Open House #2	39
				Display boards	39
			4.5.	E-newsletters	45
				August 2014	45
				April 2015	47
				August 2015	48
2.	Methodology, Tools & Techniques	7			
2.1.	Technical Advisory Committee	7			
2.2.	Landowner Events	8			
2.3.	Stakeholder Events	10			
2.4.	Public Open Houses	10			
3.	Communications	12			
3.1.	Web Page	12			
3.3.	E-newsletters	12			

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



1.1. PROJECT OVERVIEW

The Nose Creek Area Structure Plan (ASP) includes approximately 679 hectares (1,678 acres) of undeveloped land in northeast Calgary, west of Deerfoot Trail and north of Stoney Trail. Nose Creek and Canada Pacific rail lines run along the eastern edge of the plan area, which has been used primarily for agriculture in the past.

The Nose Creek ASP will build on the directions established in the Municipal Development Plan and North Regional Context Plan to identify basic land uses such as parks and open space, utility servicing and a collector-level transportation network to guide future development.

An area structure plan is a long-range planning document that refines and implements The City's broad planning policies and objectives contained in the Municipal Development Plan, and guides the specific land use, subdivision and development decisions that determine the form the plan area will take. It is the first step in obtaining planning approval for a new community, and includes making decisions on land uses, transportation systems, population and jobs, intensity, the sequence of development, and the provision of essential services and facilities.

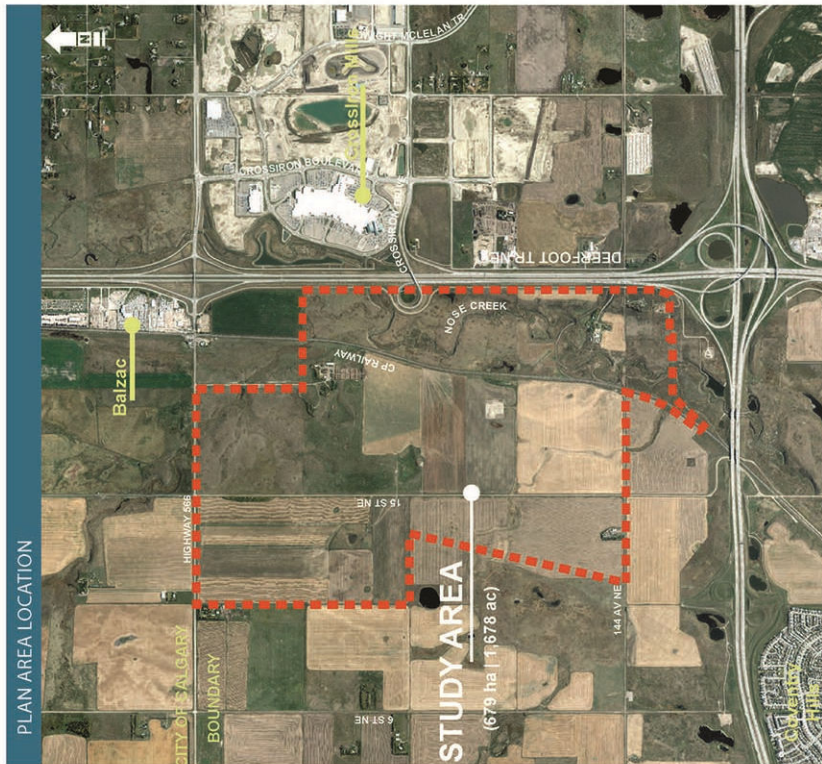
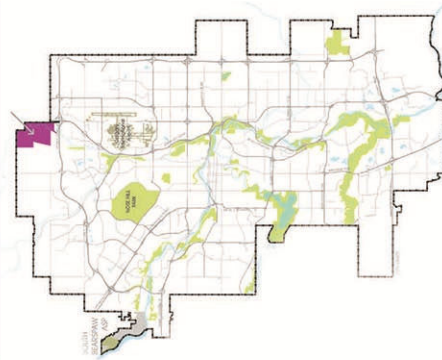
The City's planning process begins with the citywide policies in the Municipal Development Plan and narrows to area-specific policies to guide new development. This area structure plan will build on the directions established in the North Regional Context Study to identify basic land uses such as parks and open space, utility servicing and a collector-level transportation network.

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

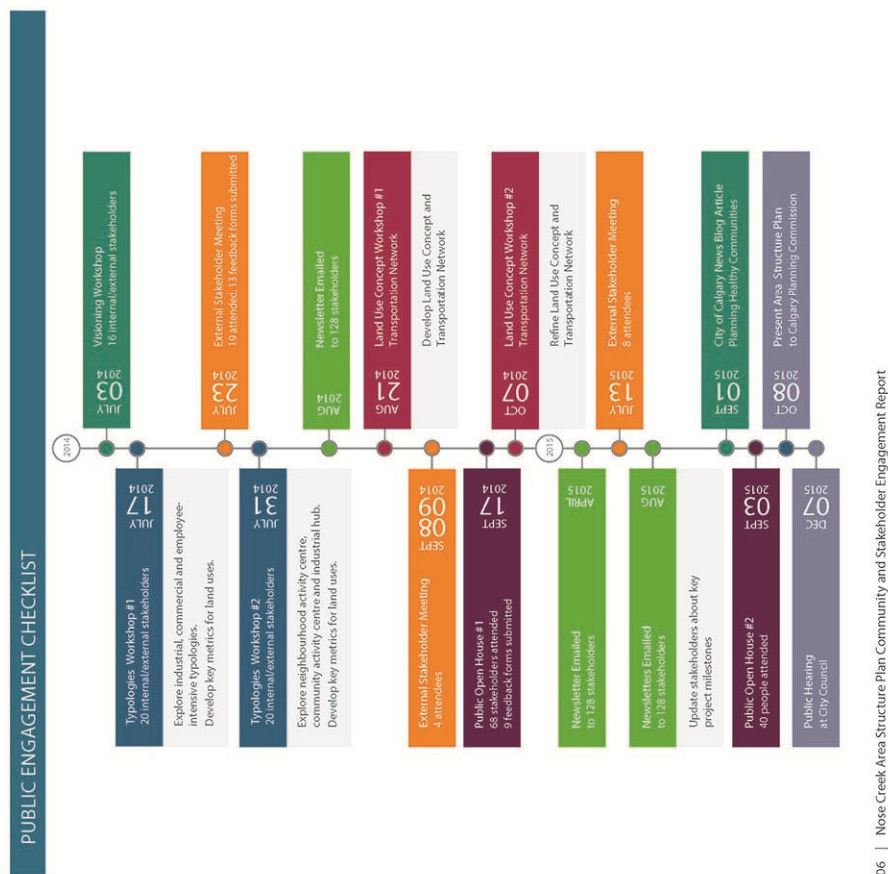
1.2. PUBLIC ENGAGEMENT PROCESS

The City of Calgary recognizes citizen input is vital to creating successful, healthy communities. In May 2014, The City began a public consultation process for the Nose Creek Area Structure Plan that encouraged area landowners, City departments, key stakeholders, special interest groups and Calgarians to work together to develop a complete community that contributes to Calgary's natural environment, social and cultural capital, economy and overall quality of life.

PLAN AREA CONTEXT



MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



2.0

METHODOLOGY, TOOLS & TECHNIQUES

The City worked collaboratively with landowners to develop the fundamental elements: vision, principles, typologies and a land use concept. Key external stakeholders and the public were consulted to identify preferences and concerns and provide input on the land use concept at external stakeholder meetings and an open house.

Once the land use concept was determined, the City project team and landowners continued to work closely to develop and refine the policy document. External stakeholders and the public were invited to provide their feedback on the draft ASP before it was presented to the Calgary Planning Commission and City Council.

Between May 2014 and September 2015, the public engagement process included working meetings and workshops with area landowners, meetings with external stakeholders and public open houses to gather input from Calgarians.

2.1. TECHNICAL ADVISORY COMMITTEE

Representatives from various City of Calgary Business Units participated in a Technical Advisory Committee to provide input throughout the Area Structure Plan process.

The Technical Advisory Committee met on a weekly or bi-weekly basis, as well as participated in the Visioning Session, Typologies Workshops, Land Use Concept Workshops and policy review meetings.

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN NOSE CREEK (WARD 3) NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE BYLAW 46P2015

- f. Community Activity Centre
 - g. Industrial Hub
- Participants split into two groups and worked with a graphic illustrator to develop images or concepts for each of the typologies listed above. Participants focused on identifying attributes as they related to adjacent uses and interfaces.
- The Technical Advisory Committee participated in developing the typologies by attending the second half of the workshops to review and discuss the concepts and ideas from their various perspectives.
- See Appendix 4.1 Illustrator's sheets from the Typologies Workshops.
- Key outcomes:**
- a. Creation of the Industrial Hub typology
 - b. Metrics for measuring the suitability of each typology



Vision: Nose Creek will be the model master planned healthy community for Alberta. This vision was later refined to: Nose Creek will be a leading health-focused, inclusively planned community.



2. Typologies Workshops: Landowners and City project staff participated in workshops on July 17 and 31, 2014, aimed at developing key metrics for the following land uses:

- a. Light Industrial
- b. Business Industrial
- c. Commercial Industrial
- d. Heavy Industrial
- e. Neighbourhood Activity Centre

2.2. LANDOWNER EVENTS

2.2.1. LANDOWNER MEETINGS

The project team met frequently – often weekly – with landowners throughout the ASP process. The meetings were used to share information and work together to make decisions whenever possible. Meeting discussions and outcomes were documented in meeting notes, circulated to all attendees and posted on the project web page.

Between May 2014 and June 2015, the project team and landowners met 41 times.

2.2.2. LANDOWNER WORKSHOPS

The project team held several workshops with landowners during the Explore and Input Phases.

1. Visioning Session: Landowners were invited to attend a Visioning Session on July 3, 2014, and asked to identify plan area attributes and constraints, as well as identify key words and phrases that reflect how the site can contribute to the MDP goals. Through this process, a number of themes emerged, which lead to the creation of the principles and vision for the Nose Creek ASP.

Key outcomes: Vision and Core Values

Nose Creek ASP is the northern gateway to Calgary and will:

- Integrate and celebrate the natural and cultural landscapes.
- Mobilize and connect people, places and communities within and beyond Nose Creek.
- Grow and exemplify a diverse, well-balanced community for all Calgarians, present and future.

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN NOSE CREEK (WARD 3) NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE BYLAW 46P2015



3. Land Use Concept Workshops: The project team, landowners, consultants and Technical Advisory Committee members attended two Land Use Concept Workshops on August 21 and October 7, 2014, as well as several meetings in September 2014 to refine and modify the land use concept and transportation network.

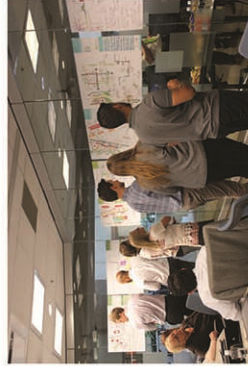
At the August 21, 2014, workshop, the landowners and their consultants listened to a presentation about the characteristics of a healthy community and then split into groups to locate and size the various typologies in the plan area as well as draft a road network. The groups worked within identified constraints, such as Environmental Open Space, transportation corridors, the NEF Contour and oil and gas facility setbacks to develop the land use concepts.



The Technical Advisory Committee joined the workshop and the facilitator from each group presented their land use concept. Then all participants were asked to place sticker dots on the best elements of each concept and complete a feedback form.

The land use concepts were further refined at meetings with the landowners in August and September, before merging the preferred ideas into two concepts to present at the September 2014 open house.

The land use concepts were further modified following the open house, and at a land use



concept workshop in October 2014.

After listening to presentations about the pros and cons for each, the project team, landowners, consultants and the Technical Advisory Committee selected one concept to move forward with. Then participants split into two groups: those with land or interest in the north half of the plan area, and those with land or interest in the south half. Each group then proceeded to refine the selected land use concept. At the end of the workshop, each group reported on the key concepts from their portion of the land use concept.

Key outcome: Land use concept.

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN NOSE CREEK (WARD 3) NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE BYLAW 46P2015

2.3 STAKEHOLDER EVENTS

The project team identified a comprehensive list of external stakeholders to engage in the planning process. This group of key stakeholders included government representatives, industry, special interest groups and environmental organizations.

2.3.1. EXTERNAL STAKEHOLDER MEETING #1

External stakeholders were invited to attend an introductory meeting about the Nose Creek Area Structure Plan on July 23, 2014. A total of 19 stakeholders attended. The purpose of the meeting was to share information, identify issues and concerns, and gather feedback on the Vision Statement and Principles prior to developing land use concepts.

Stakeholders were asked to complete a feedback form at the meeting or online. In all, 13 feedback forms were submitted (9 hard copy and 4 online responses).

What we heard:

Protecting the natural environment, and Nose Creek Watershed in particular, is very important to stakeholders.

Careful and innovative planning will create a vibrant place.

Stakeholders expect a meaningful consultation process that includes regular updates and considering and incorporating feedback to the greatest extent possible.

The meeting notes and input summary can be found in Appendix 4.2.

2.3.2. EXTERNAL STAKEHOLDER MEETING #2



At the first meeting, some external stakeholders indicated they would be interested in attending a second meeting to review the land use concepts prior to the open house. The project team offered two drop-in meeting times on September 8 and 9, 2014. Only four stakeholders participated, but valuable discussions were had nonetheless.

2.3.3. LAND USE CONCEPT ONLINE SURVEY

In October 2014, an online survey was sent to all external stakeholders on the project list, asking for feedback on the draft land use concept. The survey was available from October 23 – October 31, 2014, and there were 5 respondents.

2.3.2. EXTERNAL STAKEHOLDER MEETING #3

City staff held a drop-in session in July 2015 to provide an update on the ASP process and to answer any questions from external stakeholders.

2.4 PUBLIC OPEN HOUSES

2.4.1. PUBLIC OPEN HOUSE #1

The first public open house was held at Cardel Place on September 17, 2014. The location was chosen in an effort to increase participation in the engagement process and awareness about the project with Calgarians living and working near the plan area. Approximately 68 people viewed the open house materials, and nine feedback forms were submitted. Approximately 25% of attendees were landowners or key stakeholders.

Open house attendees saw display boards describing the story of the project, including background information about the site area and planning process, attributes and constraints, information about healthy communities and four boards each showing two land use concepts (A and B) with different characteristics highlighted (network and connectivity, land use, features and activities and general land use).

The display boards can be found in Appendix 4.3.



**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

2.4.2. PUBLIC OPEN HOUSE #2

The second and final open house was held on September 3, 2015 at CrossIron Mills. Similar to the first open house, the location was selected specifically to capture a "passive" audience to increase awareness about the Area Structure Plan.

The project team staffed the Community Kiosk throughout the day. Approximately 40 people stopped at the booth to speak with the staff. Attendees were interested in when the plan would be approved and development would start. Attendees also expressed interest in multi-family housing.

The display boards can be found in Appendix 4.4.



MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



3.0 COMMUNICATIONS

A variety of channels were used to advertise the public engagement process for the Nose Creek Area Structure Plan and keep interested citizens informed and updated throughout the project.

3.1. WEB PAGE

A project web page was established on calgary.ca/nosecreek early in the project and served as the hub for all project related information. Visitors to the page could find current project information, upcoming opportunities for engagement, notes from landowner and stakeholder meetings and subscribe for email updates about the project. Banner ads were also published on calgary.ca advertising both open houses.

3.2. E-NEWSLETTERS

In August 2014, April 2015 and August 2015, more than 125 stakeholders that had been identified by the project team or subscribed to updates on the project website received an e-newsletter. Please see Appendix 4.5 to read each newsletter.

Nose Creek area structure plan

The Nose Creek plan is nearly complete!

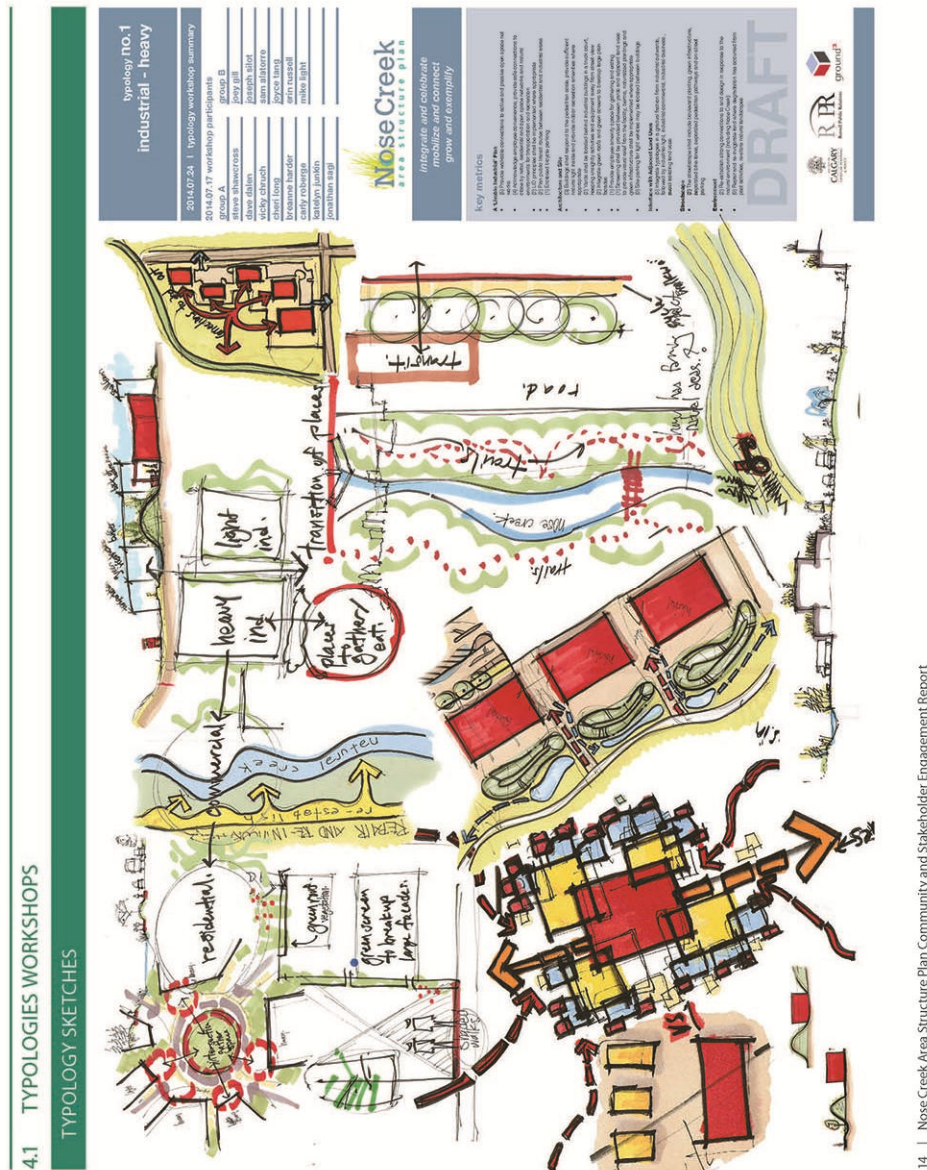
Attend our Open House on September 3 to see what has been developed.

Visit calgary.ca/nosecreek for more information.

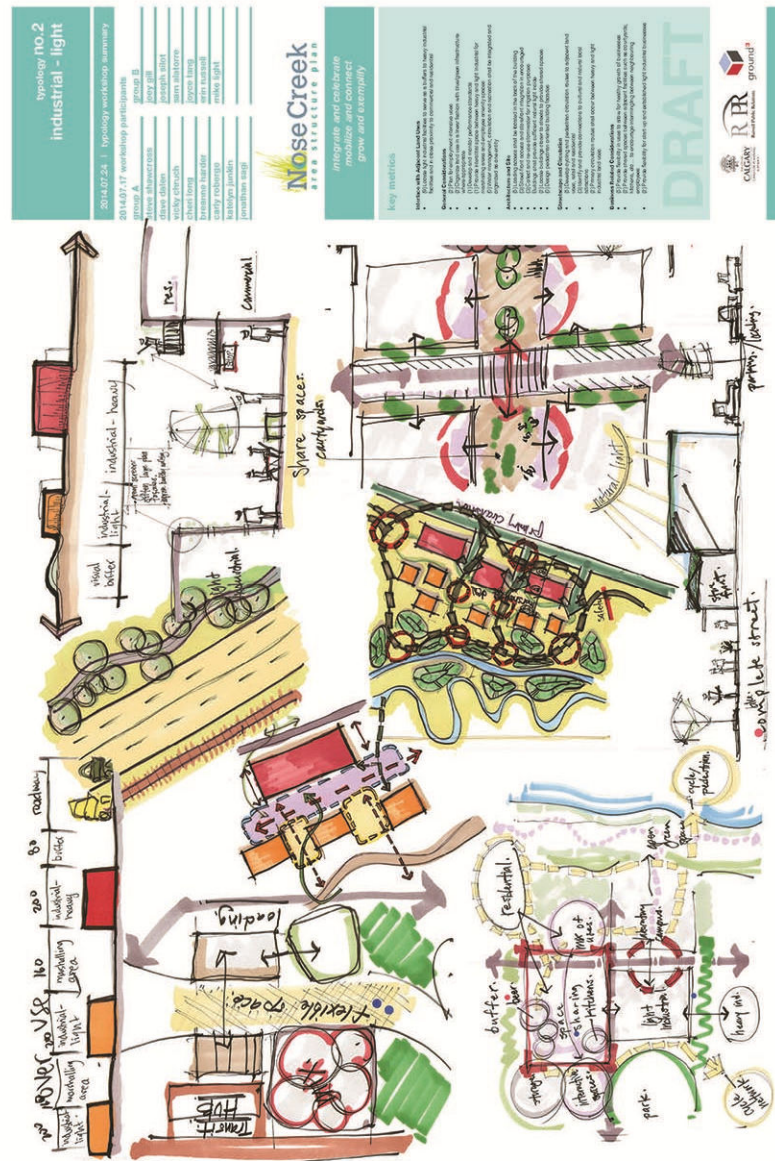
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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

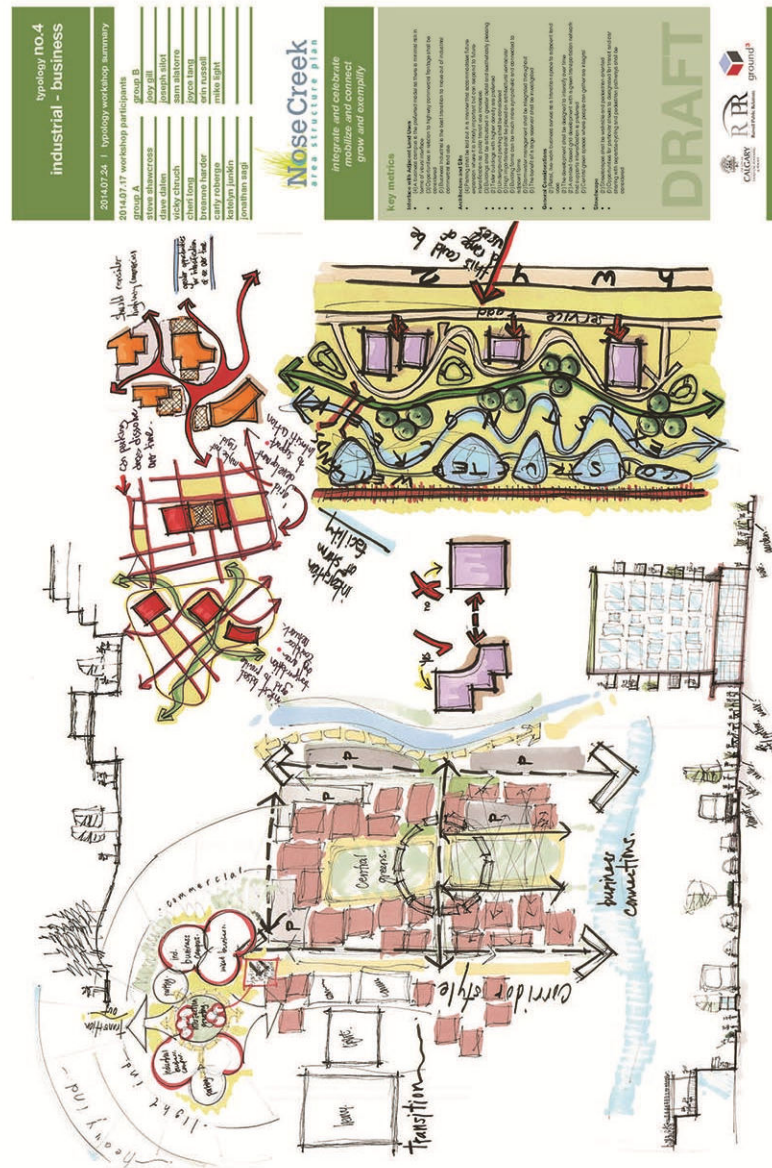


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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**




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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**



MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

18 | Nose Creek Area Structure Plan Community and Stakeholder Engagement Report



External Stakeholder Meeting
Wednesday, July 23, 2014 | 4:30-6:30pm
Municipal Building - 4th floor DBA Classroom

Attendees:

Asad Niazi	Ahmadiyya Muslim Jama'at Canada Inc.
Reg Gunson	Alberta TrailNet
Ross Hayes	Alberta TrailNet
Kimberley Nelson	Bike Calgary
Rodney Neumann	Calgary Board of Education
Amie Blanchette	Calgary Home Builders Association
Duane Sutherland	Calgary Pathway & Bike Advisory Group
Bob Morrison	Government, Finance, and Infrastructure Group (GFIG)
Richard Ward	Elbow Valley Cycle Club
Don Hollingshead	Elbow Valley Cycle Club
Darcy Blair	Evanston Creekside Community Association
Karly Morgan	Federation of Calgary Communities
Sam Alatorre	IBI Group
Jerry Lau	Infrastructure – Alberta Transportation
Ian Ross	Nature Calgary
Catherine Halkett	Sport Calgary
Brady Morrice	Walton Developments
Sewak Gill	873116 Alberta Ltd.
Joey Gill	873116 Alberta Ltd.
Travis Shaw	The City of Calgary – Parks – Development
Jolene Laverty	The City of Calgary – Parks – Natural Areas
Pat Churchman	The City of Calgary – Transportation Planning
Marcus Patterson	The City of Calgary – Water Resources
Joyce Tang	The City of Calgary – LPI
Breanne Harder	The City of Calgary – LPI
Erin Russell	Russell PR
Carly Roberge	Russell PR

1

4.2 EXTERNAL STAKEHOLDER MEETING #1
MEETING NOTES

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

Agenda	
<p>Presented by The City of Calgary Project Manager (Joyce Tang) Presentation Agenda: (PDF of presentation is also available)</p> <ul style="list-style-type: none"> • Introductions • Background and site context <ul style="list-style-type: none"> ◦ Developer-funded ASP's ◦ Our Process • Attributes and issues • Developing a vision and principles • Typologies • Land use concepts • Opportunities for engagement <p>Followed by questions/discussions as noted below.</p>	
Discussion	Action/Status
<p>Unknown: Is there a zoning plan for this area?</p> <p>Project Manager: Not yet. We are in the typologies stage. That will come once we reach land use concepts.</p>	
<p>Unknown: What is the intent of the area developers?</p> <p>Project Manager: They are looking to create a complete community while considering the NEF contour. We will come up with 1-3 concepts for land use and review them with the Technical Advisory Committee, which consists of representatives from various City Departments. We will also ask the public to provide feedback on the revised concepts at an open house.</p>	

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

20 | Nose Creek Area Structure Plan Community and Stakeholder Engagement Report

<p>Sport Calgary: There are no major recreational sport fields together in one place anywhere in the city. Since the NEF contours prevent constructing buildings, this might a good opportunity for outdoor sports fields.</p> <p>Project Manager: There is Community Activity Centre (CAC) in the southeast corner of the plan area that has been flagged for a small recreational facility. The NEF contour does not preclude the construction of buildings.</p> <p>Transportation Planning: The NEF boundary limits the type of building; everything south of it cannot include residential or schools. Sound is the issue, not height.</p>	
<p>Alberta TrailNet: Our interest from a Trans Canada trail perspective is a major north route to Edmonton. We would like to see the present connections run through this area. It starts at the BC border, comes through Cochrane and Bragg Creek and hopefully will continue into Nose Creek. Approximately 800-1000 people a day use the Bragg Creek trail. We would like to see the industrial typologies have cycling in front of the buildings, not the back.</p> <p>Project Manager: Do you have boundary connections you could share?</p> <p>Calgary Pathway & Bike Advisory Group: The implementation plan shows connections all the way along Nose Creek, and Major Nenshi just announced funding to complete the pathways on the missing links list by 2017.</p>	
<p>Bike Calgary: In the Keystone Hills ASP, transit and bike corridors were mapped prior to development. Is that possible to do with this project?</p> <p>Project Manager: Yes, and the landowners have indicated this is a key component.</p>	
<p>Transportation Planning: We would like to incorporate a recreational cycle network and a commuter system along the street network. We have a broad section of road types that can accommodate a variety of users, and sidewalks are now required everywhere.</p>	
<p>Project Manager: Has there been talk of a commuter or high-speed rail?</p> <p>Infrastructure – Alberta Transportation: Right-of-way for two high speed rail lines has been protected along the CP Rail corridor and accommodated in the Balzac interchange design. Nothing has been confirmed.</p>	
<p>Walton Developments: What is the width of two rail lines?</p> <p>Infrastructure – Alberta Transportation: I would need to review the specifications document.</p>	<p>Russell PR: Look up width</p>
<p>GFIG: The South Saskatchewan Regional Plan (SSRP) has recently been approved. Does this affect or change anything for the Nose Creek ASP?</p>	<p>City (Project Manager): Review and</p>

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

<p>Project Manager: I will review that document. The Nose Creek ASP Terms of Reference (ToR) has been used to develop the ToR for the master drainage plan for the area.</p> <p>GFIG: Will the Nose Creek Watershed Management Plan be reflected in the ASP?</p> <p>Water Resources – The City of Calgary: The run-off targets in the Nose Creek Watershed Management Plan are not statutory, but the ASP will become legislation. It will set the standards.</p> <p>Water Resources – The City of Calgary: Table 8.1 in the Nose Creek Watershed Management Plan contains specific targets.</p> <p>Alberta TrailNet: Our concern is that they should be standards, not guidelines. Especially for things like Riparian and discharge rates.</p> <p>Water Resources – The City of Calgary: The discharge standards in Nose Creek are higher than others.</p>	<p>distribute SSRP (provided in link)</p> <p>City (Water Resources)</p> <p>Determine guidelines (provided in link)</p>
<p>Ahmadiyya Muslim Jama'at Canada Inc.: What type of stormwater control will be required?</p> <p>Water Resources – The City of Calgary: The information is available in the Nose Creek Watershed Management Plan.</p>	
<p>Walton Development: Is there any funding for the interchanges?</p> <p>Infrastructure – Alberta Transportation: The Balzac interchange is designed but not on the three year program. The other two interchanges are considered development-driven and not funded by Alberta Transportation.</p>	
<p>GFIG: There is already a connection between Nose Creek and Keystone Hills to the west. Is there any desire to connect with the east side of Deerfoot Trail?</p> <p>Project Manager: That is dependent on the interchange configuration allowing for permeability.</p> <p>Calgary Pathways & Bike Advisory Group: There is a connection at CrossIron Mills and the abandoned CP Rail spur line is another opportunity to connect to the east.</p> <p>GFIG: This should be considered because Deerfoot Trail is a major divide. It can make this area into two separate worlds.</p>	
<p>Project Manager: During the land use concept phase of the project - Is this group interested in attending another meeting like this to review the land use concepts before the open house? Or would you prefer to just attend the open house?</p> <p>Four meeting attendees raised their hand to indicate support for another stakeholder meeting. The remainder of meeting attendees would prefer to</p>	

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

22 | Nose Creek Area Structure Plan Community and Stakeholder Engagement Report

attend the open house.	
<p>Unknown: How will the discussion and outcomes from this meeting be documented?</p> <p>Communications: We will provide meeting notes with action items, as well as provide the presentation. We likely won't post the presentation on the web page because it's missing the context, but you are welcome and encouraged to share this information with others.</p>	<p>Russell PR: Circulate presentation with meeting minutes and provide links to planning documents.</p>
<p>Evanston Creekside Community Association: Are the energy companies involved in this engagement process? Is there a sense of their status? (EMP's)?</p> <p>Project Manager: Yes, they will be engaged through this planning process. We have a member on our TAC who acts as our liaison. The landowners have also been in contact with the affected companies. It will happen parallel this process.</p>	

Next Steps:


We will circulate the meeting notes and provide the feedback form online. We will also circulate the stakeholder list to identify others that should be engaged.

We plan to develop Land Use Concepts in early August and hold a public open house in September to gather input.

Minutes distributed: [August 15, 2014](#)

Please review and provide any comments regarding omissions or incorrect information by 4 pm on [Friday, August 22, 2014](#) to Erin Russell (erin@russellpr.ca), otherwise minutes will be confirmed to be accepted.

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**



Nose Creek area structure plan

External Stakeholder Meeting
Input Summary

Public Engagement Process

Council and Administration recognize citizen input is vital to creating successful, healthy communities. The ASP process will include a public consultation process to engage landowners, key stakeholders and Calgarians. These groups will be asked to help develop a complete community that contributes to Calgary's natural environment, social and cultural capital, economy and overall quality of life.


Specifically, the public engagement process will include:

- Working meetings with area landowners
- Workshops with area landowners
- Stakeholder meetings
- Public open houses and online feedback

Stakeholder Meeting


The City invited representatives from government, industry, special interest groups and environmental organizations to attend an introductory meeting about the Nose Creek Area Structure Plan. The purpose of the meeting was to share information, identify issues and concerns, and gather feedback on the Vision Statement and Principles prior to developing land use concepts.

The External Stakeholder Meeting was held on Wednesday, July 23, 2014 from 4:30-6:30pm at the Municipal Building. A total of 19 stakeholders attended. In all, 13 feedback forms were submitted (9 hard copy and 4 online responses).



Page 1 of 6

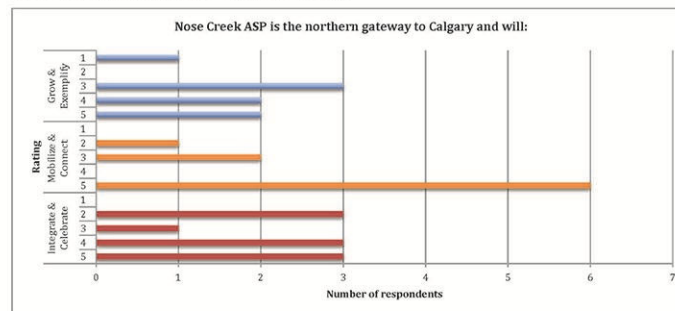
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 THE CITY OF CALGARY
LOCAL GOVERNMENT
& INFRASTRUCTURE

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

Vision and Principles

On a scale of 1-5 with 1 being *do not support* and 5 being *fully support*, how would you rate the Nose Creek ASP principles (please circle)?



More than two-thirds of respondents (67% or 6 people) support "Mobilize & Connect" and 60% (6 people) supported "Integrate & Collaborate". Respondents were less sure about "Grow & Exemplify", with 50% (4 people) supporting it and 38% (3 people) rating it a 3.

INTEGRATE & CELEBRATE: the natural and cultural landscapes.

Comments indicated:

- Protecting the natural environment and watershed should be a top priority.
- There is some skepticism about the principles having a tangible effect on the development.

MOBILIZE & CONNECT: people, places and communities within and beyond Nose Creek.

Comments indicated:

- Connections should be based on natural features and pathways should be part of the streetscape (in front of buildings and not behind).
- The Trans Canada Trail is intended to connect through this area and should be a planning consideration.
- Active and multi-modal transportation is desirable and encouraged.

GROW & EXEMPLIFY: a diverse well-balanced community for all Calgarians, present and future.

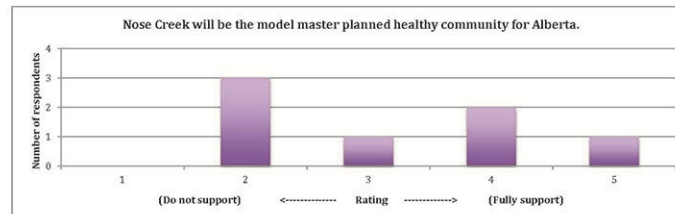
Comments indicated:

- Stakeholders generally support this principle, but feel it could be improved with clarity around how this will be achieved and reflected in reality.

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

- There is significant potential for this area to be vibrant place but might be dependent on the specific type of industrial development. One suggestion is to create a place to play and attract world-class sport tournaments.

On a scale of 1-5 with 1 being *do not support* and 5 being *fully support*, how would you rate the Nose Creek ASP vision (please circle)?



More than half (57%) of respondents ranked this vision at 3 or below on the support scale. Of the 13 people that completed the feedback form, nearly half (46%) left this question blank.

Comments indicated:

- Healthy communities should maintain the integrity of the natural landscape and provide connections in all directions.
- Perhaps commercial/industrial development should be moved to the Centre Street area.

Public Engagement Process

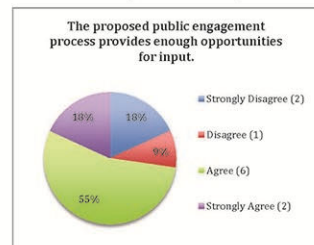
Are there other ways you would like to provide input? Please list:

- Implement a genuine engagement process and clearly illustrate how stakeholder input has affected the outcomes.
- Proposed process is satisfactory; should continue to provide opportunities for face-to-face discussions with planners and/or planning team.

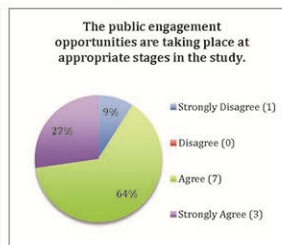
**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

26 | Nose Creek Area Structure Plan Community and Stakeholder Engagement Report

Please indicate your level of agreement with the following statements:

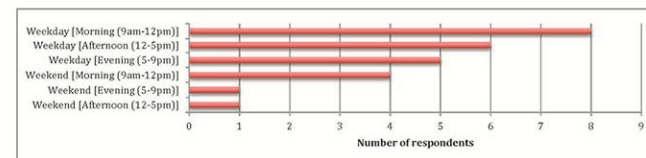


73% of respondents agreed or strongly agreed with this statement.



91% of respondents agreed or strongly agreed with this statement.

If you would like to attend future stakeholder meetings, please select your preferred time(s):



Most respondents (60%) prefer a weekday daytime meeting.

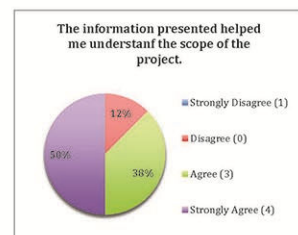
Please provide any additional comments you have about the public engagement process:

- Provide materials in advance and update website frequently.
- Give innovative options that support the MDP consideration.
- Implement a genuine engagement process where feedback is considered and incorporated as much as possible.

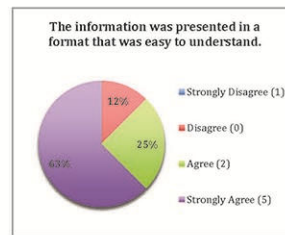
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Stakeholder Meeting Evaluation

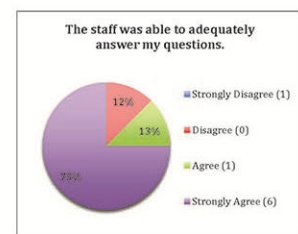
Please indicate your level of agreement with the following statements:



88% of respondents agreed or strongly agreed with this statement.



88% of respondents agreed or strongly agreed with this statement.



88% of respondents agreed or strongly agreed with this statement.

Please provide any additional comments you have about the meeting:

- Some stakeholders indicated their primary interest is residential so they won't be heavily involved in this project. The Calgary Pathways & Bikeways Plan 2000/2001 needs updating. Transportation Planning should be involved.
- There is a desire to connect the Trans Canada Trail by 2017. It would be nice to have an alignment determined through this ASP and constructed by 2016.

Do you know of any additional constraints or opportunities within the Nose Creek ASP plan area? Please let us know:

- Address all recommendations in the Nose Creek Watershed Water Management Plan.
- Consider the flood plain and aligning pathway connections along Nose Creek within flood

Page 5 of 6

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**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

zones.

- There is no future access to Hwy 566, 1/2 mile west of 15th St NE. The next access is 1 mile west.
- Consider linkages to adjacent communities where residents might walk or bike into this area for employment.

Conclusions

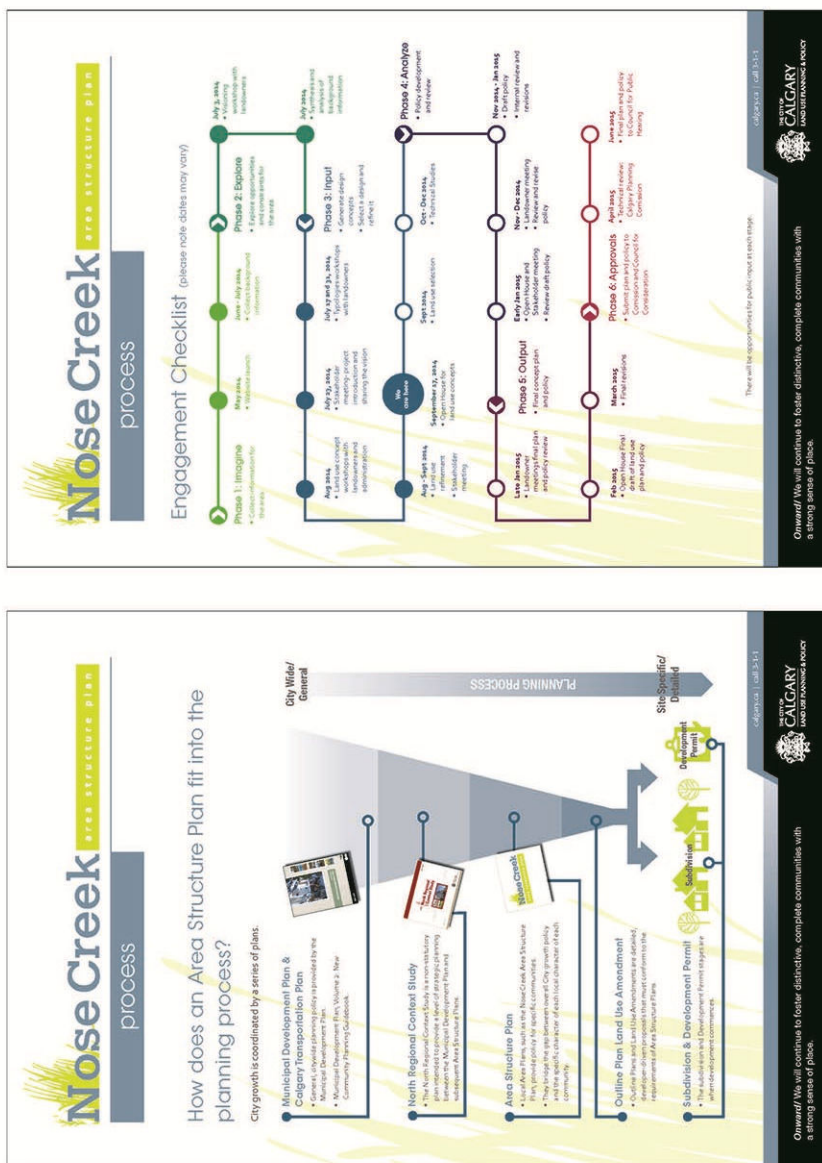
- Protecting the natural environment, and Nose Creek Watershed in particular, is very important to stakeholders.
- Careful and innovative planning will create a vibrant place.
- Stakeholders expect a meaningful consultation process that includes regular updates and considering and incorporating feedback to the greatest extent possible.

Nose Creek Area Structure Plan Community and Stakeholder Engagement Report | 29

DISPLAY BOARDS

J. Tang/B. Harder

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



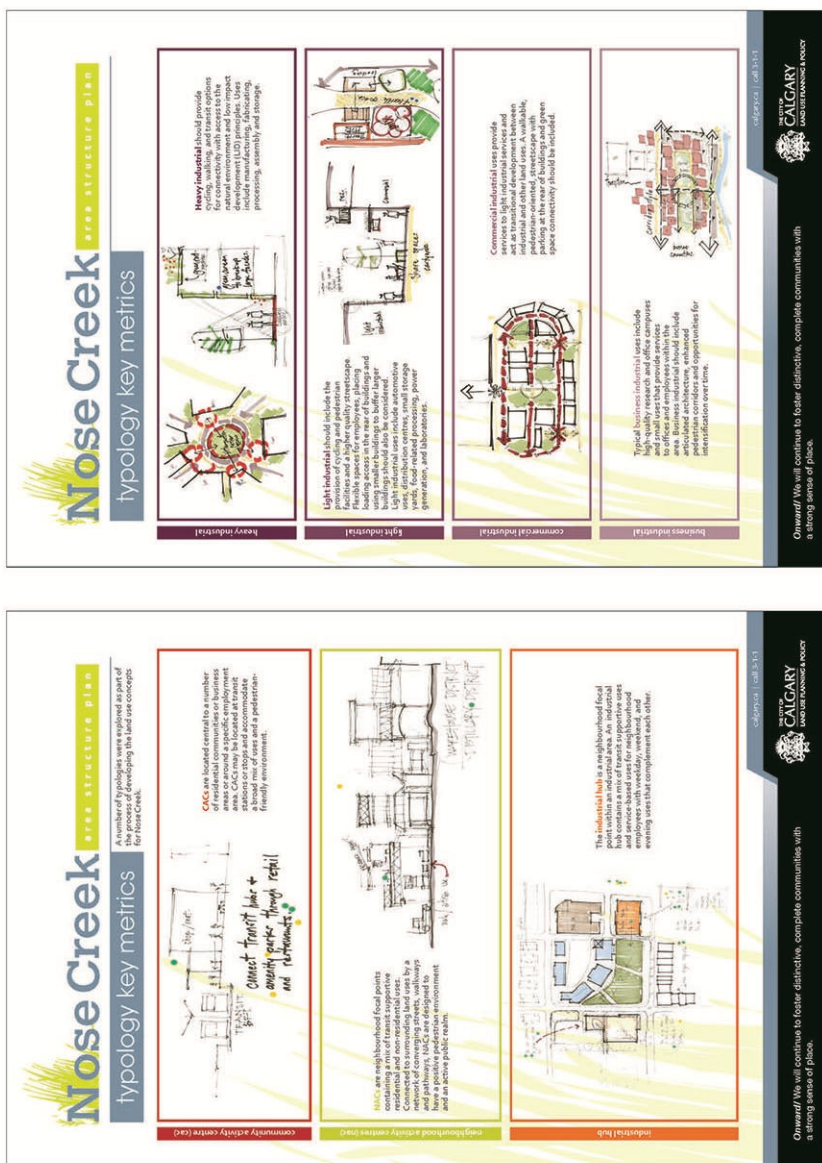
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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**



MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

Nose Creek

area structure plan

land use

Which land use concept best exemplifies the goals of a healthy community?

Related healthy community planning principles:

- 1 Put People First: integrate health into planning and design, consider health impacts
- 2 Encourage Physical Activity: co-locate activities and design for flexibility
- 4 Empower Champions for Health: community engagement through a shared vision of a healthy community
- 5 Make Healthy Choices Easy: sidewalk design, bikeways, refuge, accessibility
- 7 Ensure Equitable Access: provide access to services and facilities, schools and the quality of experience travelling to school
- 8 Mix It Up: provide a variety of land uses, building types and public spaces to improve physical and social activity
- 10 Promote Access to Healthy Food: access to grocers and other forms of healthy foods including community gardens and orchards

Forward! We will continue to foster distinctive, complete communities with a strong sense of place.

CITY OF CALGARY
LAND USE PLANNING & HOUSING

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

Nose Creek

area structure plan

features & activities

Which features concept best exemplifies the goals of a healthy community?

Related healthy community planning principles:

- 1 Put People First: Integrate health into planning and design, consider health impacts
- 2 Encourage Physical Activity: Co-locate activities and design for flexibility
- 5 Engage Shared Spaces: Community assets, re-think public spaces
- 7 Ensure Equitable Access: Provide access to services and amenities, schools and the quality of experience traveling to school
- 9 Enhance Unique Character: Integrate natural systems into the community
- 10 Promote Access to Healthy Food: Access to grocers and other forms of healthy foods, including community gardens and orchards

Forward! We will continue to foster distinctive, complete communities with a strong sense of place.

36 | Nose Creek Area Structure Plan Community and Stakeholder Engagement Report

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

Nose Creek

area structure plan

general land use

Which overall land use concept best exemplifies the goals of a healthy community?

Principles in planning that can reduce the leading risk factors that are recognized by researchers and industry are:

- 1 Put People First: integrate health into planning and design, consider health impacts
- 2 Encourage Physical Activity: co-locate activities and design for flexibility
- 3 Recognize the Economic Value: existing desire for more walkable, mixed-use, transit-rich communities
- 4 Empower Champions for Health: community engagement through a shared vision of a healthy community
- 5 Energize Shared Spaces: community assets, re-think public spaces
- 6 Make Healthy Choices Easy: advocate design, incentives, infrastructure, accessibility
- 7 Ensure Equitable Access: provide access to services and amenities, schools and the quality of experience travelling to school
- 8 Mix it Up: provide a variety of land uses, building types and public spaces to improve physical and social activity
- 9 Embrace Unique Character: integrate natural systems into the community
- 10 Promote Access to Healthy Food: access to grocers and other forms of healthy foods including community gardens and farmers' markets

Forward! We will continue to foster distinctive, complete communities with a strong sense of place.

CITY OF CALGARY
LAND USE PLANNING & HOUSING

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



Nose Creek Area Structure Plan Community and Stakeholder Engagement Report | 39

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

Nose Creek AREA STRUCTURE PLAN

vision & principles

The vision and principles for the Nose Creek ASP were developed through a visioning workshop. Landowners and City staff examined how city-wide policies from the Municipal Development Plan could be achieved in the Plan Area. Through this process, key words and themes developed, which were further refined into three principles and a vision statement for the ASP.

Vision Statement

Nose Creek ASP is the northern gateway to Calgary and will:

INTEGRATE AND CELEBRATE:
the natural and cultural landscapes

MOBILIZE AND CONNECT:
people, places and communities within and beyond Nose Creek

GROW AND EXEMPLIFY:
a diverse, well-balanced community for all Calgarians, present and future

Principles

Nose Creek will be a leading health-focused, inclusively planned community.

Word Cloud:
live-work-play, quality, community, access, creek, health, design/architecture, diverse, link, amenity, transit, green, connectivity, network, economic, urban, opportunity, pathways, employment, use, landscape, parks, buffer, destination, technology, high, cycle, pedestrian, airport, ecosystems, link, amenity, transit, green, connectivity, network, economic, urban, opportunity, pathways, employment, use, landscape, parks, buffer, destination, technology, high, cycle, pedestrian, airport, ecosystems.

Onward! We will continue to foster distinctive, complete communities with a strong sense of place.

Nose Creek AREA STRUCTURE PLAN

process

How does an Area Structure Plan fit into the planning process?

city growth is coordinated by a series of plans.

City Wide/ General

Municipal Development Plan & Calgary Transportation Plan

- General land use planning policy provided by the City of Calgary
- Municipal Development Plan, Volume 2: New Community Planning Guidelines

North Regional Context Study

- The North Regional Context Study is a strategic study that provides a regional context for the development of the Nose Creek Area Structure Plan.

Area Structure Plan

- Area Structure Plans are the primary planning tool for the City of Calgary.
- They provide the link between the City's growth policy and the specific character of each local chapter of each community.

Outline Plan Land Use Amendment

- Outline Plans and Land Use Amendments are adopted by the City Council.
- They provide the link between the City's growth policy and the specific character of each local chapter of each community.

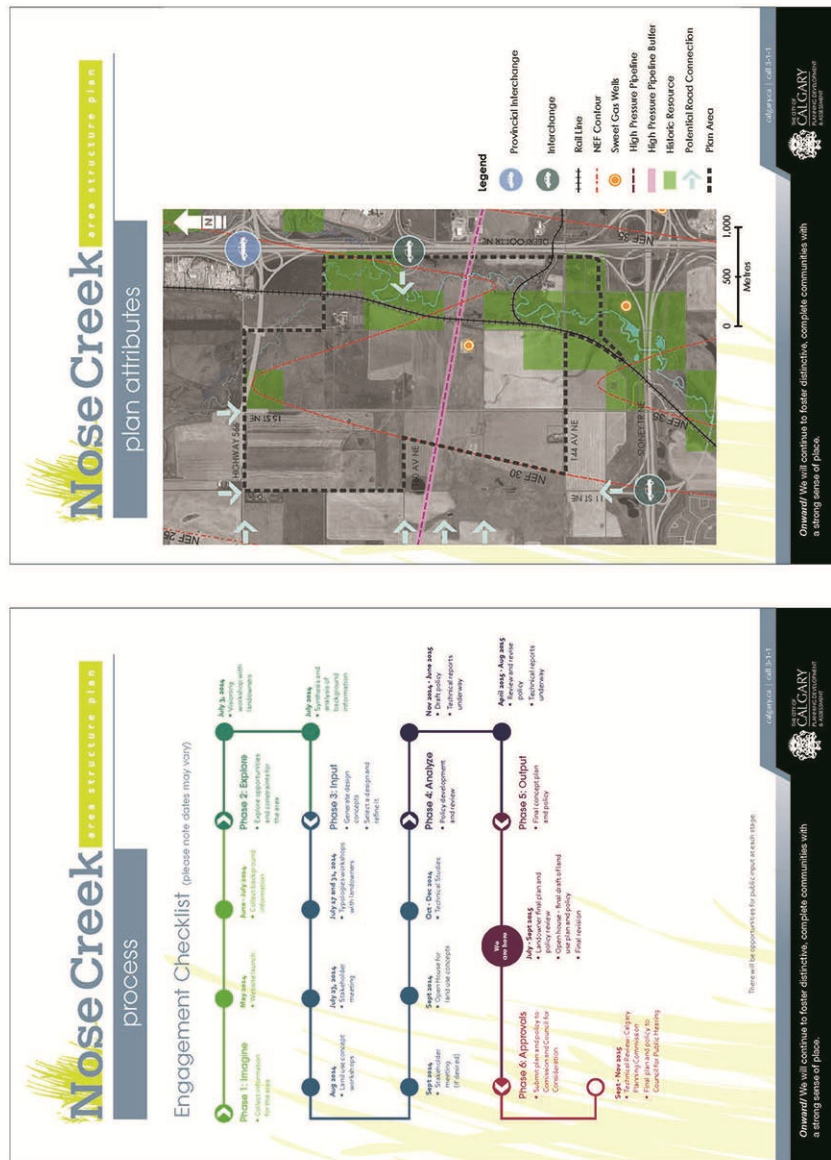
Subdivision & Development Permit

- The Subdivision and Development Permit is a key tool for the City of Calgary.
- It provides the link between the City's growth policy and the specific character of each local chapter of each community.

Development Permit

Onward! We will continue to foster distinctive, complete communities with a strong sense of place.

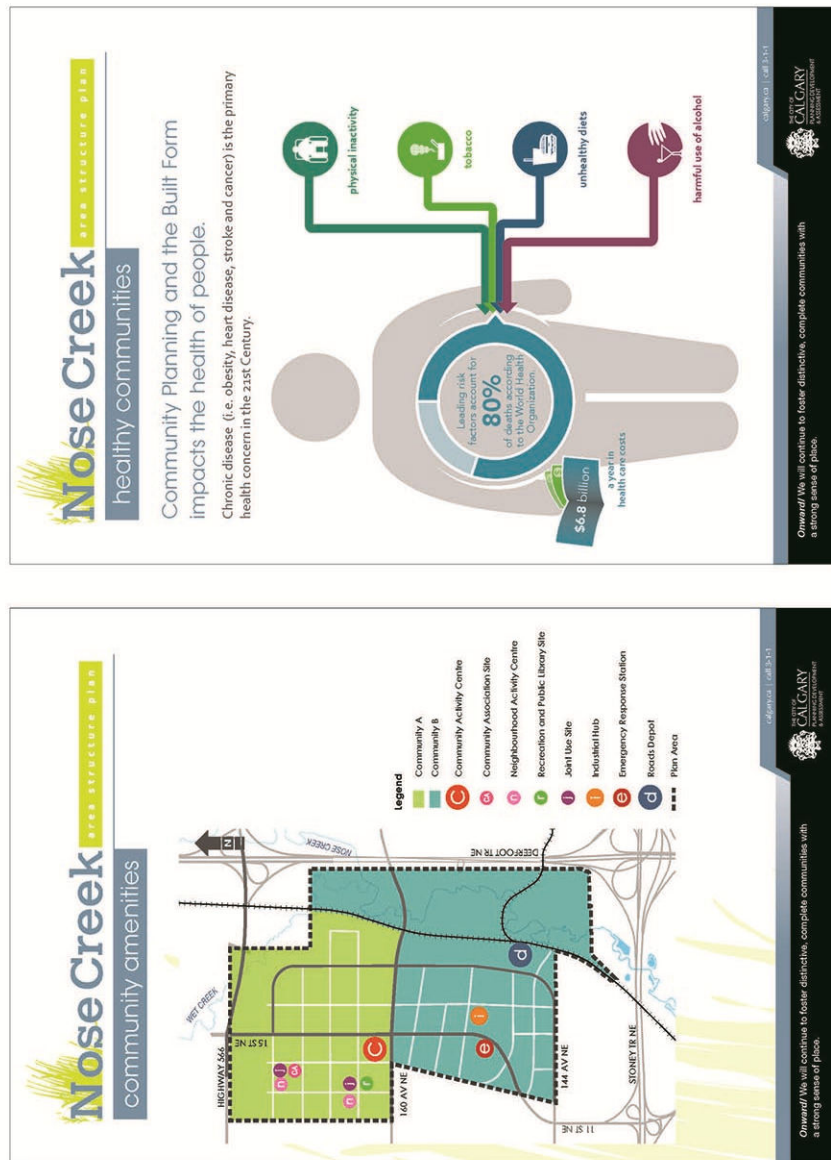
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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
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Nose Creek

area structure plan

calgary.ca/nosecreek • August 2014

Public Engagement Process & Timeline

Phase 1: Imagine
 • Collect information for the area

- May 2014: Website launch
- June - July 2014: Collect background information

Phase 2: Explore
 • Explore opportunities and constraints for the area

- July 2014: Visioning workshop with landowners
- July 2014: Synthesize and analyze of background information

Phase 3: Input
 • Generate design concepts
 • Refine a vision and culture

- July 2014 and July 2014: Typology workshops with landowners
- July 2014: Stakeholder meeting
- Aug 2014: Land use concept workshop
- Sept 2014: Stakeholder meeting (if desired)
- Sept 2014: Open House for land use concepts
- Oct - Dec 2014: Technical Studies

Phase 4: Analyze
 • Policy development and review

- Nov 2014 - Jan 2015: Draft policy
- Nov - Dec 2014: Review and refine policy
- Early Jan 2015: Open House and Stakeholder meeting

Phase 5: Output
 • Final concept plan and policy

- Late Jan 2015: Landowner meetings final plan and policy review
- Feb 2015: Open House final draft of land use plan and policy
- March 2015: Final revisions

Phase 6: Approvals
 • Submit plan and policy to Commission and Council for Consideration

- April 2015: Technical review: Calgary Planning Commission
- June 2015: Final plan and policy to Council for Public Hearing

The Nose Creek Area Structure Plan (ASP) includes approximately 562 hectares (1388 acres) of undeveloped land in northeast Calgary, west of Deerfoot Trail and north of Stoney Trail. Nose Creek and CP Rail lines run along the eastern edge of the plan area, which has been used primarily for agriculture in the past.

This project is one of six developer-funded ASPs, intended to reduce the time required to produce an ASP and improve collaboration between City staff, landowners, and developers. This plan is tentatively scheduled to be presented to the Calgary Planning Commission in April 2015 with a public hearing at City Council tentatively scheduled for June 2015.

The ASP will build on the direction established in the Municipal Development Plan and North Regional Context Plan to identify basic land uses such as parks and open space, utility servicing and a collector-level transportation network to guide future development.




The context area for this ASP is diverse and contains many attributes, including two buffalo rubbing stones, creeks, streams and wetlands. Some of the escarpments, gullies and tree pockets may act as a habitat for wildlife such as deer, moose and swallows.

Plan Development

The City and landowners have been working together since early June to identify features, attributes and constraints of the plan area, develop a vision and principles, and explore typologies to facilitate land use concept development.

Several technical studies will be completed as part of the process, including a bio-physical inventory to define the area's natural environment and transportation modeling to determine if the land use concepts developed can be supported by the road network over time.

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THE CITY OF CALGARY
LOCAL AREA PLANNING & IMPLEMENTATION

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
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Visioning Session — July 3, 2014

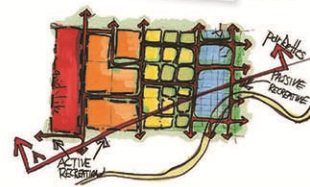
We held a Visioning Session with landowners and asked them how this site can contribute to achieving the Municipal Development Plan's city-wide policies. Through this process, a number of themes emerged, which lead to the creation of the principles and vision for the Nose Creek ASP.



Visioning Session participants identify site features, attributes and constraints.

Typologies Workshops — July 17 and 31, 2014

The North Regional Context Plan identifies Industrial and Residential land use, two Community Activity Centres (CAC) and multiple Neighbourhood Activity Centres (NAC) within the plan area. Using the Vision Statement and Principles as guiding themes, the City of Calgary project team and plan area landowners participated in a workshop to explore what typologies for the Community Activity Centres, Neighbourhood Activity Centres and light, heavy, business, and commercial industrial might look like, and how they would interact with each other.



PRINCIPLES: Nose Creek ASP is the northern gateway to Calgary and will:

INTEGRATE & CELEBRATE: the natural and cultural landscapes

MOBILIZE & CONNECT: people, places and communities within and beyond Nose Creek

GROW & EXEMPLIFY: a diverse, well-balanced community for all Calgarians, present and future

VISION: Nose Creek will be the model master planned healthy community for Alberta.

External Stakeholder Meeting — July 23, 2014

The City invited representatives from government, industry, special interest groups and environmental organizations to attend an introductory stakeholder meeting; fourteen stakeholders attended, as well as several landowners and City of Calgary representatives. The purpose of the meeting was to share project scope and schedule, identify issues and concerns, and gather feedback on the Vision Statement and Principles prior to developing land use concepts. This group will be notified about upcoming engagement events throughout the process and encouraged to participate and share information with others.

Next Steps

Land Use Concepts

The project team and landowners will work together to develop land use concepts that locate the various typologies in the plan area (industrial, residential, NAC and CAC) within identified constraints such as Environmental Open Space, transportation corridors, NEF Contour and oil and gas facility setbacks. The intent is to determine the general location of each typology and identify appropriate transitions between adjacent uses.

The land use concepts developed as part of the land use concept workshop will be refined through feedback from City staff, the landowners, external stakeholder and the general public.

Public Open House and online feedback


The City will hold a public open house on **September 17, 2014, from 4–7pm at Cardel Place** to ask Calgarians what they think of the land use concepts. Feedback will also be collected online at calgary.ca/nosecreek until **September 30, 2014**. The project team and landowners will use the public input to select and refine a land use concept for the Nose Creek area.

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NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

APRIL 2015



calgary.ca/nosecreek - April 2015

Public Engagement Process & Timeline

Phase 1: Imagine
Collect information for the area
May 2014
Website launch
June - July 2014
Collect background information


Phase 2: Explore
Explore opportunities and constraints for the area
July 8, 2014
Visioning workshop with landowners
July 2014
Synthesis and analysis of background information

Phase 3: Input
Generate design concepts
Select a design and refine it
July 19 and 30, 2014
Typological workshops with landowners
July 23, 2014
Stakeholder meeting
Aug 2014
Land use concept workshops
Sept 2014
Stakeholder meeting (if desired)
Sept 2014
Open House for land use concepts
Oct - Dec 2014
Technical studies

Phase 4: Analyze
Policy development and review
Nov 2014 - April 2015
Draft policy
Technical reports underway
April 2015 - August 2015
Review and revise policy
Technical reports underway

Phase 5: Output
Final concept plan and policy
August 2015
Landowner final plan and policy review
September 2015
Open house - final draft of land use plan and policy September 2015
Final revision

Phase 6: Approvals
Council review and policy to Commission and Council for consideration
October 2015
Technical review Calgary Planning Commission
December 2015
Final plan and policy to Council for Public Hearing



The development of the Nose Creek Area Structure Plan is well underway.


Since the last newsletter in August, The City and landowners have continued to work on the development of the land use concept and road network. Transportation modelling was recently completed, providing valuable data to determine if the road network can support the land uses in the plan area over time.

Policy development is currently underway as are a number of technical studies including a biophysical inventory, sanitary study, and master drainage plan. Due to the complexity of the plan area and the interconnectedness of the technical studies, the plan is now tentatively scheduled to be presented to the Calgary Planning Commission in October 2015 and at City Council for Public Hearing in December 2015.

The project team will continue to provide updates as the project moves forward. An open house to review the final plan is tentatively scheduled for September 2015.

For more information on the project, visit calgary.ca/nosecreek.

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MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

Nose Creek area structure plan
calgary.ca/nosecreek • August 2015

Public Engagement Process & Timeline

Phase 1: Imagine
Collect information for the area
May 2014
• Website launch
June – July 2014
• Collect background information

Phase 2: Explore
Explore opportunities and constraints for the area
July 3, 2014
• Visioning workshop with landowners
July 2014
• Synthesis and analysis of background information

Phase 3: Input
Generate design concepts
Collect & review and refine it
July 19 and 31, 2014
• Typology workshops with landowners
July 23, 2014
• Stakeholder meeting
Aug 2014
• Land use concept workshops
Sept 2014
• Stakeholder meeting (if desired)
Sept 2014
• Open house for land use concepts
Oct – Dec 2014
• Technical studies

Phase 4: Analyze
Policy development and review
Nov 2014 – April 2015
• Draft policy
• Technical reports underway
April 2015 – August 2015
• Review and revise policy
• Technical reports underway

Phase 5: Output
Final concept plan and policy
August 2015
• Landowner final plan and policy review
September 2015
• Open house – final draft of land use plan and policy September 2015
• Final revision

Phase 6: Approvals
Council approval and policy to Commission and Council for Consideration
September 2015
• Technical review Calgary Planning Commission
November 2015
• Final plan and policy to Council for Public Hearing

Project update

The development of Nose Creek Area Structure Plan is nearing completion. Since the last newsletter in April, The City has completed a draft version of the Area Structure Plan that will be finalized in the next month. The Plan is tentatively scheduled to be presented to the Calgary Planning Commission on September 24, 2015 and at City Council for Public Hearing on November 2, 2015.

Public open house

A drop-in open house to review the final plan is scheduled for **September 3, 2015 at CrossIron Mills** (261055 CrossIron Blvd) at the Community Kiosk booth. Representatives from The City will be available during mall hours (10 a.m. – 9 p.m.) to answer questions about the Nose Creek Area Structure Plan.



For more information on the project, visit calgary.ca/nosecreek

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THE CITY OF CALGARY
LOCAL AREA PLANNING
& IMPLEMENTATION

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

APPENDIX IV
LETTERS RECEIVED



Calgary River Valleys champions and engages the public in the protection, appreciation and stewardship of Calgary's rivers, creeks, wetlands and watershed resources. We are the voice of our rivers.

PO Box 2100, Station M, # 414
Calgary, AB T2P 2M5
403-268-4867
www.CalgaryRiverValleys.org

September 28, 2015

Attention: Calgary Planning Commission

RE: DRAFT Nose Creek Draft Area Structure Plan (ASP)

Please accept these preliminary comments on the draft Nose Creek Area Structure Plan received by Calgary River Valleys at noon Friday September 25. We were advised of a Monday September 28th deadline for submission of comments. We appreciate that City staff have been working diligently to meet the expectations of Council in producing the draft Area Structure Plan for approval. It is unfortunate that the Developer Funded ASP model has resulted in an insufficient time frame for staff to consult the public on the end product.

Those CRV members involved in earlier presentations on the ASP have been generally supportive of the visions and principles espoused by the draft planning exercise which focused on creating a healthy and complete community. While materials provided at an August Open House offered some language and maps, without the detailed policies and provisions of the ASP it is very difficult to appreciate how these principles and concepts will be implemented and translated "on the ground".

Calgary River Valleys (CRV), as part of its mandate provides a platform for our members and partners to provide comments on development in the Calgary area. Unfortunately the time line of the release of this document and commenting deadline has only allowed a cursory review of the draft document to date. It has not allowed for the consultative process expected of our organization. We have focussed this initial submission on concerns related the delineation of the Environmental Open Space Study Area. On this topic we have had some opportunity for consultation with our members.

The area included in the proposed Nose Creek ASP contains the main stem of Nose Creek, a portion of Wet Creek, as well as numerous wetlands. These areas are of particular interest to Calgary River Valleys as the relatively intact watercourses provide opportunity to maintain and increase biodiversity, connectivity and recreational opportunities in the northern part of the City. Referencing van Duin and Garcia (2006), the *North Stoney Annexation Lands Open Space Study* (pg 28) drew attention to the impact of Nose Creek on downstream water quality and watershed health. "Plans for major future urban developments within the Phase 3 study area are leading to concerns over the resulting implications for the health of the watershed and associated risks to downstream environments and water users..." (van Duin and Garcia 2006)."

The Nose Creek Watershed Water Management Plan NCWWMP (pg 38) also suggests that Nose Creek restoration should be a priority as future land use decisions are made. Cautious and

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
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thoughtful urban expansion on these lands offers an opportunity to minimize negative impacts and potentially improve downstream health.

Of particular concern to those CRV members who have had an opportunity to review the draft Nose Creek ASP within the deadline for comments to CPC, is the inadequacy of the delineation of the Environmental Open Space (EOS) Study Area.

The Environmental Open Space Study Area is intended to include lands that are “environmentally significant”. It is our understanding that the EOS Study Area delineation itself does not prohibit development but does identify lands that are subject to further study to determine their appropriate treatment. These lands are to be studied in more detail at the Land Use Amendment and Outline Plan stage where lands qualifying as Environmental Reserve (ER) are identified and protected from development. Some lands that are not ER may be appropriate for inclusion as Municipal Reserve or subject to Direct Control and/or provisions that will ensure protection of ecological function or amenities offered by the subject lands. Other lands within the EOS Study Area may be deemed suitable for development and subject to the provisions of the land use designation of adjacent lands.

Throughout the public review and until the September 3, 2015 Open House, the EOS Study Area was broadly defined and suggested a conservative approach that would allow for refinement upon detailed study at the time of development. The EOS Study Area of the draft Nose Creek ASP has been drastically reduced and now seems to reflect only the *minimum* area that is expected to be protected from development through the identification of the Environmental Reserve rather than requiring a broader study to identify other significant elements of ecological function and contributions that would warrant special consideration and treatment.

Several documents would have been referenced in determining the EOS Study Area. The *Environmental Reserve Setback Guidelines* call for a 50 metre setback along Nose Creek. The *Nose Creek Area Structure Plan Supplemental Biophysical Inventory* (pg. 5.1) recommends a 100 metre setback to maintain a vegetation margin for waterfowl, amphibians and other wildlife species. The *Calgary Annexation Territory Study Phase 3 Open Space Study* (pg 47) suggests that the corridor should encompass the entire floodplain and meander belt width of Nose Creek as well as the entire coulee system including riparian vegetation and steep slopes. The *Nose Creek Watershed Water Management Plan* (pg 25) also suggests that the riparian setback should be based on the greater of three criteria; the 1:100 floodplain, the meander belt (20X the bank,) and the width of escarpments (lands having >15% slope) that lie adjacent to the meander belt and/or floodplain. The *Nose Creek/West Nose Creek Riparian Areas Mapping* illustrates several of these elements. A comparison of this map with the proposed EOS Study Area indicates that the setbacks advised by the *Nose Creek Watershed Water Management Plan* have not been included the EOS Study Area. This excludes at least one acute meander of the creek where Nose Creek and Wet Creek converge as well as the escarpment lands that run east of the creek, west of Deerfoot Trail and north of Stoney Trail. Figure 4-14 of the draft *Nose Creek Area Structure Plan Supplemental Biophysical Inventory* illustrates that an entire block of land containing a large wetland south of Highway 566 as well as a significant portion of the lands east of the rail line include lands that rank high as Environmentally Significant Areas. This ranking is applied to

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

lands that are reasonably expected to host rare plants, native grasses and shrubs and areas offering higher species diversity, intermittent and permanent watercourses, coulees and wetlands dominated by native species, and areas that trigger concerns related to wildlife management. The draft *Biophysical Inventory* for the Nose Creek ASP recommends that these lands be subject to further study which would make them obvious for inclusion in the EOS Study Area. Except where these lands coincide with the riparian setbacks, they have been excluded from the EOS Study Area boundary and instead are identified by an Industrial land use designation.

CRV members reviewing this draft ASP have indicated concern that the proposed EOS Study Area boundary is insufficient to address:

1. Opportunities to improve riparian health and downstream water quality. The *NCWWM Plan* suggests that Nose Creek restoration should be a priority as future land use decisions are made. The Nose Creek valley has been heavily developed but remains an important ecological corridor from north of Calgary (and beyond) to the Bow River valley. Many riparian areas of Nose Creek have been heavily degraded whereas this reach of the creek and valley, with limited disturbance, natural channel patterns and ephemeral tributaries should be preserved and enhanced to provide an open space network through development that contributes to regional ecosystem function. The EOS Study Area needs to be sufficiently large to ensure identification of protection and enhancement opportunities are assessed for their full potential. There is an opportunity to have a critical mass and some compensatory value to offset existing negative cumulative impacts within the watershed.
2. The need for further study to identify critical habitats and movement corridors for sensitive flora and fauna outside the described EOS Study Area boundary and the accommodation of plant transplanting as may be required.
3. Characteristics of the migrating channel and evolution of the floodplain. The natural contributions of the meandering prairie creek which have reasonable possibility in this section of the Nose Creek parkway, given the natural escarpments and other man made infrastructure, (railway and Highway) would contribute significantly to the experience and natural biodiversity of the area.
4. Adequate lands to accommodate riparian setback, wildlife corridor as well as active use of the proposed green corridor. The proposed EOS boundary reflects physical attributes, floodplain and arbitrarily measured setbacks as per city policy for the protection of the watercourse itself. This delineation does not appear to have included consideration for the accommodation of native species and wildlife also utilizing this corridor as well as the addition of active use by the public. Accommodation of the ecological function of the creek, habitat, as well as public use would reasonably call for a more expansive Study Area.

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**

The CRV review of the draft document to date suggests that the Environment Open Space Study area is noticeably inadequate. It is strongly recommend that the EOS Study Area boundary be broadened to the boundary identified in an earlier draft of the Nose Creek ASP. This broader delineation will acknowledge that some lands within the study area have development potential but will allow for further study to better ensure that more comprehensive objectives than simply the identification of the Environmental Reserve can be achieved at the Land Use Amendment and Outline Plan stage.

In addition to these comments, we expect to submit for consideration by Calgary Planning Commission and Council, input on several other issues for which we have not had adequate opportunity to consult with our members and partners within the deadline for submission to CPC. These may include but not necessarily be limited to concerns regarding:

1. Treatment of wetlands and Stormwater management
2. Open Space Connectivity, Biodiversity
3. Transportation crossings of creeks, location of utility corridors, and treatment of green corridors
4. Recommended use and management of the natural area

Calgary River Valleys appreciates your consideration of these comments and our future submission.

Sincerely,

Steve Meadows
President, Calgary River Valleys

Bill Morrison
Chair, Watershed Policy and Planning Committee, Calgary River Valleys

c.c.: CRV circulation
Joyce Tang, Project Lead, City Planning team

**MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015**



Historic City Hall (Sandstone Building)
700 Macleod Trail S.E.
Calgary, Alberta, Canada

September 28, 2015

Bike Calgary Comments Pertaining to the Nose Creek Area Structure Plan

Attention: Joyce Tang and Breanne Harder
CC: Ward 3 Councillor Jim Stevenson, Thomas Thivener and Desmond Bliek

Dear Ms. Joyce Tang and Ms. Breanne Harder,

Bike Calgary is pleased to provide comments on the Nose Creek Area Structure Plan, particularly in relation to its proposed cycling infrastructure. Bike Calgary is broadly supportive of efforts to develop higher-density and multi-use areas, especially when this takes place in established areas close to major activity centres. We observe that this type of development helps to promote cycling as a means of transportation, and in turn, the development thrives when more people are able to cycle.

It is essential that the Nose Creek development adhere to established Calgary cycling policies, particularly the 2011 Cycling Strategy and the 2014 Complete Streets Guide. Bike Calgary was invited as a stakeholder at the early stages of the creation of the plan, and was pleased to find that all participants as well as the property owners involved were keen to create a plan that considered active modes. The current vision statement encompasses many of the values that Bike Calgary encourages for all communities, including connectivity throughout and to other communities.

Special emphasis has been placed on the area being a showcase of healthy communities for future developments. We appreciate the highlight on making healthy choices easy through the placement of recreation and commuter bikeways, and creating a separate space for pedestrian modes to encourage active modes of transportation for all.

Bike Calgary is encouraged to see that the principles of compact, mixed-use and walkable communities are evident in the approach to the plan. We would like to emphasize the need to make connections, especially to activity centers such as Cross Iron Mall and the new Rotary / Mattamy Greenway Project.

We appreciate the opportunity to provide comments on this area prior to the development stage, and would be happy to continue as a stakeholder in this and other projects going forward.

Sincerely,

<signed>

Kimberley Nelson
(President, Bike Calgary)

Bike Calgary • #206, 223 - 12th Ave SW, Calgary, AB T2R 0G9, Canada
www.bikecalgary.org • connect@bikecalgary.org • (877) YYC-BIKE

J. Tang/B. Harder

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015

From: [Asad Niazi](#)
To: [Melanson, Ken](#); [Holberton, Kimberly](#)
Subject: Nose Creek ASA - Letter of Support
Date: September 29, 2015 1:25:45 PM

Hello Kimberly & Ken,

This is to confirm that Ahmadiyya Movement In Islam (AMJ), one of the landowners within Nose Creek ASP, is supportive of the Nose Creek ASP document and would like to request for endorsement/approval from the CPC and the council.

It has been a pleasure in working with Joyce Tang and Breanne Harder in the creation of the ASP and very appreciative for their hard work and dedication. We have found Joyce Tang and her team very knowledgeable, collaborative and strategic.

Best Regards

Asad Niazi
AMJ

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



September 29, 2015

To: Members of Calgary Planning Commission

Re: Letter of Support for the Nose Creek Area Structure Plan

Thank you for the opportunity to provide our comments in relation to the Nose Creek Area Structure Plan (ASP) process. Walton has supported and worked collaboratively with City Administration throughout all phases of creating the Nose Creek ASP document and we are pleased with the vision, content and objectives created for the future development of the Nose Creek lands. We feel the policies of this ASP align with the vision and principles of the Municipal Development Plan, which is intended to build sustainable, healthy and vibrant employment centers for both present and future generations to come.

We acknowledge there were delays in getting the Nose Creek ASP submitted to CPC and ultimately to Council for their consideration. Developer-funded ASPs are still a relatively new concept for both The City and the development community and each ASP area has its own unique set of circumstances and challenges. Despite some changes in project timelines, what did not change was both administrations and landowner's commitment to creating the best possible planning document. We would also like to acknowledge that city administration did a commendable job in meeting very challenging timelines as a result of complexities that arose during the project. Throughout the process, city staff always maintained an open, collaborative, and respectful working environment that kept us as landowners informed and engaged on all matters related to the project. Walton is pleased with the overall process and are proud to be a part of the Nose Creek ASP. This document provides a solid planning framework for the future of employment growth in North Calgary. Thank you for allowing us the opportunity to provide our comments.

Regards,

Craig Dickie
*Executive Vice President of Planning and Development, Canada
Walton Development and Management*

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J. Tang/B. Harder

MISCELLANEOUS- NOSE CREEK AREA STRUCTURE PLAN
NOSE CREEK (WARD 3)
NORTHWEST OF DEERFOOT TRAIL AND STONEY TRAIL NE
BYLAW 46P2015



September 29, 2015

Mr. Ian Cope
Secretary of the Planning Commission
Planning, Development & Assessment
The City of Calgary | Mail Code: #8073
T. 403.268.5729 | calgary.ca
Municipal Building, 800 Macleod Trail SE
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5

Attn: Ms. Kimberly Holberton

Re: Nose Creek Area Structure Plan

On behalf of bcIMC, the principal land owner in the Nose Creek Area Structure Plan (NCASP) plan area, and on behalf of the Landowner Group that collaborated in the preparation of the NCASP, I wish to express our support for this plan as it is presented by City Administration for consideration by the Calgary Planning Commission.

The NCASP is one of six area structure plans prepared under the developer-funder model, following direction from City Council. The Landowner Group, along with City Administration, had the opportunity to test the new model when preparing a significant policy document that will guide future urban development in Calgary's northern gateway. We believe this document reflects the outcome of a collaborative approach, and advances innovative ideas that could serve as a reference for future planning efforts the City may undertake.

We extend our thanks and appreciation to City Administration staff for leading the project management process, and for preparing the supporting analyses for this important plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Charlton", with a long horizontal flourish extending to the right.

Richard Charlton
Vice President, Asset Management
GWL Realty Advisors