

**LAND USE AMENDMENT  
ROCKY RIDGE (WARD 1)  
ROCK LAKE DRIVE NW AND ROCK LAKE HEIGHTS NW  
BYLAW 161D2015**

**MAP 20NW**

**EXECUTIVE SUMMARY**

This application is for a housekeeping land use amendment to eliminate the existing Direct Control Districts and redesignate to Residential – Contextual One Dwelling (R-C1) District and Special Purpose – Urban Nature (S-UN) District. This application does not change the current land uses allowed on site.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION**

2015 August 13

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 161D2015; and

1. **ADOPT** the proposed redesignation of 1.60 hectares  $\pm$  (3.95 acres  $\pm$ ) located at 86 and 90 Rock Lake Heights NW, 201 and 219 Rock Lake Drive NW and 9 Rocky Ridge Place NW (Plan 1510501, Block 1, Lots 69 and 70; Plan 8910156, Block 8, Lot 6; Portion of Plan 8910156, Block 8, Lot 5; Portion of Plan 0912787, Area B) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1) District, Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 161D2015.

**REASON(S) FOR RECOMMENDATION:**

The application eliminates the Direct Control Districts and multiple land uses on the parcels and will create one standard land use district to allow easier implementation at the Development Permit application stage.

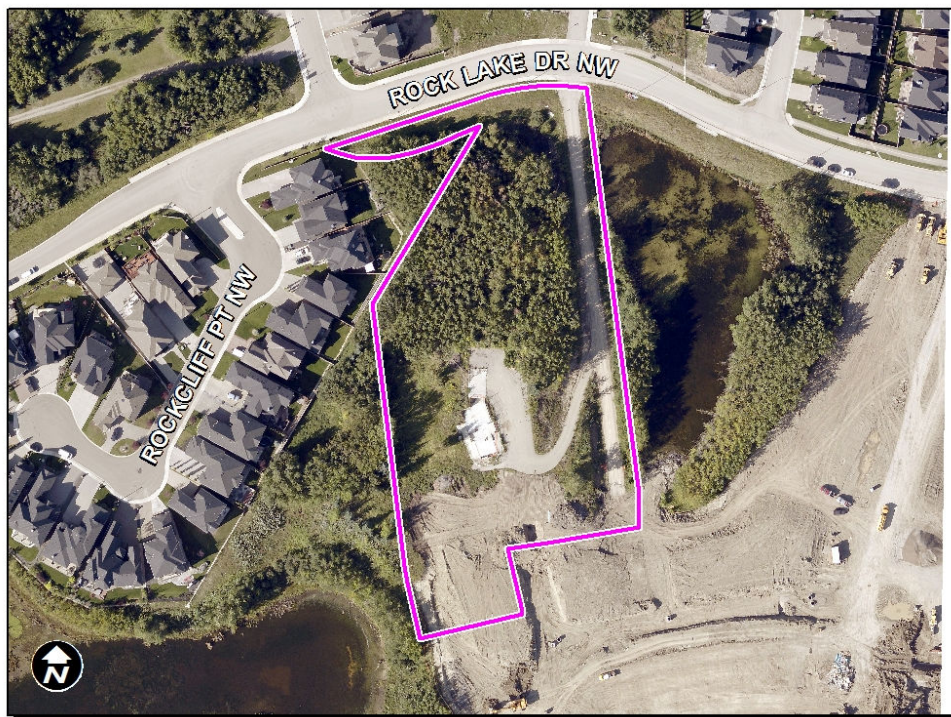
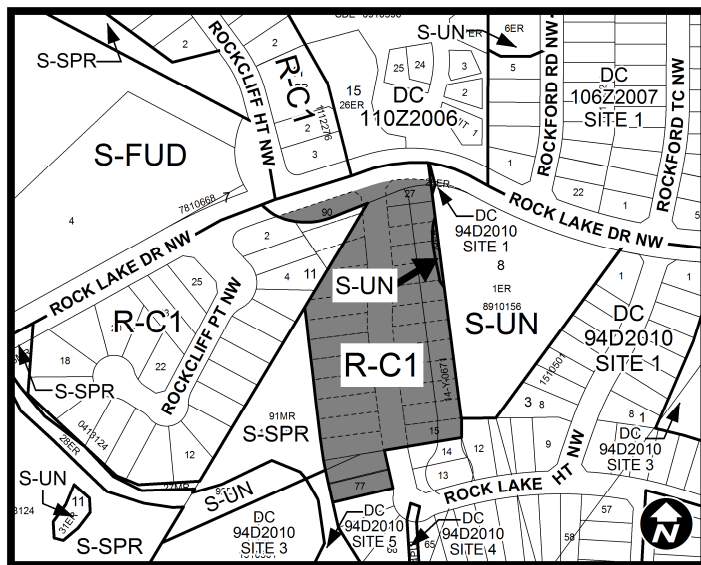
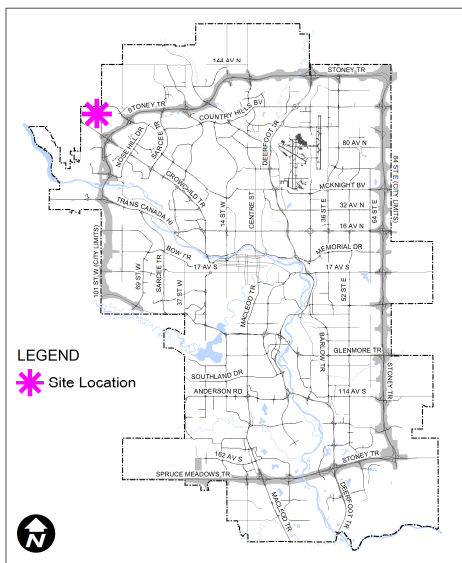
**ATTACHMENT**

1. Proposed Bylaw 161D2015
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.60 hectares  $\pm$  (3.95 acres  $\pm$ ) located at 86 and 90 Rock Lake Heights NW, 201 and 219 Rock Lake Drive NW and 9 Rocky Ridge Place NW (Plan 1510501, Block 1, Lots 69 and 70; Plan 8910156, Block 8, Lot 6; Portion of Plan 8910156, Block 8, Lot 5; Portion of Plan 0912787, Area B) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1) District, Special Purpose – Urban Nature (S-UN) District.

**Moved by: M. Wade**

**Carried: 5 – 3**

Opposed: G.-C. Carra, G. Morrow  
and J Gondek

Reasons for Opposition from Ms. Gondek:

- I am completely opposed to new applications for single family homes being “grandfathered” as R-C1. We need to have secondary suites as permitted uses in Calgary.

Reasons for Opposition from Mr. Morrow:

- The Applicant was presumptive in registering the tentative plan before obtaining the land use to match. These parcels should be R-C1s to allow secondary suites. (Consistent with policy that new R1 lots be created with the “s” designation.)

**2015 August 13**

The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 1.60 hectares  $\pm$  (3.95 acres  $\pm$ ) located at 86 and 90 Rock Lake Heights NW, 201 and 219 Rock Lake Drive NW and 9 Rocky Ridge Place NW (Plan 1510501, Block 1, Lots 69 and 70; Plan 8910156, Block 8, Lot 6; Portion of Plan 8910156, Block 8, Lot 5; Portion of Plan 0912787, Area B) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1) District, Special Purpose – Urban Nature (S-UN) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: M. Wade**

**Carried: 6 – 2**

Opposed: G. Morrow and J Gondek

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**RECONSIDERATION:** Motion to reconsider the vote on the Land Use Redesignation.

**Moved by: G. – C. Carra**

**Carried: 8 – 0**

**AMENDMENT:**

Amend the land use redesignation by changing the parcels with an intended Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: J. Gondek**

**WITHDRAWN**

**MOTION:**

The Calgary Planning Commission **REFERRED** the proposed redesignation of 1.60 hectares ± (3.95 acres ±) located at 86 and 90 Rock Lake Heights NW, 201 and 219 Rock Lake Drive NW and 9 Rocky Ridge Place NW (Plan 1510501, Block 1, Lots 69 and 70; Plan 8910156, Block 8, Lot 6; Portion of Plan 8910156, Block 8, Lot 5; Portion of Plan 0912787, Area B) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1) District, Special Purpose – Urban Nature (S-UN) District back to the Administration to address the following:

- Amending the land use redesignation by changing the parcels with an intended Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District; and

return to Calgary Planning Commission no later than 2015 August 27.

**Moved by: J. Gondek**

**WITHDRAWN**

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**Applicant:**

IBI Group

**Landowner:**

Decker Management Ltd  
The City of Calgary

Planning Evaluation Content	Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	N/A
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	Yes	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Does the recommendation create capital budget impacts or concerns.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located west of Rocky Ridge Road NW, south of Rock Lake Drive NW and north and east of single-detached residential dwellings. Some of the land at the north end of the site is already designated R-C1 and is not part of the Land Use application. A previous Land Use and Outline Plan application was approved for the subject site and a subdivision has recently been approved creating the individual lots.

**LAND USE DISTRICTS**

The application proposes to redesignate the subject site from DC Direct Control District to Residential – Contextual One Dwelling (R-C1) District and Special Purpose – Urban Nature (S-UN) District. The application is a housekeeping amendment to change the following:

- Eliminate the Direct Control District and change back to a standard land use district;
- Eliminate two land use districts on some of the lots; and
- To adjust the S-UN boundary in accordance with the approved subdivision.

The proposed changes will help to eliminate any future confusion in the implementation of the Development Permits for the site. The application keeps the existing uses within the land use bylaw the same on the subject site as well as the density.

**LEGISLATION & POLICY**

Municipal Development Plan

The subject site is currently designated as Planned Greenfield with Area Structure Plan (ASP) within the Municipal Development Plan (MDP).

Rocky Ridge Area Structure Plan

The Rocky Ridge Area Structure Plan (ASP) designates the land Special Study Area. For the Special Study Area quarter section, the ASP requires a density of around 3 to 4 units per acre given the topography and current pattern of subdivision.

Rocky View County/City of Calgary Intermunicipal Development Plan

The subject site is within the Rocky View County/City of Calgary Intermunicipal Development Plan. Due to the housekeeping nature of this application, the County was not circulated.

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**TRANSPORTATION NETWORKS**

The subject lands will be accessible from Rock Lake Heights NW (Residential Standard street). Rock Lake Heights NW connects to Rock Lake Drive NW and into the development to the south. A Transportation Impact Assessment was not required for this application. The closest Transit service is available on Rocky Ridge Road NW, approximately 450 metres to the east.

**UTILITIES & SERVICING**

The utilities will be extended from their existing locations within the surrounding development. The area is affected by the West Memorial Sanitary Trunk, and the development has been appropriately conditioned as part of the subdivision approval.

**ENVIRONMENTAL ISSUES**

A Phase One Environmental Site Assessment was completed with the original application.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable with this application.

**GROWTH MANAGEMENT**

There are no growth management issues.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments received by CPC Report submission date.

**Citizen Comments**

Phone conversations were held with two neighbouring residents. The following concerns were raised:

- The removal of trees from behind the existing dwellings;
- Drainage and grading of the proposed development; and
- Adding a pathway behind the existing dwelling.

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It was explained that the proposed Land Use amendment is a housekeeping item to change the land use to R-C1 and that the approved subdivision pattern would not be affected. The subdivision is approved and therefore a pathway can't be accommodated. The approved subdivision will not be permitted to drain onto the existing lots.

**Public Meetings**

No public meetings have been held.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The lands subjects of this application were initially included as part of the approved outline plan in LOC2009-0073 and LOC2010-0034 which led to Direct Control districts DC94D2010 and DC29D2011 respectively. Recently, a subdivision plan was registered on February 26, 2015 revising the proposed layout for the subject lands, removing Rocky Ridge PI NW road right-of-way and introducing Rock Lake Ht NW right-of-way. The land use redesignation application submitted for the subject lands is to remove the current Direct Control (DC) district and redesignate the referred lands to Residential – Contextual One Dwelling (R-C1) district.