

**MISCELLANEOUS - HASKAYNE AREA STRUCTURE PLAN
HASKAYNE (WARD 1)
NORTHEAST OF THE BEARSPAW RESERVOIR (BOW RIVER)
BYLAW 27P2015**

EXECUTIVE SUMMARY

Administration is presenting for CPC approval, the Haskayne Area Structure Plan. This plan is part of the Developer Funded ASP (DFA) programme. The ASP is to be read in conjunction with the New Community Planning Guidebook, contained within Volume 2 of the Municipal Development Plan (MDP). The Haskayne Plan Area are the last lands to be comprehensively planned in northwest Calgary. The core ideas of the Haskayne ASP are:

- Complement Haskayne Legacy Park and Glenbow Ranch Provincial Park.
- Preserve key natural features and vistas through a system of ecological networks.
- Have distinct, attractive Neighbourhoods that allow residents to access services and amenities locally.
- Have an interconnected, efficient and adaptive grid street network.

PREVIOUS COUNCIL DIRECTION

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

May 27, 2013 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;
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

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March 18, 2013 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 June 04
Recommend that Calgary Planning Commission recommends APPROVAL of the proposed Policy (Haskayne Area Structure Plan).	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 27P2015; and	
<ol style="list-style-type: none">1. ADOPT the proposed Haskayne Area Structure Plan, in accordance with Administration's recommendation, as amended; and2. Give three readings to the proposed Bylaw 27P2015.	

REASON(S) FOR RECOMMENDATION:

Administration recommends approval of the Haskayne ASP since it principally responds to the direction from Council to create an Area Structure Plan for this plan area. The Plan Area represents Cell B of the West Regional Context Study. Other communities in northwest Calgary have built-out or are nearing completion.

The Haskayne ASP advances the following MDP goals (from the Key Directions for Land Use and Mobility):

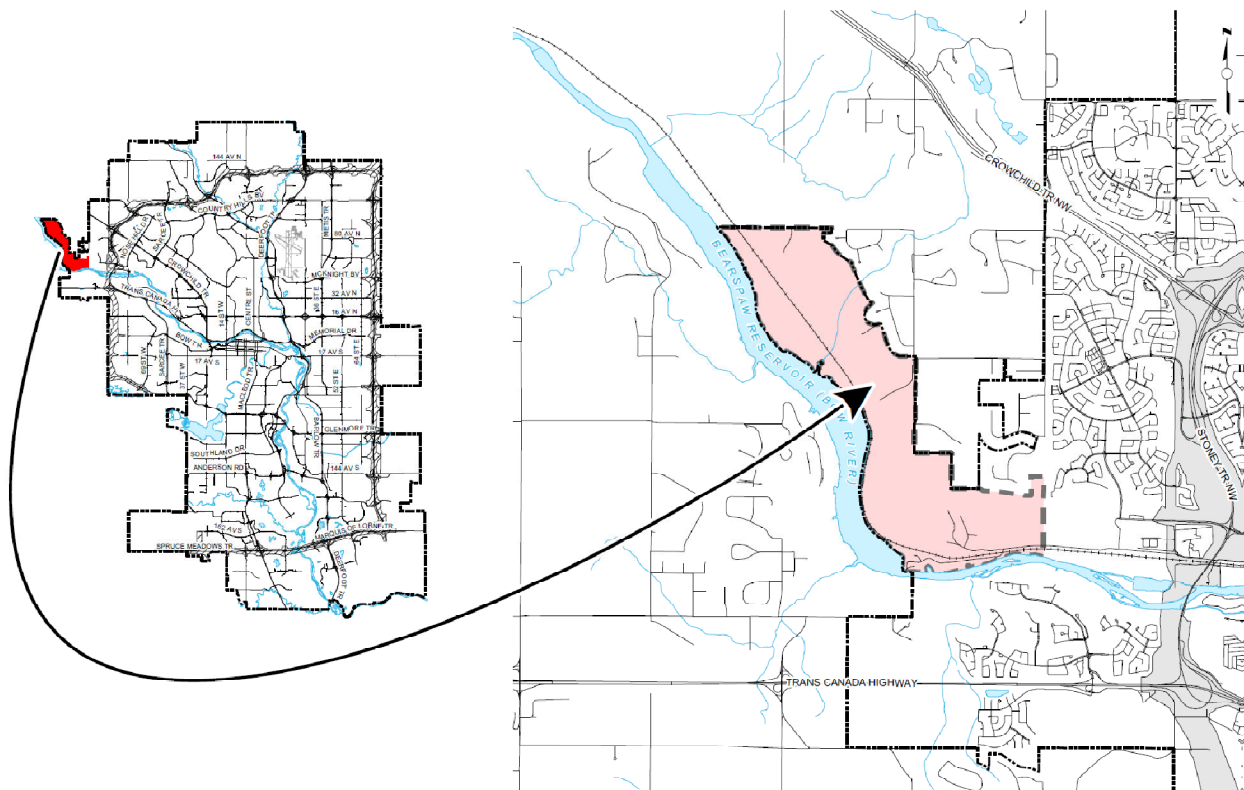
2. Provide more choice within complete communities.
3. Direct land use change within a framework of nodes and corridors.
4. Link land use decisions to transit.
5. Increase mobility choices.
7. Create complete streets.
8. Optimize infrastructure.

ATTACHMENTS

1. Proposed Bylaw 27P2015
2. Proposed Haskayne Area Structure Plan Document (Schedule A of Bylaw 27P2015)
3. Haskayne ASP – CPC Amended Draft
4. **Public Submission**

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LOCATION MAPS



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CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL

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

Moved by: G. Morrow

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Carried: 6 – 1

Opposed: R. Wright

2015 June 04

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Brown & Associates Planning Group dated 2015 May 28; as distributed, and directs it to be included in the report in APPENDIX IV.

Moved by: J. Gondek

Carried: 7 – 0

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

AMENDMENT:

In the “Proposed Haskayne Area Structure Plan” amend “Map 7: Transportation Network” to add “Potential Regional Rail” as per the Calgary Transportation Plan.

Moved by: M. Logan

Carried: 7 – 0

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

AMENDMENT:

In the “Proposed Haskayne Area Structure Plan”, Section 5.4.3 insert new comment “f.” indicating long range transportation plans by The City of Calgary to have an inspirational goal of regional rail connecting to Cochrane generally along the CPR alignment.

Moved by: M. Logan

Carried: 7 – 0

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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AMENDMENT: In the “Proposed Haskayne Area Structure Plan”, Section 5.4.3 insert new comment “g.” acknowledging the aspiration to protect for and/or allow for a regional rail access to the lower Haskayne lands.

Moved by: G.-C. Carra

Carried: 5 – 2

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Opposed: S. Keating and M. Logan

AMENDMENT: In the “Proposed Haskayne Area Structure Plan”, amend Section 3.1 “Community Structure” (map and text) so that neighbourhood structure better reflects the plan’s principle urban design move (the active seam shared by neighbourhoods 2 and 3) and topography (the escarpments); the revised map could mirror the land owner’s submitted alternative.

Amend Policy and thresholds including intensity maximums to accommodate the nodes potentially contained within the new boundaries of Neighbour 4:

- A. The Damkar historical dairy farm; and
- B. The Bearspaw tree farm Haskayne park gateway centre.

Moved by: G.-C. Carra

Carried: 6 – 1

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Opposed: M. Logan

Reasons for Approval from Mr. Friesen:

- Supported a neighbourhood plan that was more like that proposed by the developers. The revised neighbourhood plan appeared to respect natural geographic patterns and reflected good planning principles.

AMENDMENT: In the “Proposed Haskayne Area Structure Plan”, amend Section 2.3 delete “Section 6.7: Stormwater Management contains further information on how development will protect on of Calgary’s water sources.”

Moved by: J. Gondek

LOST: 3 – 4

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Opposed: S. Keating, M. Logan, R. Wright and C. Friesen

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AMENDMENT: In the "Proposed Haskayne Area Structure Plan", amend Section 3.1.2 changing the minimum density to 60, in keeping with the other neighbourhoods.

Moved by: J. Gondek

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

LOST: 1 – 6

Opposed: G. Morrow, C. Friesen, R. Wright, M. Logan, G.-C. Carra and S. Keating

AMENDMENT: In the "Proposed Haskayne Area Structure Plan", amend Section 3.4., "Intent" after "will have a minimum of one NAC" insert ", with the exception of Neighbourhood 2 and 3, which will contain a combine NAC, CRC, EMS and Community Centre".

Moved by: J. Gondek

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Carried: 6 – 1

Opposed: R. Wright

AMENDMENT: In the "Proposed Haskayne Area Structure Plan", delete Section 3.6.1.a.ii. in its entirety and renumber accordingly.

Moved by: J. Gondek

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Carried: 4 – 3

Opposed: R. Wright, M. Logan, and G.-C. Carra

RECONSIDERATION: Reconsider the vote to amend Section 3.6.1.a.ii. in the "Proposed Haskayne Area Structure Plan"

Moved: S. Keating

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Carried: 7 – 0

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- AMENDMENT:** In the “Proposed Haskayne Area Structure Plan”, delete Section 3.6.1.a.ii. in its entirety and renumber accordingly.
- Moved by: J. Gondek** **Carried: 4 – 3**
Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting. Opposed: R. Wright, M. Logan, and G.-C. Carra
- Reasons for Approval from Mr Friesen:
- The developer should be able to determine what size and type of food store is viable in this community.
- AMENDMENT:** In the “Proposed Haskayne Area Structure Plan”, delete Section 3.6.2.b. in its entirety and renumber accordingly.
- Moved by: J. Gondek** **LOST: 3 – 4**
Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting. Opposed: R. Wright, M. Logan, G.-C. Carra and C. Friesen
- AMENDMENT:** In the “Proposed Haskayne Area Structure Plan”, amend Section 3.6.2.b. after “should be a minimum of 0.3” insert “over time”.
- Moved by: S. Keating** **LOST: 2 – 5**
Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting. Opposed: G. Morrow, R. Wright, M. Logan, G.-C. Carra, and C. Friesen
- AMENDMENT:** In the “Proposed Haskayne Area Structure Plan”, amend Section 4.5.3. after “A single-loaded road” and before “at the top of the escarpment” delete “”should be located” and insert “will be evaluated”.
- Moved by: J. Gondek** **Carried: 6 – 1**
Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting. Opposed: R. Wright

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AMENDMENT: In the "Proposed Haskayne Area Structure Plan", amend Section 6.2. after "The Community Association Site" and before "be located as shown on" delete "should" and insert "could".

Moved by: J. Gondek

Carried: 5 – 2

Absent: Ms. Wade left the room
due to a pecuniary conflict
of interest and did not take
part in the discussion or
voting.

Opposed: R. Wright and
G. Morrow

AMENDMENT: In the "Proposed Haskayne Area Structure Plan", amend "Map 4: Land Use Concept" to show the two potential Community Association sites with clear wording that only one site will be chosen.

Moved by: J. Gondek

Carried: 5 – 2

Absent: Ms. Wade left the room
due to a pecuniary conflict
of interest and did not take
part in the discussion or
voting.

Opposed: R. Wright and
G. Morrow

AMENDMENT: In the "Proposed Haskayne Area Structure Plan", amend Section 6.1.1. after "JUS should" and before "be located as shown" insert "generally".

Moved by: J. Gondek

WITHDRAWN

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Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	No	-
Proposed Use of Land <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i>	Yes	4
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	No	5
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern?</i>	Yes	5
Environmental Issues <i>Other considerations (e.g., sour gas or contaminated sites)?</i>	Yes	6
Growth Management <i>Does this site have the appropriate growth management direction?</i>	No	6
Public Engagement <i>Were major comments received from circulation (by time of CPC report deadline)?</i>	Yes	6

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PLANNING EVALUATION

LEGISLATION & POLICY

The hierarchy of plans related to the Haskayne 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)
- West Regional Context Study (2010)

It is important to note that the proposed Haskayne ASP must be read in conjunction with the New Community Planning Guidebook (NCPG). Moreover, there are City-wide policies proposed in the Haskayne ASP that will be proposed for inclusion in the NCPG later in 2014. Should these policies be adopted by Council, they will supersede those in the Haskayne ASP.

Approving a Haskayne ASP has capital budget impacts, with municipal infrastructure required to enable development to commence servicing of planned lands.

SITE CONTEXT

The West Regional Context Study was adopted in April 2010. The Haskayne ASP is Cell B within that policy document; it is 561 hectares (1,386 acres). The Plan Area is located in the city's northwest and is bounded to the north and west by Rocky View County. Along the south boundary is the Bearspaw Reservoir. To the east are existing and future water treatment facilities and The City's Operations Workplace Centre, while to the northeast is the community of Tuscany. As per the Mediated Annexation Map (October 2, 2006), lands beyond the Plan Area to the northwest are in a Rocky View County growth corridor.

PROPOSED USE OF LAND

The Haskayne Community is comprised of the river valley lands in the northwest and the lands above the escarpment in the southeast. These two parts of the Plan Area are divided by the escarpment but will be connected by an extension of Nose Hill Drive N.W. and the pathway system. The river valley lands will have two Neighbourhood Activity Centres on either end of a corridor that will connect the main entrance of Haskayne Legacy Park to the Bow River escarpment and lands above it. The upper lands will be oriented around a street that starts in the northeast with a school, then passes a Community Retail Centre and Neighbourhood Activity Centre before terminating at the top of the escarpment in the southwest. These focal points of the Community will be surrounded by predominantly residential Neighbourhood Areas. The eastern entrance to the Community will be a Gateway Area that provides a transition from adjacent land uses to the land uses within the Plan Area.

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The proposed use of land in the ASP includes:

Proposed Use of Land	Reason(s)
Neighbourhood Area	Provides a degree of flexibility for a variety of residential densities and non-residential support uses.
Community Retail Centre	Provides local goods and services to the community and is an area for future intensification.
Neighbourhood Activity Centres (NAC)	MDP prescribed – to have a NAC in each Neighbourhood with multi-residential, non-residential and open space components.
Environmental Open Space	Significant natural areas exist in Haskayne and further study is required to determine which will be preserved at Outline Plan / Land Use Amendment stage.
Utilities	Providing sustainable, cost-effective services for water, sanitary and stormwater management.
Streets	Providing a grid network that improves public realm, enhances livable streets to accommodate all modes of transportation.

TRANSPORTATION NETWORKS

The Plan Area is within 3 km of the provincial highway network. There is a connection to Crowchild Trail (Highway 1A) via 12 Mile Coulee Road just northeast of the Plan Area and 80th Avenue N.W. which is under Rocky View County's jurisdiction; a direct connection to Stoney Trail N.W. (Highway 201) via Nose Hill Drive east of the Plan Area. The transportation network for the Plan Area builds on these connections and balances the needs of pedestrians, cyclists, transit and automobiles.

UTILITIES & SERVICING

Potable water servicing will be achieved through connection to the existing and adjacent Big Hill West Pressure Zone, located east of the Plan Area. Sanitary servicing will be achieved through construction of a sanitary trunk, tied into the existing gravity trunk along Bearspaw Dam Road NW, located east of the Plan Area. Infrastructure required to provide water and sanitary servicing is outside of Water Resources' 10-year capital plan. No infrastructure currently exists within the Plan Area to service development. Capital infrastructure pertaining to drainage will be identified through a Master Drainage Plan currently being prepared for the Plan Area (with completion anticipated for mid-2016). No capital budgeting timeline is available for drainage at this time.

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PUBLIC FACILITIES

Haskayne is uniquely situated at the northwest edge of Calgary, west of Stoney Trail. The Plan Area represents the gateway to the Haskayne Legacy Park and Glenbow Ranch Provincial Park. The Haskayne Plan Area proposes a Joint Use Site (elementary school), an emergency response station, park spaces and a community association site.

ENVIRONMENTAL ISSUES

There are no environmental issues in the Plan Area that would prevent development. Section 2 of the Haskayne ASP describes Plan Area Attributes.

ENVIRONMENTAL SUSTAINABILITY

The Environmental Open Space Study Area shown in the proposed Haskayne ASP illustrates natural features for further study at the Outline Plan / Land Use Amendment stage. It is noted that a detailed field investigation was undertaken by Landowners and City Parks' representatives that aided in the delineation of Environmental Open Space Study Areas. The Environmental Open Space Study Areas identified at the ASP stage and will require a Biophysical Impact Assessment to determine which lands are to be protected as Environmental Reserve.

GROWTH MANAGEMENT

The Haskayne Area Structure Plan was ranked 17th out of 24 in the Growth Management Sequenced List, as of 2013 December (PUD2013-0770). This status was derived from high scores on the Readiness to Proceed, Contiguous Growth and Innovation criteria, reflecting a ready and organized landowner group, nearness of existing growth in Tuscany, and innovative proposals regarding linkages to nearby natural features and remediating existing non-residential uses. The Haskayne area scored lower against the Access to Transit and Employment Opportunities criteria. An important point to note is that the development of the ASP had led to updated information that is not reflected in the December 2013 scoring. Foremost among this information is a larger anticipated population of 13,000 people, which would impact a number of the metrics in the Framework scoring.

None of the leading infrastructure required for sanitary, storm, water, fire and transportation servicing for the Haskayne ASP is proposed in either Action Plan 2014-2018 or The City's 10 Year Capital Plans. City funded water and sanitary infrastructure is likely required prior to first occupancy of units, and drainage infrastructure requirements are yet to be determined pending the outcome of a completed Master Drainage Plan. Also, an Emergency Response Station will be needed as identified on Map 4 and will likely be required prior to first occupancy, and an interchange at 12 Mile Coulee Road and Highway 1A may be required in the future to serve this and other development in the area. Finally, other off-site lagging infrastructure and service investments (e.g., transit, recreation) will be required as the area builds out towards the vision of the plan.

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Amendments to the Growth Management Overlay (Map 10) can occur when the required leading infrastructure is included in approved City budgets, or a Growth Management Analysis submission is received that addresses, to the satisfaction of The City, the means of coordinating development with the funding and financing of municipal services.

PUBLIC ENGAGEMENT

The Haskayne ASP employed an innovative and robust engagement strategy. Collaborative and inclusive, the Plan Area landowners, Consultants and nearby residents were engaged through regular meetings and/or review of materials since June 2014. This collaboration has lead to the successful completion of this proposed ASP. Please see Appendix III for a summary of the engagement that occurred during the planning process.

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APPENDIX I

Proposed Haskayne ASP Document

<http://www.calgary.ca/ layouts/cocis/DirectDownload.aspx?target=http%3a//www.calgary.ca/PD A/pd/Documents/Publications/Haskayne ASP.pdf&noredirect=1&sf=1>

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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	No	No	\$9.3	\$0.8	Core
Sanitary	No	No	\$10.0	\$0.3	Core
Storm	No	No	TBD ¹	TBD ¹	Core
Transportation (Roads and Transit)²					
Transit (Local Bus)	No	No	\$1.8	\$2.6	Core
Transportation	No	No	\$40	-	Complete
Pedestrian, Cycle, Streets ³	No	No	-	-	Complete
Community Services					
Emergency Response Station	No	No	\$20.5	\$4.6	Core
Police Service ⁴	-	-	-	-	Complete
Library ⁵	-	-	-	-	Complete
Operations Workplace Centre ⁶	Yes	No	\$8.4	\$0.3	Complete
Waste & Recycling Service⁷					
Residential Waste Collection	No	No	\$0.16	\$0.28	Complete
Blue Cart Recycling Fee	No	No	\$0.16	\$0.32	Complete
Waste Management Charge	No	No	-	\$0.19	Complete
Green Cart Organics Fee * To start in 2017	No	No	\$0.16	\$0.34	-
Parks and Recreation					
Wetlands, Open Space Regional Pathways	-	-	-	-	Complete

All costs shown in Millions

* 2012-2022 Capital Plan and 2012-2014 Capital Budget.

** Proposed in 2014-2024 Capital Plan and Action Plan 2015-2018

*** Costs shown in 2013 dollars. Operating cost estimates include operation and maintenance staff only.

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1. Estimated drainage capital costs to be determined upon completion of an approved Master Drainage Plan.
2. Transportation and Transit Capital Includes:
 - 12 Mile Coulee Road and Highway 1A interchange
 - Local bus service
3. These costs are typically borne by the developer.
4. Unknown police costs not included.
5. No facility is required for the Haskayne Plan area.
6. Haskayne ASP area will create additional demand on the infrastructure maintenance services (i.e. roads and parks maintenance, snow removal etc.) provided from the existing Bearspaw Operation Workplace Centre.
7. No additional infrastructure is required to service this area. Providing Blue Cart recycling, Waste Management, and Residential waste collection services will require an increase in Waste and Recycling Services operating budget. Estimating new homes and year of occupancy is critical for budgeting and the successful funding of these services. Currently residential waste collection is funded through taxes. Charges for Blue Cart and Waste Management are billed directly to users on the utility bill.

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APPENDIX III



public engagement report



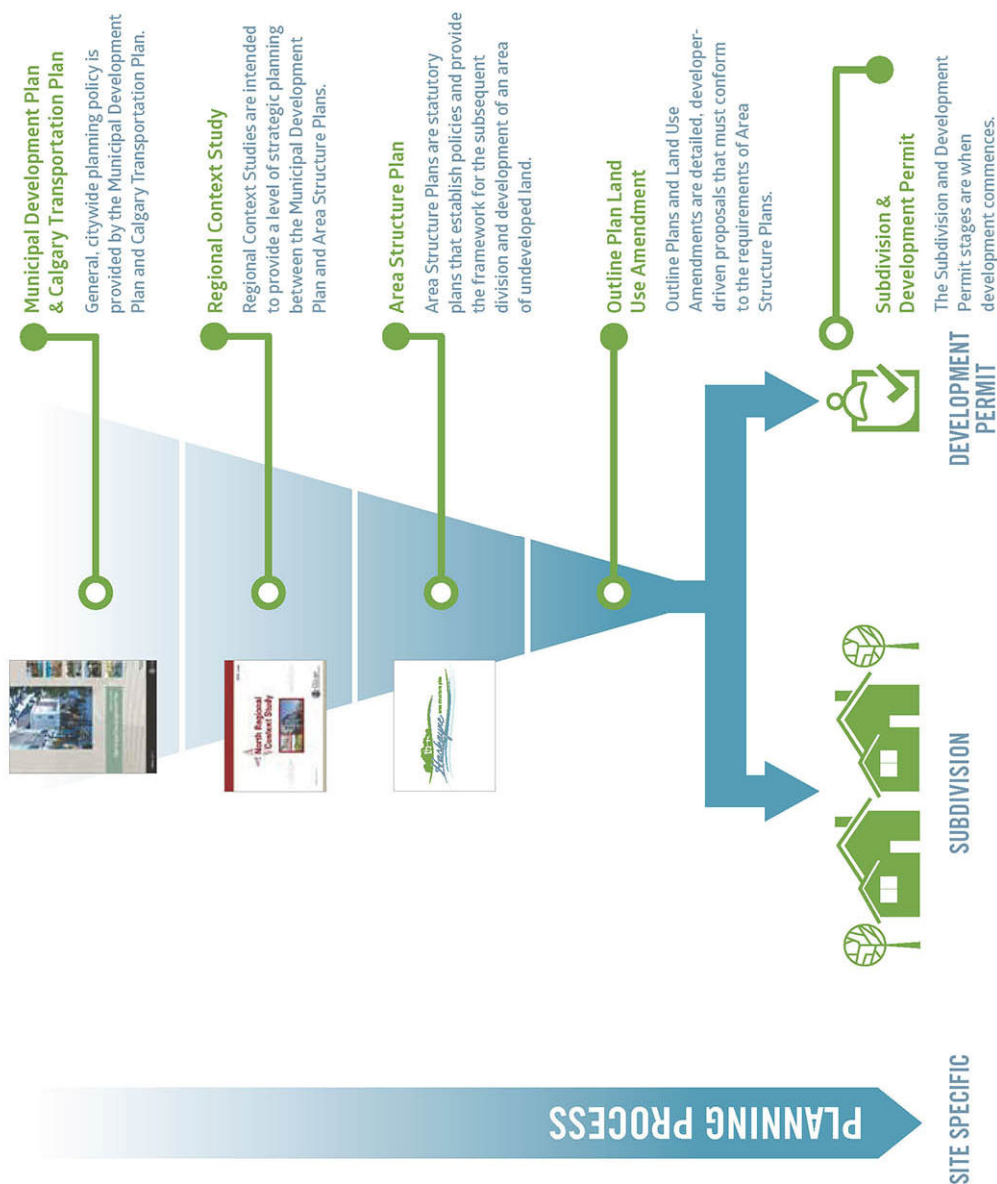
Onward/ We will continue to make Calgary a liveable, attractive and functional city by recognizing its unique setting and dynamic urban character, creating a legacy of quality public and private developments for future generations.

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Introduction

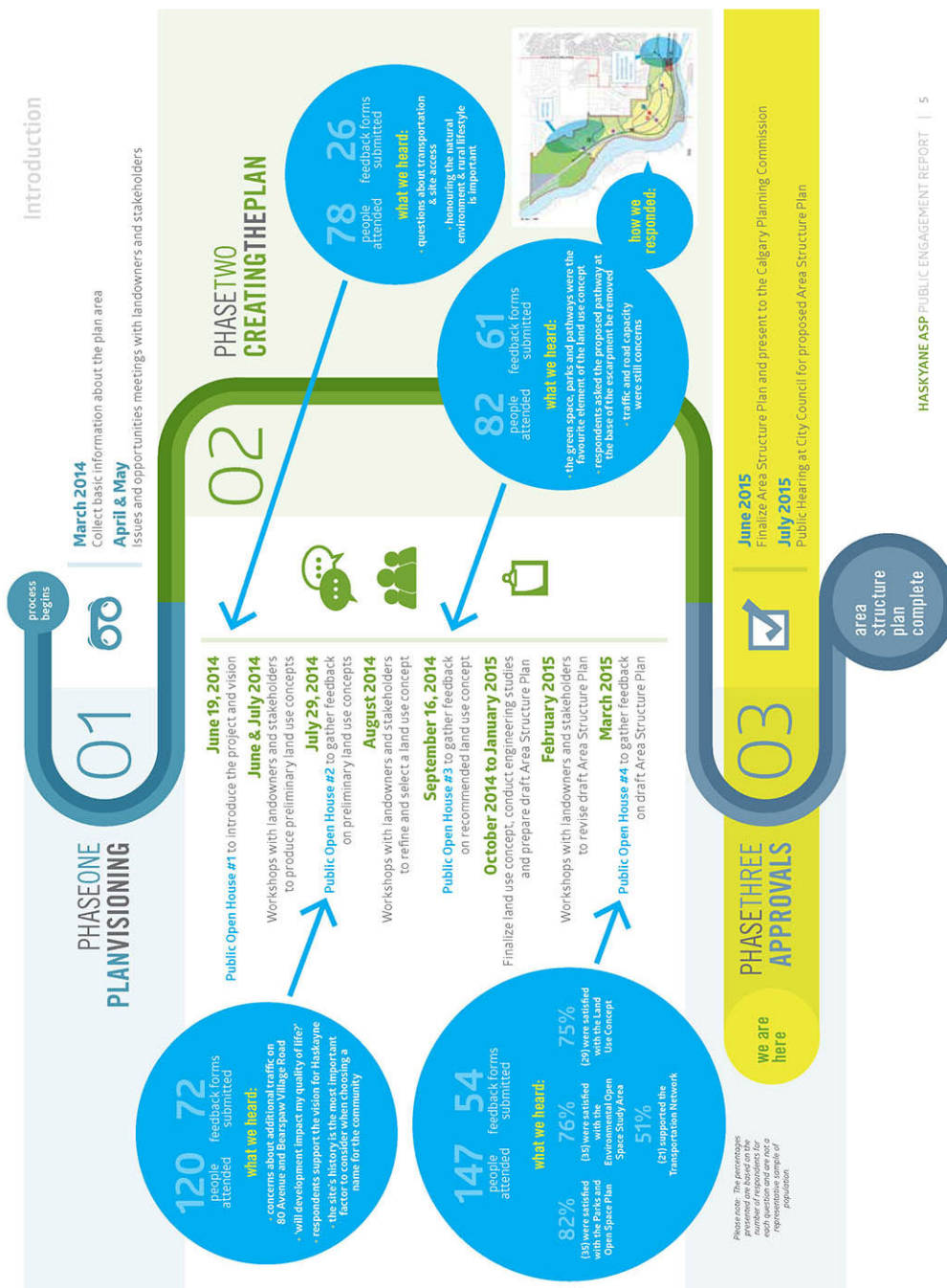
1 | introduction

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, and the provision of essential services and facilities.

PLANNING PROCESS

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 West Regional Context Study to identify basic land uses such as parks and open space, utility servicing and a collector-level transportation network.

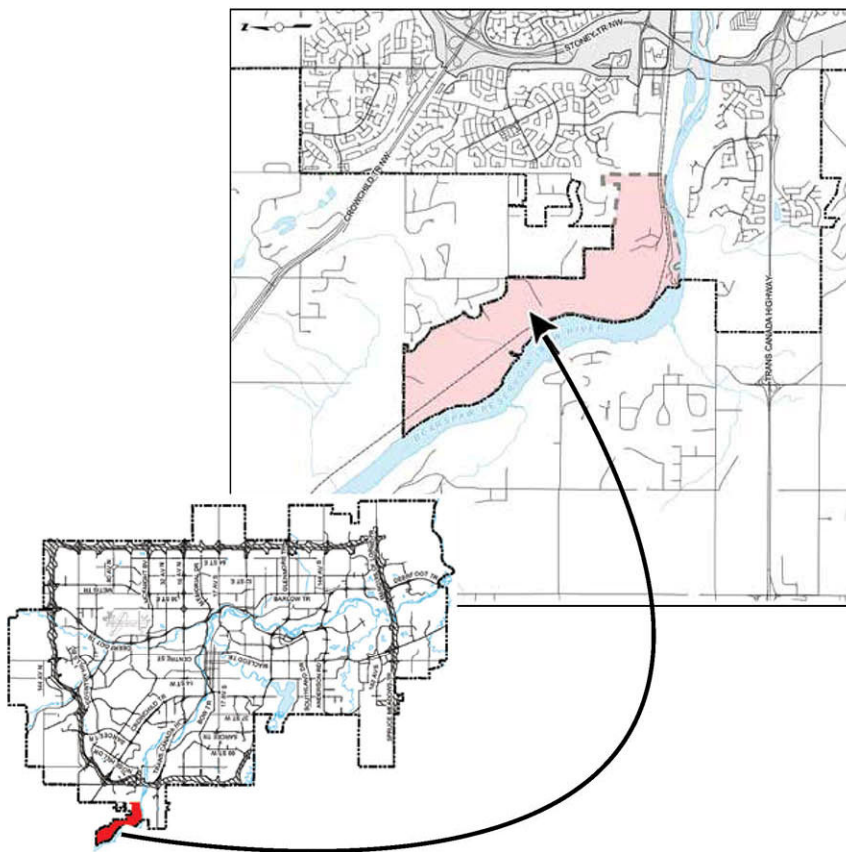
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Introduction

MAP 1: LOCATION AND REGIONAL CONTEXT



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PROJECT OVERVIEW

The Haskayne Area Structure Plan (ASP) includes approximately 562 hectares (1,388 acres) of land in northwest Calgary, west of Tuscany and north of the Bow River. Both the Haskayne Legacy Park and a portion of the Glenbow Ranch Provincial Park are within the plan area. This area structure plan is part of the developer-funded model intended to shorten the amount of time it takes to prepare the plan to approximately one year.

The Haskayne ASP is preceded by four other Council-approved policy documents:

- Municipal Development Plan — Key Directions for Land Use and Mobility
- West Regional Context Study
- The Rocky View/Calgary Intermunicipal Development Plan
- Calgary's New Community Planning Guidebook

The Haskayne ASP will follow the guidelines and objectives outlined in these policies.

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PUBLIC ENGAGEMENT PROCESS

The City of Calgary recognizes citizen input is vital to creating successful communities. In June 2014, The City began a public consultation process for the Haskayne Area Structure Plan that encouraged area landowners, other City departments and external stakeholders to develop a logical, compatible and sustainable community.

Between June 2014 and March 2015 more than 400 people attended one of four public open houses. The landowner group also held several meetings with Rocky View County residents and stakeholders. The landowner group engagement process focused on Rocky View County residents but included some City of Calgary stakeholders. The City of Calgary engagement process focused on Calgarians while remaining cognizant and inclusive of Rocky View County residents.

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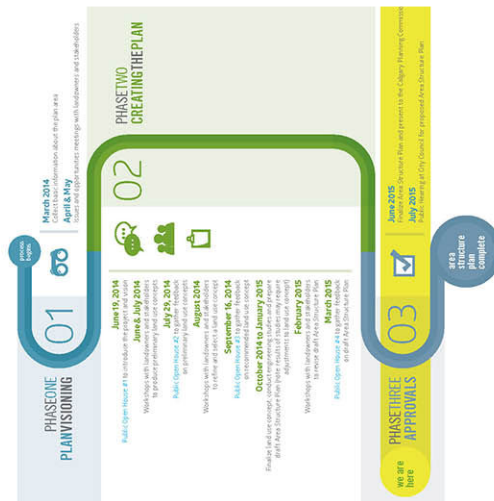


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PROJECT/PUBLIC ENGAGEMENT PROCESS



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TAC AND LANDOWNER WORKSHOPS

During Phase 2 *Creating the Plan*, the TAC and landowners participated in several workshops to develop and refine concepts for each element of the Area Structure Plan.

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 May 2015, the project team and landowners met over 30 times for regular updates and to discuss specific topics.

TECHNICAL ADVISORY COMMITTEE MEETINGS

Various City of Calgary Business Unit representatives participated in a Technical Advisory Committee (TAC) to provide input throughout the Area Structure Plan process. The Technical Advisory Committee met over 30 times for regular updates and to discuss specific topics during the project.

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PUBLIC OPEN HOUSES AND ONLINE FEEDBACK

PUBLIC OPEN HOUSE #1

Approximately 78 people attended the first public open house on June 19, 2014. Information presented included an overview about the planning process, area history and context, and some ideas being considered for the future Haskayne community. The project team used the feedback from the first open house to help develop the preliminary land use concepts.

78
people
attended

26
feedback forms
submitted

what we heard:

- questions about transportation & site access
- honouring the natural environment & rural lifestyle is important

120
people
attended

72
feedback forms
submitted

what we heard:

- concerns about additional traffic on 80 Avenue and Bearspaw Village Road
- will development impact my quality of life?
- respondents support the vision for Haskayne
- the site's history is the most important factor to consider when choosing a name for the community

PUBLIC OPEN HOUSE #2

At the second open house on July 29, 2014, approximately 120 people attended to view preliminary land use concepts for the area, including options for the preliminary road network, neighbourhood configuration and location of commercial and recreational amenities. The project team used public input to select and refine a recommended land use concept and present options at the second open house.

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PUBLIC OPEN HOUSE #3

More than 80 people attended the open house on September 16, 2014, to view the draft land use concept. Public input was also collected on this web page from September 16-30, 2014. In all, 61 feedback forms were submitted. Respondents were generally supportive of the draft land use concept, citing green space, parks and pathways as the aspect they liked most.



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Please note: The percentages presented are based on the data collected from each question and are not a representative sample of population.

PUBLIC OPEN HOUSE #4

The fourth and final open house was held March 3, 2015, to gather public input on the draft Area Structure Plan. Feedback was also collected online from March 4–17, 2015. Approximately 147 people attended and 30 comment forms were submitted. Feedback was also collected online from March 3–17, 2015, and an additional 24 comment forms were submitted. The majority of respondents supported the draft plan, while transportation remained a difficult issue to resolve with Rocky View County residents.

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3 | communications & promotions

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

ROCKY VIEW COUNTY MAIL OUT

In June 2015, approximately 400 Rocky View County residents received a letter from The City's project manager informing them about the upcoming planning process and inviting them to participate in the public engagement opportunities.

CALGARY.CA

A project web page was established on calgary.ca 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 Technical Advisory Committee meetings as well as subscribe for email updates about the project.

BANNER ADS ON CALGARY.CA

Banner advertisements on calgary.ca were used to promote the public open houses.

BANNER AD PROMOTION



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Communications & Promotions

EMAIL UPDATES
TO STAKEHOLDERS

A comprehensive list of stakeholders was invited to each engagement event and advised of project updates or online feedback opportunities.

LANDOWNER GROUP
COMMUNICATIONS
(newsletter, emails, web site)

The landowner group created a website and maintained a separate distribution list of primarily Rocky View County residents. Similar to The City's stakeholder list mentioned above, this group would receive email updates about upcoming engagement opportunities, and periodic e-newsletters about the project's progress.

STAKEHOLDERS

POLITICIANS AND MUNICIPAL
STAKEHOLDERS

Calgary Regional Partnership
MLA - Chestermere Rocky View
MP - Calgary West
Rocky View County
Office of Land Servicing & Housing
Ward 1 Councillor

NEIGHBOURING COMMUNITY
ASSOCIATIONS

Bowness Community Association
Lynx Ridge Condominium Association
Lynx Ridge Golf Course
Rocky Ridge / Royal Oak Community Association
Scenic Acres Community Association
Tuscany Community Association
Valley Ridge Community Association

GOVERNMENT

Alberta Environment
Alberta Environment and Sustainable Resource
Development
Alberta Transportation
Alberta Health Services
Department of Fisheries and Oceans
Transport Canada

ENVIRONMENTAL GROUPS

Bow River Basin Council
Calgary River Communities Action Group
Calgary River Valleys
Nature Calgary

DEVELOPMENT INDUSTRY

Building Owners and Managers Association
Calgary Home Builders Association
Calgary Real Estate Board
Urban Development Institute

INTEREST GROUPS

Alberta Motor Transport Association
Attainable Homes
Bike Calgary
Calgary Area Outdoor Council
Calgary Board of Education
Calgary Catholic School District
Calgary Economic Development
Calgary Parks Foundation
Calgary Pathway & Bike Advisory Council
Calgary Sport Council
Chamber of Commerce
Elbow Valley Cycle Club
Federation of Calgary Communities
Open Streets Calgary
Progressive Group for Independent Business
Sustainable Alberta Association
Sustainable Calgary
Trans Canada Trail
U of C Faculty of Environmental Design

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Communications & Promotions

ROAD SIGNS

Road signs in the adjacent communities of Tuscany, Rocky Ridge, Royal Oak and Bearspaw advertised each open house and online feedback opportunity.



Scenic Acres
February 23 at 12:18pm · 48
Mark your calendars!
The City of Calgary is hosting an Open House to present an overview of the Haskayne Area Structure Plan S - 8 pm on Tuesday, March 3 at the Lynx Ridge Golf Club.
Visit this link for more information about this planned large development west of Tuscany: <http://www.calgary.ca/.../C.../Haskayne-Area-Structure-Plan.aspx>



West of Tuscany Concept Study
February 23 at 12:18pm · 48
Mark your calendars!
The City of Calgary is hosting an Open House to present an overview of the Haskayne Area Structure Plan S - 8 pm on Tuesday, March 3 at the Lynx Ridge Golf Club.
Visit this link for more information about this planned large development west of Tuscany: <http://www.calgary.ca/.../C.../Haskayne-Area-Structure-Plan.aspx>

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APPENDIX IV



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Suite 600, 940 6th Ave SW ☎ 403.692.4532
Calgary, Alberta T2P 3T1 📠 403.262.4480

May 28th, 2015

Calgary Planning Commission Members
City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

RE: HASKAYNE AREA STRUCTURE PLAN
JUNE 4TH CALGARY PLANNING COMMISSION MEETING

Brown & Associates Planning Group was contracted to represent the Landowner Team of Brookfield Residential, Marquis Community and the Damkar Family for the Developer Funded Haskayne Area Structure Plan. The landowner team has worked diligently with Administration to realize the plan that will be presented to you on June 4th, 2015. It was our goal to resolve as much as possible within the plan, however, a few items remain unsatisfactory to the landowners and we are kindly seeking that Planning Commission review our requested revisions described below. It should be noted that many of these items are Administrative in nature, but could not be agreed to with Administration; as such they require CPC's consideration. Note: A Revision Summary (Attachment 1) has been included that itemizes the requests below.

1. Subsection 2.3 Bow River (Bearspaw Reservoir/Dam) (P.8) reads as:
One of two sources of drinking water for Calgarians, the reservoir provides a dramatic backdrop to the Plan Area. However, the sensitivity of the reservoir to pollutants will require a detailed review to address the impacts of urban development in relation to water quality. Section 6.7: Stormwater Management contains further information on how development will protect one of Calgary's water sources.

The landowners are unclear how they will be able to 'protect' a water source. We are kindly requesting the last sentence be removed from the ASP.

REQUESTED REVISION:

One of two sources of drinking water for Calgarians, the reservoir provides a dramatic backdrop to the Plan Area. However, the sensitivity of the reservoir to pollutants will require a detailed review to address the impacts of urban development in relation to water quality. ~~Section 6.7: Stormwater Management contains further information on how development will protect one of Calgary's water sources.~~

2. Subsection 3.1 Community Structure, Policy 2 and Map 3 (P.11) Subsection 3.4 (P.16) – Due to the unique land ownership boundaries and topography we are unable to support the Neighbourhood Boundaries as presented. In September 2014 the landowner group provided a Vision Workbook to the City for consideration. Within this booklet a neighbourhood boundary plan was presented for consideration. The landowner group has repeatedly requested since early March (when the DRAFT Plan was released and the Neighbourhood boundaries were shown) that the boundaries align with the workbook proposal from September 2014. However, Planning felt the boundaries should remain as proposed. We kindly ask that Map 3: Community Structure, Policy 2 of Subsection 3.1 and Subsection 3.4 be revised, and a new policy to Subsection 3.1 be added.

1

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In addition, the New Community Guidebook states: "An Outline Plan should consist of at least one neighbourhood unit." This is not achievable based on individual landownership, proposed Neighbourhood boundaries, street network, servicing, topography and landowner readiness. Furthermore, the Lower Lands (containing Neighbourhood 4 and portions of Neighbourhood 3) have different servicing requirements than Neighbourhoods 1 & 2. It is unreasonable request for a landowner to be held up on the timing or readiness of any adjacent landowner within the same neighbourhood.

- A. **REQUESTED REVISION:** Map 3: Community Structure as per Attachment 2, which includes, the following addition to the Note:

Neighbourhood Boundaries may be refined at the Outline Plan/Land Use Amendment Stage without requiring an amendment to Map 3.

- B. **REVISE SUBSECTION 3.1, POLICY 2 TO:**

2. Neighbourhood 4 should have a minimum intensity of 60 and a maximum intensity of 130 people and jobs per gross developable hectare.

- C. **ADD A NEW Policy 3 to subsection 3.1 Community Structure, as follows:**

3. Due to the landownership boundaries not aligning with the Neighbourhood boundaries, Outline Plan/Land Use Amendment applications may be submitted for partial neighbourhoods.

- D. **REVISE SUBSECTION 3.4 NEIGHBOURHOOD ACTIVITY CENTRES:
INTENT**

Differentiate the identity and characteristics of Neighbourhood Activity Centres (NACs) based on local features. NACs are the focal points of Neighbourhoods. Proposed NACS have been identified on Map 4: Land Use Concept. Each Neighbourhood within the Plan Area will have a minimum of one NAC with the exception of Neighbourhood 2 & 3, which will contain a combined NAC, CRC, EMS and Community Centre.

3. It is the intention of the landowners to provide a grocery store within the plan area and a formal request was made to move 3.6.1.a. "ii – a community scale food store, if viable" to Policy 3.6.1.b. Planning did not support this change; however, they added the words, "if viable" to the Policy to mitigate the concerns of the landowners if a grocer was not obtainable for these lands. The landowners remain concerned if they are not able to secure a grocery tenant within these lands it will still remain as a requirement. It is their preference to move this into the "may" category of Policy 3.6.1.b.

REQUESTED CHANGE:

3.6 Community Retail Centre

1. Composition

- a. A Community Retail Centre should be comprehensively planned to integrate:
 - i. small and medium-format retail uses, office uses;
 - ii. ~~a community-scale food store, if viable;~~
 - iii. a transit stop; and
 - iv. an amenity space.

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- b. Community Retail Centre may contain:
 - i. ~~a community-scale food store;~~
 - ii. multi-residential developments;
 - iii. cultural, recreation and institutional uses; and
 - iv. other compatible uses.
- 4. Policy 3.6.2.b. reads as: "The floor area for Community Retail Centre sites should be a minimum of 0.3." The landowners are concerned that this will not be achievable without forcing underground parking or applying relaxations to other CRC requirements. The landowners will strive for a 0.3 FAR and kindly request the language be revised to:

PROPOSED REVISION:

- 3.6. Community Retail Centre
- 2. Intensity
 - b. A floor area ratio of 0.3 for a Community Retail Centre is encouraged.
- 5. Section 4.5. Environmental Open Space Study Area (P.23)

During our ASP work it was determined that within the EOS Study Area if lands didn't qualify as ER, or were not acquired then they would likely be developable. As such a two-toned EOS Study Area map was created by Parks and provided to the landowner team. This map has not been included within the ASP or the Appendices. This map was key in establishing the potential ER areas and ESAs required for further study. To ensure the EOS Study Area was designed appropriately within the plan area the Landowner Group brought forward Subsection 4.4 Environmental Design Considerations and Appendix C to Administration for their consideration, which addresses development within the natural areas.

The language within Policy 4.5 doesn't recognize the developable nature of lands within EOS Study Area and we are kindly requesting the following revision:

REQUESTED REVISION:

- 4.5 Environmental Open Space Study Area

The EOS Study Area identifies lands that may qualify as ER or Environmentally Significant Areas. ~~Lands within the EOS Study Area have the potential to be incorporated into an urban context to provide for amenity value and ecological services.~~ Areas identified as EOS Study Area are not automatically acquired and/or protected from development but rather subjected to review and decision-making at the Outline Plan/Land Use Amendment stage. Where lands within the EOS Study Area are not dedicated, acquired or otherwise protected, the lands shall be considered to be appropriate for urban development.
- 6. In addition to the above, Appendix C of the ASP was created to deal with design features throughout the plan area, such as the location of roadways and viewsheds. As noted in subsection 4.5 Policy 3, a policy related to single loaded roads is already contained within the New Community Guidebook. Therefore, we are respectfully asking that within subsection 4.5, policy 3 be deleted.

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REQUESTED REVISION

~~A single-loaded road should be located at the top of the escarpment in Neighbourhoods 3 and 4. "Single-loaded roads and/or pedestrian connections should be located adjacent to retained EOS, along some stretches, to enable public views." - New Community Planning Guidebook, Section 3.4.2, 5.c.~~

If this is not supported, we suggest the following wording to Policy 4.5.3.

"A single-loaded road ~~will be evaluated within the Plan Area at Outline Plan/Land Use Stage~~. "Single-loaded roads and/or pedestrian connections should be located adjacent to retained EOS, along some stretches, to enable public views." - New Community Planning Guidebook, Section 3.4.2, 5.c.

7. Location of Community Association Site - Policy 6.2 (P.33)

The landowner group was not consulted on the location of the Community Association Site. While the policy advises it may be integrated within the EMS station near the Community Retail Centre without an ASP Amendment, the landowners feel strongly that it should be also located central to the development area adjacent to other active uses such as the school, CRC and higher intensity housing. (See Attachment 3)

REQUESTED REVISIONS:

- 6.2 Community Association Site
Community Association Sites provide for future community association uses, which may include a community association building, community gardens, ice rinks and/or other recreation facilities. The Community Association Site should be ~~integrated with the Emergency Response Station near the Community Retail Centre as shown on Map 4: Land Use Concept.~~

Revise Map 4 to relocate the CA to the central activity area as per Attachment 3.

8. Joint Use Site Subsection 6.1 Policy 1 and 3 (page 33)

There is only one JUS (Land Use Map 4) required for the Community. It is centrally located on a large parcel of land owned by one landowner; therefore, movement of the JUS does not impact municipal reserves for other landowners. Assuming that there is flexibility in neighbourhood boundaries, the landowner is requesting that the JUS not be tied to a Neighbourhood but rather to the general location as per Map 4. The landowner is asking that the requirement that the JUS remain in the "same Neighbourhood" be deleted.

REQUESTED REVISION:

1. A JUS should be ~~generally~~ located as shown on Map 4: Land Use Concept.
3. ~~The location of a JUS may change to the opposite side of a local street within the same Neighbourhood at the Outline Plan/Land Use Amendment stage without requiring an amendment to the ASP.~~

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9. Section 9: Appendices, APPENDIX A: Biophysical Background Information.
Parks has confirmed that the mapping in Appendix A is outdated and there is updated background information, new mapping and a table, including a two-toned EOS Study Area Map.

Administration advised landowners there was not enough time to have this revised within the ASP. The landowners feel that it is unreasonable to not include the final Biophysical Information that was provided to the City in April and supported by Parks and kindly ask it be updated before the final version is presented to Council.

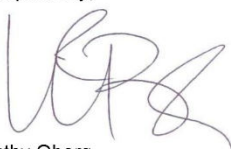
REQUESTED REVISION:

Update Appendix A with the most recent Biophysical information provided to the City and add the Two-Toned EOS Study Area Map prepared by the City Parks Department. (See Attachment 4: Two-Toned Map)

We kindly ask that Calgary Planning Commission Members consider the above revisions. A full revision summary has been included in Attachment 1.

We do wish to thank Administration for all their hard work and commitment to achieve the Haskayne ASP as seen before you on June 4th, 2015. We would be more than happy to speak to any of these items at Calgary Planning Commission.

Respectfully,



Kathy Oberg
Brown & Associates Planning Group

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ATTACHMENT 1

HASKAYNE LANDOWNER GROUP REQUESTED REVISIONS OF CALGARY PLANNING COMMISSION

REVISION #1: REVISE SUBSECTION 2.3 Bow River (Bearspaw Reservoir/Dam)

One of two sources of drinking water for Calgarians, the reservoir provides a dramatic backdrop to the Plan Area. However, the sensitivity of the reservoir to pollutants will require a detailed review to address the impacts of urban development in relation to water quality. ~~Section 6.7: Stormwater Management contains further information on how development will protect one of Calgary's water sources.~~

REVISION #2: REVISE MAP

Revise the Neighbourhood Boundaries on Map to 3: Community Structure and the corresponding note as per the ATTACHMENT 2, which includes the following addition to the Note:

~~Neighbourhood Boundaries may be refined at the Outline Plan/Land Use Amendment Stage without requiring an amendment to Map 3.~~

REVISION #3: REVISE POLICY

3.1.2

Neighbourhood 4 should have a minimum intensity of 60 and a maximum intensity of 130 people and jobs per gross developable hectare.

REVISION #4: ADD POLICY

3.1.3

Due to the landownership boundaries not aligning with the Neighbourhood boundaries, Outline Plan/Land Use Amendment applications may be submitted for partial neighbourhoods.

REVISION #5: REVISE POLICY

3.4 Neighbourhood Activity Centres

INTENT

Differentiate the identity and characteristics of Neighbourhood Activity Centres (NACs) based on local features. NACs are the focal points of Neighbourhoods. Proposed NACs have been identified on Map 4: Land Use Concept. Each Neighbourhood within the Plan Area will have a minimum of one NAC ~~with the exception of Neighbourhood 2 & 3, which will contain a combined NAC, CRC, EMS and Community Centre.~~

REVISION #6: REVISE POLICY

- 3.6 Community Retail Centre
1. Composition

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- a. A Community Retail Centre should be comprehensively planned to integrate:
 - i. small and medium-format retail uses, office uses;
 - ii. ~~a community-scale food store, if viable;~~
 - iii. a transit stop; and
 - iv. an amenity space.
- b. Community Retail Centre may contain:
 - i. ~~a community-scale food store;~~
 - ii. multi-residential developments;
 - iii. cultural, recreation and institutional uses; and
 - iv. other compatible uses.

REVISION #7: REVISE POLICY

- 3.6. Community Retail Centre
 - 2. Intensity
 - b. A floor area ratio of 0.3 for a Community Retail Centre is encouraged.

REVISION #8: REVISE POLICY

Policy 4.5 Revise as follows (shown in red).

The EOS Study Area identifies lands that may qualify as ER or Environmentally Significant Areas ~~and within the EOS Study Area have the potential to be incorporated into an urban context to provide for amenity value and ecological services.~~ Areas identified as EOS Study Area are not automatically acquired and/or protected from development but rather subjected to review and decision-making at the Outline Plan/Land Use Amendment stage. Where lands within the EOS Study Area are not dedicated, acquired or otherwise protected, the lands shall be considered to be appropriate for urban development.

REVISION #9: DELETE/REVISE

Policy 4.5 Environmental Open Space Study Area
Policies

- ~~3. A single-loaded road should be located at the top of the escarpment in Neighbourhoods 3 and 4. "Single-loaded roads and/or pedestrian connections should be located adjacent to retained EOS, along some stretches, to enable public views." New Community Planning Guidebook, Section 3.4.2, 5.c.~~

If this is not supported then revise Policy 4.5.3 as follows:

- 3. A single-loaded road ~~will be evaluated within the Plan Area at Outline Plan/Land Use Stage.~~ "Single-loaded roads and/or pedestrian connections should be located adjacent to retained EOS, along some stretches, to enable public views."
- New Community Planning Guidebook, Section 3.4.2, 5.c.

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REVISION #10 – REVISE POLICY

6.2 Community Association Site

Community Association Sites provide for future community association uses, which may include a community association building, community gardens, ice rinks and/or other recreation facilities. The Community Association Site should be **integrated with the Emergency Response Station near the Community Retail Centre as shown on Map 4: Land Use Concept.**

REVISION #11 – REVISE MAP

Revise Map 4 to relocate the CA site to the central activity area as per ATTACHMENT 3.

REVISION #12 – REVISE POLICY

6.1 Joint Use Site

1. A JUS should be **generally** located as shown on Map 4: Land Use Concept
2. The school building envelope within a JUS should be located along a street abutting the site. Buildings should be oriented to offer direct pedestrian access to the primary building entrance from the sidewalk.
3. ~~The location of a JUS may change to the opposite side of a local street within the same Neighbourhood at the Outline Plan/Land Use Amendment stage without requiring an amendment to the ASP.~~

REVISION #13 – UPDATE APPENDIX A

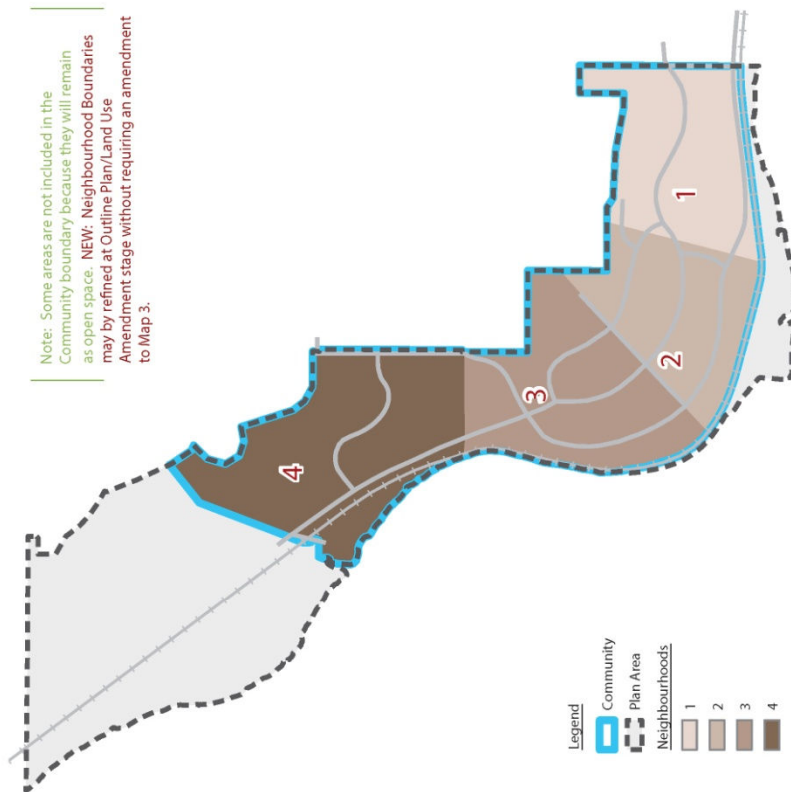
Update Appendix A with the most recent Biophysical information provided to the City and add the Two-Toned EOS Study Area Map prepared by the City Parks Department. (See ATTACHMENT 4)

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****PROPOSED NEIGHBOURHOOD
BOUNDARY REVISIONS**

Community Framework

MAP 3: COMMUNITY STRUCTURE



3.1 COMMUNITY STRUCTURE

INTENT

Promote a compact, walkable and complete Community by organizing the Plan Area into distinct Neighbourhoods. Each Neighbourhood should convey a sense of belonging or connection to the overall Community and be organized around a focal point within walking distance for most residents. These focal points should contain a central amenity space, a transit stop, higher density residential development and non-residential opportunities.

POLICIES

1. The Haskayne Community and the Neighbourhoods within are shown on Map 3: Community Structure.
2. Neighbourhood 4 should have a minimum intensity of 60 and a maximum intensity of 130 people and jobs per gross developable hectare.
3. Due to the landownership boundaries not aligning with the Neighbourhoods, Outline Plan/Land Use Amendment applications may be submitted for partial neighbourhoods.

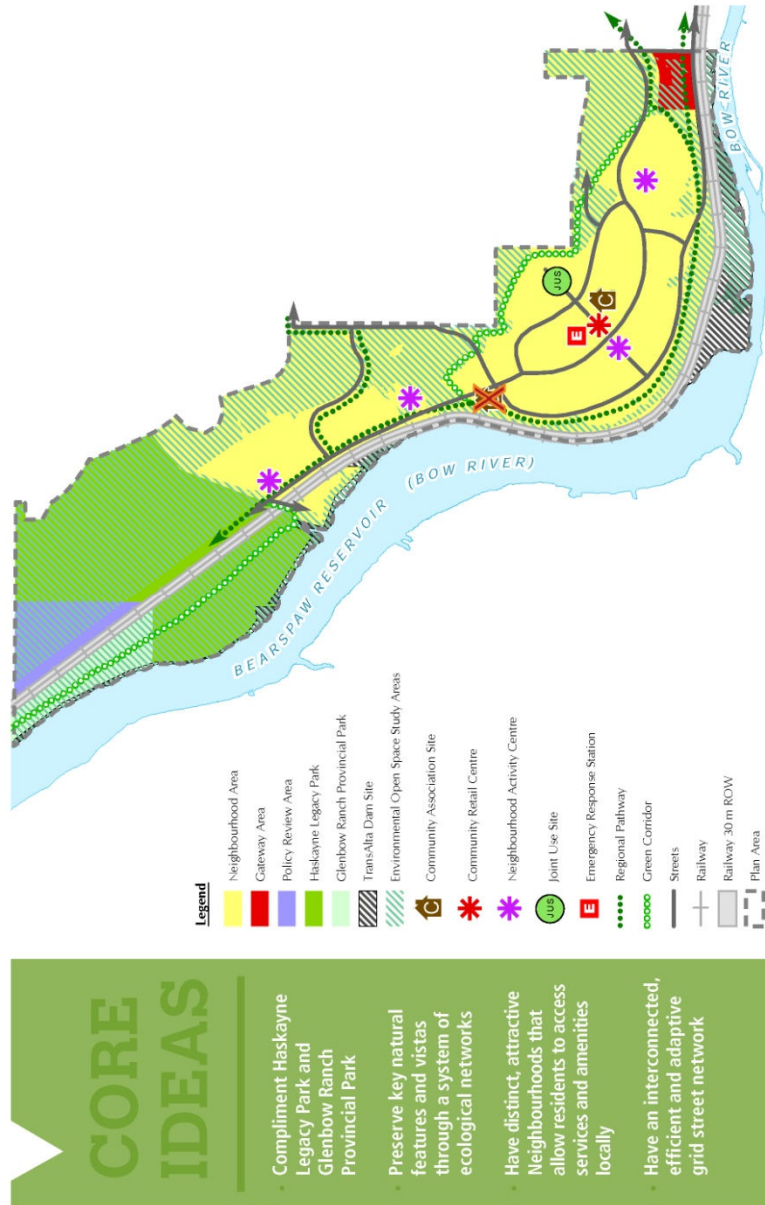
ATTACHMENT 2

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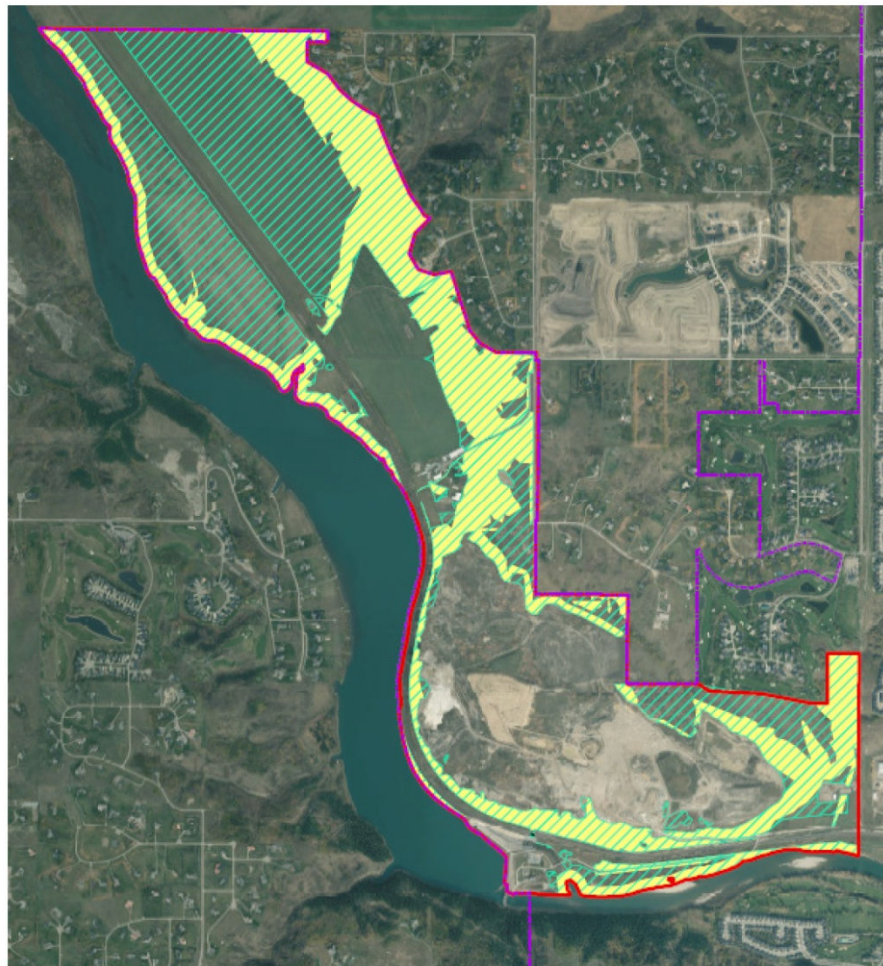
Community Framework



****PROPOSED LAND USE CONCEPT REVISIONS**

MAP 4: LAND USE CONCEPT



MISCELLANEOUS - HASKAYNE AREA STRUCTURE PLAN
HASKAYNE (WARD 1)
NORTHEAST OF THE BEARSPAW RESERVOIR (BOW RIVER)
BYLAW 27P2015



 POTENTIAL ENVIRONMENTAL RESERVE
 EOS STUDY AREA

ATTACHMENT 4