

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest quadrant of the city in the developing community of Residual Sub-Area 02L. The site is 67.31 hectares  $\pm$  (166.32 acres  $\pm$ ) in area and is irregularly shaped with dimensions of approximately 830 metres by 800 metres. The plan area is in an agricultural state with an existing homestead site located in the southeast corner. The land generally slopes towards the west where it is bounded by the escarpment lands of the Symons Valley and West Nose Creek. Panorama Road NW forms the eastern boundary and, on the south, the site is bounded by 144 Avenue NW. North of the plan area are lands within Qualico Communities ownership and are currently designated Special Purpose – Future Urban Development (S-FUD) District. The plan area forms a logical extension of the Ambleton neighbourhood which is located east of Panorama Road NW and is a logical north expansion from the community of Evanston located south of 144 Avenue NW.

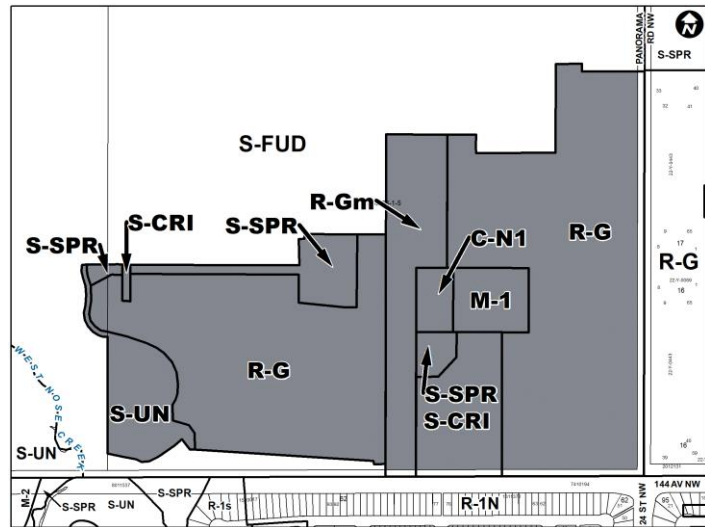
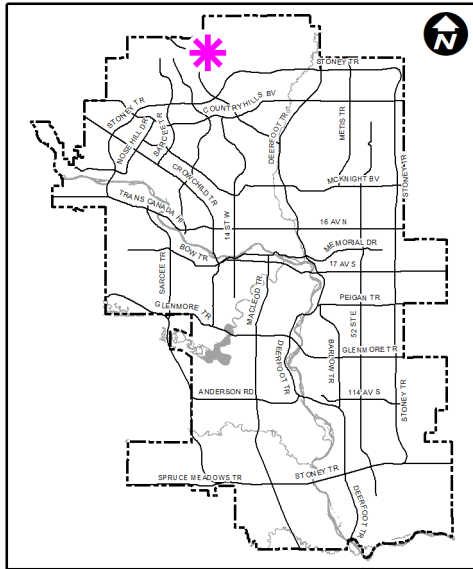
This outline plan and land use amendment application was submitted in late 2020 to support a business case as one of 11 business cases that had applied for Growth Management Overlay (GMO) removal consideration. Council did not approve any of the 11 business cases at that time and invited proponents to resubmit in 2022 ahead of the 2023-2026 service plan and budget cycle. Once the status of supporting infrastructure was confirmed through the 2023-2026 budget, Council did approve GMO removal for this site 2023 January 17 with accompanying policy limiting the number of units that can be approved to 650 due to the current utility servicing capacity.

This 650-unit limit means that this outline plan will have only a portion of that area receiving land uses at this time. The outline plan area is approximately 67.31 hectares (166.32 acres) while the land use amendment area is approximately 33.02 hectares (81.59 acres).

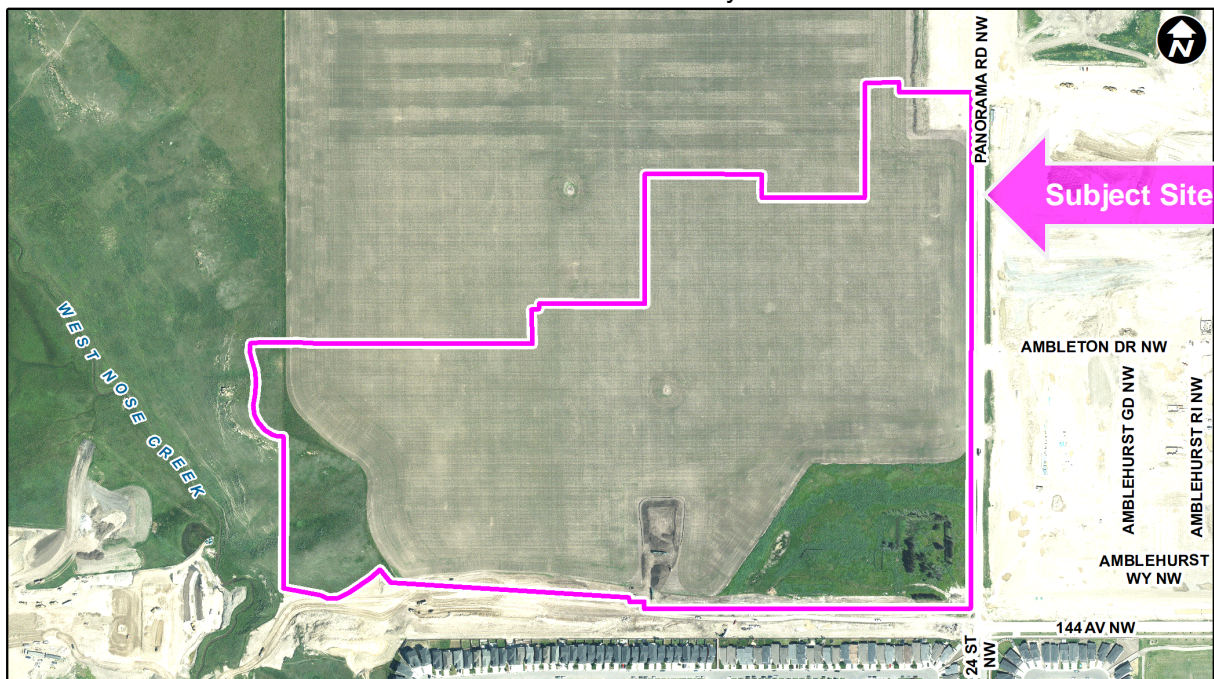
## Community Peak Population Table

There is no existing demographic information available for Residual Sub-Area 02L as this is a newly developing community.

## Location Maps

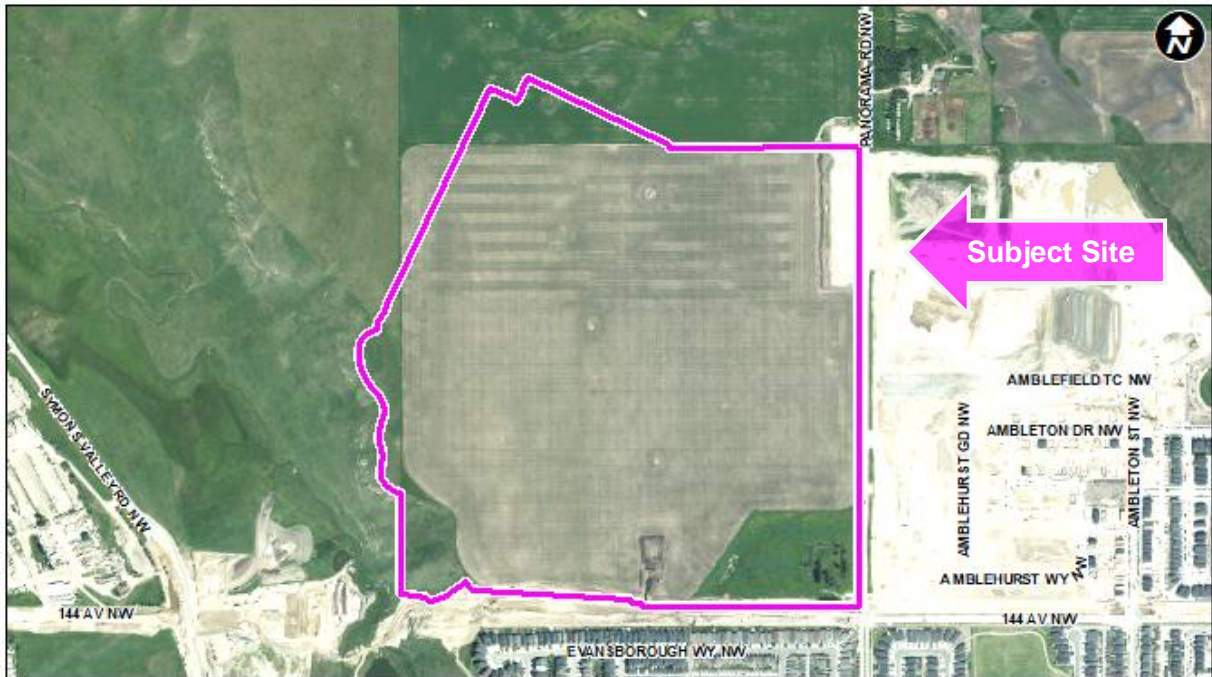


Land Use Boundary





Outline Plan Boundary



## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use on this site is Special Purpose – Future Urban Development (S-FUD) District. This district is intended for lands that are awaiting urban development and utility servicing.

This application proposes several residential, commercial, and special purpose districts to support the creation of complete communities. These land uses include:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – Low Profile (M-1) District;
- Commercial – Neighbourhood 1 (C-N1) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – Urban Nature (S-UN) District.

The proposed R-G District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This District is designed to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this District is 12 metres. The application proposes a mix of both laned and laneless R-G parcels which have been located to work with the slope of the land.

The proposed R-Gm District has the same intent as the R-G District but does not allow for permitted single detached dwellings. Similar to the R-G District, the maximum building height is 12 metres. This District has been predominantly located at entranceways into the Ambleton community in order to provide an appropriate built form as a gateway into the community.

The M-1 District is intended for multi-residential development of low height and medium density. It is intended for areas in close proximity or adjacent to low density residential development. This district allows for a maximum building height of 14 metres. There is no listed maximum floor area ratio (FAR). It lists a minimum density of 50 units per hectare and a maximum of 148 units per hectare.

The proposed C-N1 District is intended for small scale street oriented commercial development with opportunities for residential uses on the upper floors. This district provides for development that has limited use sizes and types and does not include automotive uses. The maximum floor area ratio is 1.0 and the maximum height is 10 metres. This district, in addition to the M-1 site, a portion of S-SPR and R-Gm make up the land use framework for the neighbourhood activity centre (NAC) for this development.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. This district is to be used for land dedicated as Municipal School Reserve or other forms of Municipal Reserve (MR) pursuant to the *Municipal Government Act* (MGA).

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown in Attachment 4, this District is proposed for the stormwater pond in the southeast quarter of the plan area along with the path around it. There is also a S-CRI parcel identified in the southwest quarter of the plan area and will accommodate utilities through the site. These lands will be dedicated as Public Utility Lots (PUL) pursuant to the MGA.

The S-UN District is intended for lands that provide for natural landforms, vegetation, and wetlands and is used for lands dedicated as Environmental Reserve (ER) pursuant to the MGA. This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to lands that form the West Nose Creek escarpment.

### **Subdivision Design**

This 67.31 hectare outline plan forms a logical westward extension of the adjacent neighbourhood of Ambleton and a northward extension of the community of Evanston. The subdivision design responds to the existing topographical and natural features on the site including the Symons Valley escarpment, a wetland in the southeast portion of the plan area, and a glacial erratic in the northwest portion of the plan area.

The neighbourhood is organized around a school site in the northwest corner, a Neighbourhood Activity Centre in the south central portion of the plan area, a storm pond, and a system of parks and open space network including both large programmable areas as well as small neighbourhood pocket parks, while utilizing a blocked-based street network.

### **Housing**

A variety of housing options are provided for in the plan area including low density housing forms such as single detached, semi-detached, duplex and rowhouse dwellings. Laned and laneless parcels are provided to allow for a variety of building forms as well as the ability to add intensity over time through secondary and backyard suites. Multi-residential housing forms, such as townhouses and apartments, are located within the Neighbourhood Activity Centre located in the south central portion of the plan area.

Additional R-Gm along Panorama Road NW and Ambleridge Drive NW was requested during the review of the application. The applicants determined that this was not needed because this plan area works in conjunction with their planned development to the north which requires, through the ASP, a larger Community Activity Centre (CAC) – minimum of 8 hectares as opposed to the MDP required minimum of 4 hectares. This CAC will provide additional multi-residential development in conjunction with employment and civic uses. The proposed land use framework of this plan area does meet the requirements of the MDP and ASP.

### **Pathway and Street Network**

An interconnected system of streets, pathways, and walkways provide mobility choices to future residents while keeping road dedications to within MGA requirements and working with the boundary conditions of the neighbourhood. Three collector streets connect the plan area to Panorama Road NW as well as provide a continuation of the street network established in Ambleton. A collector street access provided off 144 Avenue NW provides transit within and

through the neighbourhood. Laned blocks ensure pedestrian friendly development fronts onto the street, enhancing the streetscape along this primary road. Multi-use pathways are located to reduce interruption and provide convenient connections to community gathering points such as the NAC, school site, central park, and natural areas.

The MGA allows a municipality to require 10% dedication for municipal reserve and up to 30% for all roadways (including walkways) and public utility lots (PUL). This outline plan area does provide a slight excess of 30% road and PUL dedications. This is partially due to the inclusion of the complete 152 Avenue NW road cross-section in this outline plan. This was needed to support the school site on the north boundary of the plan area. In this case, the landowners own both parcels and were willing to include the whole road within this application. It is anticipated that over the two outline plans (the subject application and a future application), the dedications would be within the 30% target overall.

#### Neighbourhood Activity Centre

The NAC is located in the south central portion of the plan area. The site provides a location for higher density residential development adjacent to a local commercial site and municipal park. The nearby stormpond is integrated into the local pathway and provides additional amenity to the NAC. An open space MR dedication of 0.32 hectares (0.80 acres) within the NAC provides a community open space feature which works in conjunction with the plan's single storm pond located south of this site to provide pathways and seating. In addition to this passive recreational function, a portion of the park will be used as a fenced off-leash dog park. A concrete plaza with arbour structure will provide seating and shade outside the dog park for those who want to sit and relax.

#### Open Space Network

In addition to the Neighbourhood Activity Centre (NAC) park space, other MR spaces in the plan area include a 0.34 hectare (0.85 acre) park in the northeast quadrant which facilitates pedestrian connections from inside the neighbourhood to Panorama Road NW, a 1.16 hectare (2.87 acre) central park with basketball courts and a linear path connection to the Symons Valley escarpment, a 0.20 hectare (0.50 acre) park bookending the escarpment pathway, and finally, a 0.4 hectare (0.99 acre) park adjacent to the school site which features the plan area's glacial erratic.

An Municipal School Reserve (MSR) site is located in the northwest portion of the plan area. This 4.87 hectare (12.03 acre) parcel will house a future Calgary Catholic School Board K-9 school with parking, a baseball diamond and other sports fields. In the initial submission, the outline plan only included a portion of the school site that lay within the quarter section. Through discussion with the school board, the applicant agreed to include the whole site within the subject outline plan to facilitate comprehensive planning. This additional municipal dedication increases the MR dedication above the MGA allowance of 10%, however, it is noted that over this plan and the future outline plan to the north the dedications will work out to 10% overall.

The plan area also contains 2.19 hectares of Environmental Reserve (ER) which is focused around the West Nose Creek escarpment. This area retains the natural features of the escarpment but with a local pathway along the ridge providing links to other parks and pathways within the neighbourhood.

### **Density and Intensity**

The proposed outline plan provides a land use framework that will provide an anticipated density of 20.9 units per gross developable hectare and an intensity of 67 people and jobs per hectare for this neighbourhood meeting the MDP target of 20 units per hectare and initial intensity of 60 people and jobs per hectare.

The NAC proposes an anticipated intensity of 103 people and jobs per hectare, thus meeting the minimum target of 100 people and jobs per hectare required by the MDP.

A breakdown of the statistics for the subject outline plan can be found in the Subdivision Data Sheet (Attachment 6).

### **Transportation**

Regional pathways are located along 144 Avenue NW, Panorama Road NW, and along the "Road A" on the north boundary of the plan area. Internally, multi-use pathways and local pathways provide residents with ample choices for getting around the neighbourhood as well as providing connections to the larger pathway network.

Primary transit service will be provided along 144 Avenue NW with local service provided through the neighbourhood and along Panorama Road NW.

The proposed neighbourhood is connected to the larger regional transportation network by 144 Avenue NW and Panorama Road NW. 144 Avenue NW will connect to the west at Symons Valley Road NW which includes a future crossing of West Nose Creek, which is currently estimated to be complete by fall 2024. Access to and from Stoney Trail NW is currently available from nearby 14 Street NW.

A Transportation Impact Assessment (TIA) was submitted in support of the outline plan application and was accepted by Administration.

### **Environmental Site Considerations**

A Phase I Environmental Site Assessment was submitted and approved in support of the application. No significant environmental issues were identified.

A Biophysical Impact Assessment (BIA) was also submitted for the proposed outline plan area. Environmentally Significant Areas (ESAs) identified in the BIA include an escarpment, modified grasslands adjacent to the escarpment, and a small, seasonal wetland. The plan protects approximately 52% (2.19 hectares) of pre-development ESA as ER, including nearly all of the escarpment ESA. The 48% (2.06 hectare) of ESA removed for development includes the developable grasslands and wetland. The wetland is being removed due to its small size, seasonal hydrology, and disturbed conditions. Future development will be in alignment with the Alberta Wetland Policy as part of the Water Act application.

### **Utilities and Servicing**

Stormwater servicing for the subject lands will be provided via construction of an onsite stormwater pond facility. The pond will discharge to existing stormwater infrastructure within 144<sup>th</sup> Avenue.

Sanitary servicing for the subject lands will be provided via connection to existing sanitary infrastructure located in 144<sup>th</sup> Avenue.



Water servicing to the proposed land use area will be provided via connections to water infrastructure along 144<sup>th</sup> Avenue and Panorama Road NW.

At this time, adequate water servicing can only be provided to the proposed land use amendment area and not yet to the broader Outline Plan area. This is due to water capacity limitations in the north sector of the City and is reflected in Bylaw Number 7P2023 which limited the allowable development in the Outline Plan area until such time that required water infrastructure (known as the “North Water Servicing Option”) is available. The North Water Servicing Option is currently in the planning stages and is expected to be in service in 2030. As delivery options are identified and confirmed, the City will complete ongoing reviews of water capacity limitations with consideration to phased delivery and servicing where possible.

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

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

### **Growth Plan (2022)**

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

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

These lands are subject to the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) and were circulated to Rocky View County for comment in accordance with the requirements of the IDP. The County indicated no objection to the proposed outline plan and land use amendment. The proposed land use and outline plan comply with the general policies of the IDP.

### **Municipal Development Plan (Statutory – 2009)**

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation ensures future development allows for a range of housing types and tenures with access to local commercial services.

The proposed application adheres to the policy of creating complete communities and as such contributes to the MDP goals for balancing growth in established and new communities.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. As part of the future development, the applicant includes increased topsoil depth to help improve drainage conditions and increase resilience to storm events, future consideration in home construction for electric vehicle charging, better performing fixtures and appliances, and landscaping incentive programs to help increase the urban tree canopy. The applicant has also committed to working with their builder



partners in planning transitions to align with the Net Zero by 2030 Building Code. The latter supports Program A: New Buildings.

**Glacier Ridge Area Structure Plan (Statutory – 2015)**

The [Glacier Ridge Area Structure Plan](#) (ASP) provides additional direction for the plan area with detailed policies and guidelines for development. The proposed outline plan and land use amendment are identified as comprising Community C, Neighbourhood 4. The Land Use Concept (Map 3) indicates that this plan area contains a NAC and a Joint Use Site identified for a Calgary Catholic School Board K-9 school.

At the time of submission, this plan area was subject to a Growth Management Overlay. As of 2023 January 17, the Growth Management Overlay map was amended removing it from this parcel. A new policy was added that states that the two areas identified as Polygons A and B on Map 10 have utility servicing capable of supporting a population of up to 2000 (650 units) each. No land use redesignation, subdivision, and/or development permit beyond 650 units can be approved prior to planned increases in utility capacity becoming available, to the satisfaction of the Approving Authority. The land use amendment portion of the application has been adjusted to meet this policy.

The outline and land use application are consistent with the applicable policies of the ASP.