

Paskapoo Slopes Preservation Society Comments

May 8, 2023

Mr. Quadri Adebayo
Calgary Planning Department
City of Calgary

Dear Mr. Adebayo,

RE: LOC2022-0148 Calgary Planning Commission Submission

Thank you for including our submission with your report to the Calgary Planning Commission for their consideration during their deliberations on the Land Use Amendments proposed for LOC2022-0148.

The Paskapoo Slopes Preservation Society (PSPS) was established as a non-profit society in 1992 and has been actively involved in all Planning, Parks and Transportation matters impacting on the Paskapoo Slopes since that time. PSPS is a member of the Paskapoo Slopes Joint Advisory Committee (JAC) that was formally established by City Council in 2001, based on the approval of the East Paskapoo Slopes Area Structure Plan which included recognition of the JAC and its role.

PSPS and other members of the JAC that were involved in the review of LOC2022-0148 have raised a major concern with the Land Use designation of M-Gd50 primarily because it does not provide for a minimum setback from the Paskapoo Slopes Natural Area of 7.5 metres and only requires a minimum setback of 1.2 metres. The members of the JAC were in support of a Direct Control (DC) District designation to ensure that the minimum setback required under the existing Land Use (R-2M) would continue to be required. The DC District Land Use designation would make this area consistent with all the other developable Cells within Medicine Hill while still allowing the type of development style and density that is sought by the Applicant.

The Canada Olympic Park and Adjacent Lands ASP and East Paskapoo Slopes ASP both have strong provisions that require an environmentally sensitive interface with the Paskapoo Slopes Natural Area. Specifically, the COP and Adjacent Lands ASP states under APPENDIX A DESIGN GUIDELINES:

APPENDIX A

DESIGN GUIDELINES

A.1 APPLICATION

These Design Guidelines address development with regard to its interface treatment, slope-adaptive design, visual impact and built form. The guidelines are to be incorporated into the land use controls and outline plan conditions applied to the site; or, introduced directly through the subdivision and development permit approval process. Inherent in the guidelines is the recognition that alternative design solutions are possible. As such the guidelines are intended to be applied in a flexible manner, and may be varied or revised as determined appropriate provided that it can be demonstrated that the proposed design is equivalent to or an improvement over what would be achieved if the guidelines were followed. In an effort to reach the optimal design solution, it is anticipated that negotiation, trade-offs and innovation will occur in relation to the guidelines.

A.2 INTERFACE TREATMENT

A.2.1 Purpose

The purpose of these guidelines is to:

- (a) recognize that a successful interface between development within the plan area and existing conditions, particularly the interface between development and the Paskapoo Slopes Natural Area, is critical to the realization of the plan's goals, and*
- (b) endeavour to ensure that compatibility, accessibility, and esthetic quality are of paramount importance to these interfaces.*

A.2.2 Guidelines

(1) South Perimeter Interface

- (a) A landscaped berm shall be provided along the south boundary of the Recreation (Ski Hill) Area to screen appropriateness of residential development from the ski hill activities.*
- (b) A small-scale and suitably landscaped parking lot shall be provided from the 85 Street access road to the ski hill.*
- (c) A suitable and compatible transition shall be provided between future residential development within the Residential Area and existing residential development within the Cougar Ridge community.*
- (d) Access to the ski hill shall be provided from the 85th Street Road so that skiers and visitors can enter the ski hill at either the north or south ends.*
- (e) Development located along the south interface of the Gateway, Village and Commercial Districts should be designed to provide a compatible interface with the Paskapoo Slopes Natural Area.*
 - (i) environmentally sensitive transitions between Paskapoo Slopes Natural Area and development;*
 - (ii) landscaping design in the transition area which complements the ecological function of the natural space;*
 - (iii) appropriate interface to prevent encroachment of invasive species into the Paskapoo Slopes Natural Area;*
 - (iv) connectivity from the Paskapoo Slopes Natural Area into the development site at appropriate locations in accordance with Sections 5.6.2(2)(k), 5.7.2(2)(i) and 5.8.2(2)(i); and*
 - (v) esthetically pleasing and complete streetscapes.*

The existing land use of R-M2 has a minimum setback of 7.5 meters and has been in place since 2015 when the ASP was approved. This setback should be maintained, for the protection of the Paskapoo Slopes Natural Area and to reflect the principles outlined for the South Interface.

The Land Use By-Law with respect to the R-M2 Land Use specifically states:

R-2M

Residential - Low Density Multiple Dwelling District (R-2M)

R-2M is a residential designation in developing areas that is primarily for side-by-side homes and rowhouses.

<https://www.calgary.ca/planning/land-use/online-land-use-bylaw.html?part=5&div=9>

Building Setback from Rear Property Line

24P2014

The minimum building setback from a rear property line for a Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling, Single Detached Dwelling and Townhouse is 7.5 meters.

We submit that the change in Land Use to M-Gd50 does not conform to the specific requirements and intent of the ASP due to the inadequate setback from the Paskapoo Slopes Natural Area and **the land use amendment application should be denied.**

There should not be a reliance on a voluntary increase in the setback through the Development Permit process as that does not provide the public assurance and certainty of protection that Trinity promised to Council in 2015. Council expected that certainly and required it in the ASP.

We submit that the appropriate Land Use should either remain as the existing R-2M or be Direct Control (DC) District, consistent with all of the other Development Cells in Medicine Hill.

Sincerely,

Hugh Magill

President, Paskapoo Slopes Preservation Society