

Applicant Submission

On behalf of RioTrin Properties (Calgary East) Inc., Urban Systems is pleased to submit this application for an Outline Plan (OP) and Land Use Redesignation for the proposed East Hills South community in northeast Calgary. The OP site is located within the Belvedere Area Structure Plan (ASP), currently identified for a "Super Regional Retail Centre" and it is not within a Growth Management Overlay.

The OP consists of a total of approximately 19 hectares (46 acres) and is bound by 17 Avenue SE to the north, developing residential lands to the east (Minto Communities' approved East Hills Village Outline Plan), City-owned constructed wetlands to the south, and a Transportation Utility Corridor immediately adjacent to the west (with Stoney Trail SE to the west of these parcels). The existing site is characterized by a generally flat topography with grassland vegetation and is currently undeveloped, having been previously used for agricultural purposes. The current land use designation is Direct Control 24 D2010.

The land uses proposed are:

- (R-G) Residential- Low Density Mixed Housing (R-G Single)
- (R-G m) Residential - Low Density Mixed Housing - to accommodate townhouse development
- (M-2) Multi-Residential - Medium Profile District - to accommodate multiunit apartment sites
- (M-H2 h40) Multi-Residential - High Density Medium Rise District - to accommodate a multiunit apartment site
- (S-SPR) Special Purpose - School, Park and Community Reserve - for the central open space and;
- (S-CRI) Special Purpose - City and Regional Infrastructure - for an east/west pathway along the south reconstructed wetland facility (City owned parcel)

The East Hills South community will provide for a primarily residential neighbourhood with a variety of low- to mid-density housing types, with opportunities for smaller scale, localized commercial/business operations (e.g., live-work, home based businesses). The four multi-residential sites were designed to take advantage of access points to Old 84th St, proposed BRT stops, and surrounding commercial services. The density for this community is approximately 27 UPA (68 UPHA) which aligns with the minimum density required in the Belvedere ASP, varying to incorporate multi family, providing a greater range of housing types and affordable options within the community.

The 10% Municipal Reserve required from the site in accordance with the MGA, has been previously provided through subdivision (SB2010-0462 & LOC2009-0042) by cash-in-lieu in place of reserve land. The OP includes a 1-acre open space site to meet the requirement of the restrictive covenant registered on title between the City and the landowner (Caveat 181165527, included in the application submission package for review). The site will be the central open space that will create opportunities for informal and formal social gathering, neighbourly interaction, and passive and active recreation through elements such as a playground, asphalt trails, a plaza with benches, bike racks, plantings, and a shade structure.

There are three street access points to the community from Old 84th Street SE, two of which will connect east/west to the adjacent Minto Communities East Hills Village development (19 Avenue and 21 Avenue). The street names outlined in the Outline Plan report are placeholders for the time being; an application for the community's name and associated street names will be submitted to the City of Calgary under separate cover at a later date.

The community is fully serviceable with water and sanitary sewers, with storm water management capacity provided previously with the constructed wetland facility in the parcel to the south. Additional details regarding the site servicing strategies are submitted to the City under separate cover.

ASP Amendment

The East Hills South OP proposes a predominately residential community. In order to align with the current Belvedere ASP, an ASP amendment is proposed to incorporate the East Hills South lands into the existing "Neighborhood D" which will result in an increase of area by 18.53 ha (45.79 acres) and increase in population by 3265 people. This will create a Neighborhood (D) of +/- 60 hectares, meeting the requirements of the Belvedere ASP. The specific amendments required include:

Section 2.0 Introduction - page 5

- Amend the figure/map by removing the purple overlay and the red asterisk shown on the subject lands

Section 6.2 - Map 5

- Amend Map 5 Land Use Concept (page 23) by removing the purple "Super Regional Retail Centre" overlay from the East Hills South lands and replacing with a yellow color for "Neighbourhood Area" and;
- Remove the purple "Super Regional Retail Centre" overlay from the parcels that are immediately west, north and south of the East Hills South lands - these lands are all either City-owned or TUC.

Section 6.2

- Amend Table 3 Belvedere ASP Community Size, Number of Neighbourhoods, Anticipated Population and Jobs to add the following to Community Neighbourhood D
 - 19 ha (46 acres) to the "Area" (change from 247 ha (611 ac) to 266 ha (657 ac)
 - 3265 people to the "Anticipated Population" (change from 8,500 to 11,765)
 - 124 jobs to the "Anticipated Jobs" (change from 3,600 to 3,725)

Section 6.2

- Amend Map 6 Community and Neighbourhood Concept to extend the dashed purple line for SW Neighbourhood Area within Neighbourhood D to incorporate the East Hills South lands within it and;
- remove the "Super Regional Retail Centre" red grid overlay from East Hills South lands

The ASP amendment from commercial to residential is supported by the following key considerations

- The site does not have direct access to 17th Avenue due to the pending closure of 84th Street necessitated by substandard separation from Stony Trail. Direct access to 17th Avenue is a missing key component to support viable comprehensive commercial development.
- This area is adjacent to a key Bus Rapid Transit system which will be utilized by future residents of East Hills South, providing a higher ridership catchment and increased users utilizing the BRT to travel to and from the surrounding commercial in the area.
- The Belvedere ASP was adopted in 2013 and since then a number of changes have occurred in the ASP area, as well as within the commercial and residential markets. To this point, the ASP commercial designation for these lands is no longer reflective of the most appropriate use for this site. A residential market opportunity study was completed to assess the viability of additional residential development in the East Hills South area. The study concluded that there is a strong demand for additional low density residential development, supporting the change from commercial to residential.

On behalf of RioTrin Properties (Calgary East) Inc., Urban Systems respectfully requests approval of the East Hills South Outline Plan by Calgary Planning Commission and approval of the Land Use Redesignation and amendment to the Belvedere Area Structure Plan by Calgary City Council.