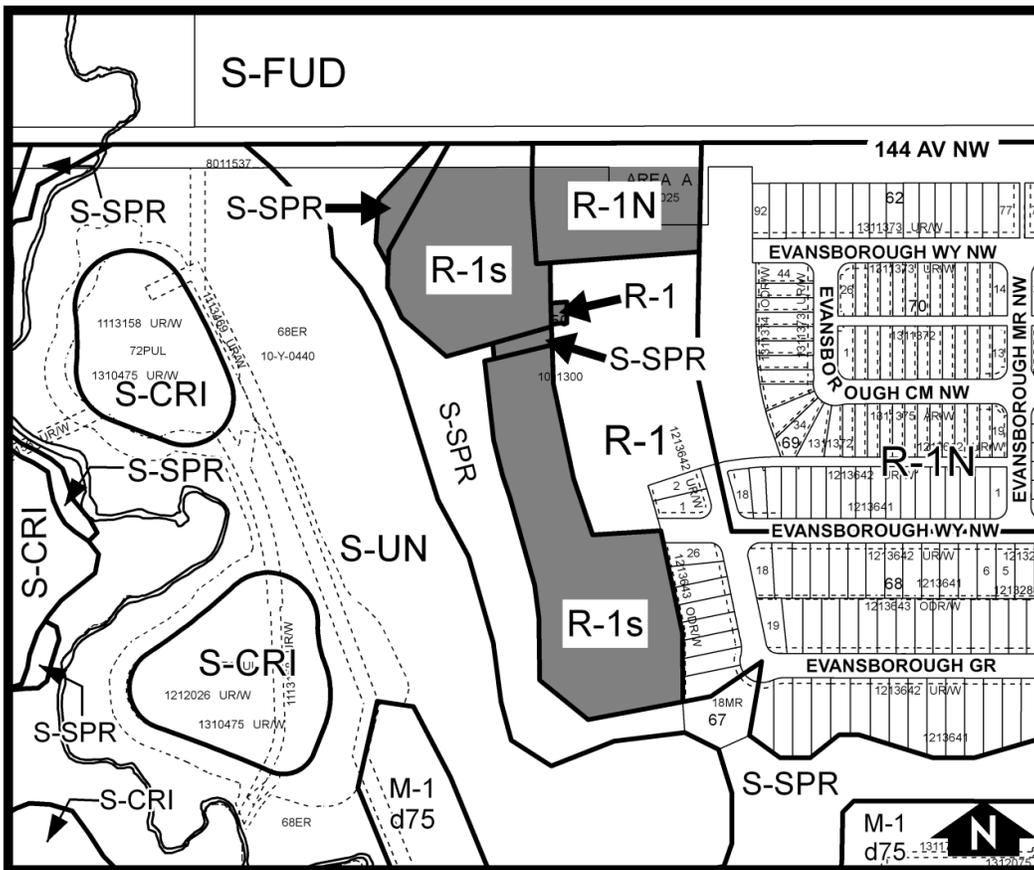


<b>LAND USE AMENDMENT</b>	<b>ITEM NO: 03</b>	
	FILE NO:	LOC2013-0070
	CPC DATE:	2013 November 07
	COUNCIL DATE:	2014 January 13
	<b>BYLAW NO:</b>	<b>6D2014</b>

EVANSTON  
(Ward 2 – Councillor Magliocca)



**RECOMMENDATION:**

**CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:**

That Council:

1. **ADOPT** the proposed redesignation of 3.03 hectares ± (7.49 acres ±) located at 2853 – 144 Avenue NW and 14225 Panorama Road NW (Portion of Plan 0710025, Area A; Portion of Plan 1011300, Block 50, Lot 1) from Residential – One Dwelling (R-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Residential – Narrow Parcel One Dwelling (R 1N) District, Residential – One Dwelling (R-1) District, Residential – One Dwelling (R 1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: R. Honsberger**

**Carried: 7 – 0**

**PROPOSAL:**

To redesignate 3.03 ha ± (7.49 ac ±) located at 2853 – 144 Avenue NW and 14225 Panorama Road NW (Portion of Plan 0710025, Area A; Portion of Plan 1011300, Block 50, Lot 1) from Residential – One Dwelling (R-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1) District, Residential – One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District.

(Map 31N)

<p><b>APPLICANT:</b> Brown &amp; Associates Planning Group</p>	<p><b>OWNER:</b> Dundee Evansridge (GP) Inc The City of Calgary</p>
<p><b>CURRENT DEVELOPMENT:</b> Vacant land with approved low density residential land use</p>	

<p><b>ADJACENT DEVELOPMENT:</b></p>	
<p><b>NORTH:</b> 144 Avenue NW</p>	
<p><b>SOUTH:</b> Open Space and Environmental Reserve</p>	
<p><b>EAST:</b> Low density residential development</p>	
<p><b>WEST:</b> West Nose Creek and an escarpment running north / south</p>	

<p><b>SUMMARY OF CIRCULATION REFEREES</b></p>	
<p><b>CPTED ASSESSMENT</b> Crime Prevention Through Environmental Design</p>	<p>N/A</p>
<p><b>ENVIRONMENTAL MANAGEMENT</b></p>	<p>N/A</p>
<p><b>COMMUNITY ASSOCIATION</b> (Evanston Creekside CA)</p>	<p>No objection</p>

**PLANNING EVALUATION**

**Site Characteristics**

The subject site is bounded by the West Nose Creek escarpment to the west. The land is gently sloping towards the creek.

## Site Context

The subject land is bounded to the north by 144 Avenue NW, to the east by approved residential development currently under construction and to the south and west by open space and an escarpment that slopes down towards West Nose Creek.

## Introduction

The application is proposing to amend a portion of a previously approved Outline Plan (LOC2006-0094). At the time the application was approved, an outdated version of the Outline Plan was used to create the Land Use Map. This application is proposing to adjust some of the existing land use lines in order to; right a mapping error; account for the realignment of Evansborough Way NW and to provide an opportunity for secondary suites.

## Proposed Amendments and Land Use Districts

This application is proposing the following amendments to the approved Outline Plan:

- Redesignating 2.00 ha  $\pm$  (4.94 ac  $\pm$ ) of R-1 to R-1s in order to provide an opportunity for secondary suites.
- Reconfiguring and redesignating 0.31 ha  $\pm$  (0.77 ac $\pm$ ) of S-SPR to R-1s to reflect the approved Outline Plan. The existing R-1 land use area around Evansborough View SW will need to be expanded in order to accommodate acceptable residential lot depths along the south side of the cul-de-sac.
- Adjusting the location and area of the pathway, south of the cul-de-sac to align with the approved Outline Plan and account for the realignment of Evansborough Way NW. This reconfiguration requires a redesignation of 0.14 ha  $\pm$  (0.35 ac  $\pm$ ) of R-1 to S-SPR.
- Redesignating 0.57 ha  $\pm$  (1.41 ac  $\pm$ ) of R-1 to R-1N in order to correct the existing land use linework and align with the approved Outline Plan.

A plan illustrating these changes can be found in APPENDIX II.

Please note that there is no actual net loss to the Municipal Reserve (S-SPR). The mapping error caused an unintended larger area of S-SPR to be shown on the land use maps than was actually approved.

The redesignation will account for a  $\pm 2$  unit change to the approved Outline Plan and no change to the overall density or intent of the plan, as approved in 2007.

The conditions of approval attached to the original Outline Plan (LOC2006-0094) will still apply to the subject land and carry forward on all future development applications.

## Legislation & Policy

The subject site is identified on the Urban Structure Map of the *Municipal Development Plan* (MDP) (Map 1) as Developing, Planned Greenfield with Area Structure Plan (ASP). Therefore, the existing ASP, the *Symons Valley Community Plan*, which was in place prior to the adoption of the MDP, will provide specific direction for development.

The *Symons Valley Community Plan* identifies the subject land as being within the Residential Area that is to provide for a range of low to medium density residential development. This proposal is consistent with the policies of the *Symons Valley Community Plan* and does not change the overall intent of the Outline Plan.

### **Site Access & Traffic**

The site continues to be accessed via Evansborough Way NW and terminates on two cul-de-sacs; Evansborough View and Evansborough Hill NW.

The proposed amendments result in a negligible difference of  $\pm 2$  units and will not impact traffic.

### **Site Servicing for Utilities**

There are no concerns regarding utility servicing.

### **Community Association Comments**

The Evanston Creekside Community Association has no objections.

### **CONCLUSION:**

The proposal is supported for the following reasons:

1. The intent of the approved Outline Plan has been maintained;
2. The proposal is consistent with and compatible to adjacent uses;
3. The redesignation of lands from R-1 to R-1s creates an opportunity for secondary suites that was not there previously.

### **CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION:      APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.03 hectares  $\pm$  (7.49 acres  $\pm$ ) located at 2853 – 144 Avenue NW and 14225 Panorama Road NW (Portion of Plan 0710025, Area A; Portion of Plan 1011300, Block 50, Lot 1) from Residential – One Dwelling (R-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One Dwelling (R-1) District, Residential – One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District.

H. Dybvig  
2013/Nov 7

## APPLICANT'S SUBMISSION

B & A was originally contracted in 2006/2007 by Genesis Development Corp to obtain Outline Plan and Land Use approval of 153 hectares of land straddling the communities of Sage Hill and Evanston. The application was approved on April 16, 2007 as Bylaw 36Z2007. At the time of the meeting of Calgary Planning Commission and Public Hearing of Council, an incorrect version of the Outline Plan was used when creating the Land Use map. The plan that was used was submitted to the City of Calgary as a response to circulation comments. During the post-circulation meeting, a few items were identified by Administration and a new plan was submitted to the City prior to acceptance and Administration approval of the application.

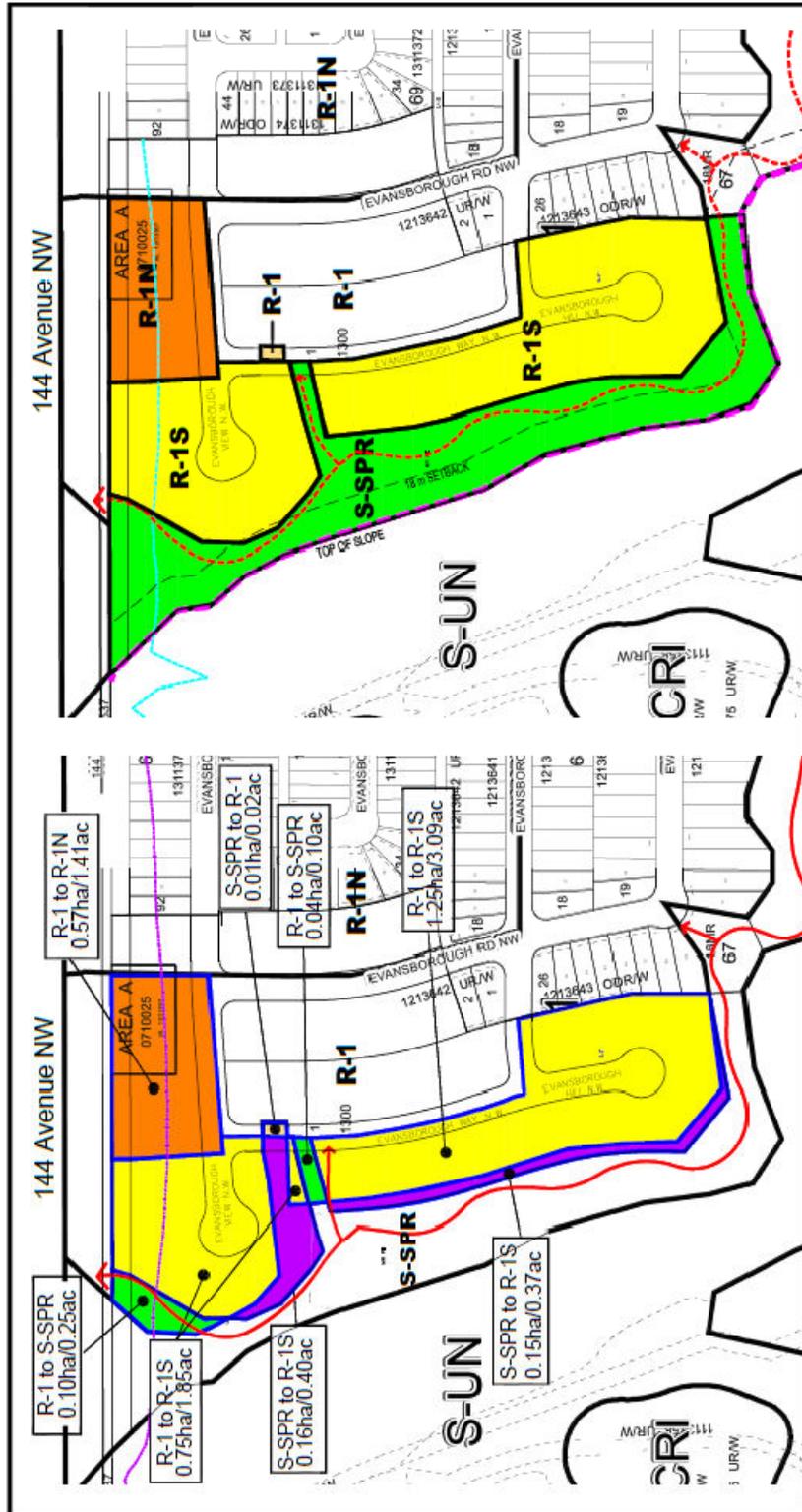
This application (Evanston Stage 3) proposes to correct the land use map by redesignating the land use of the affected portion of the Evanston neighbourhood, just south of 144 Avenue NW. Also, since approval in 2007, the initial back-sloping required along 144 Avenue has been reduced, allowing for a revised alignment of Evansborough Way and Evansborough View NW. This led to a realignment of the multi-use trail leading from the Municipal Reserve lands to the west.

The proposed land-use redesignation includes the following amendments:

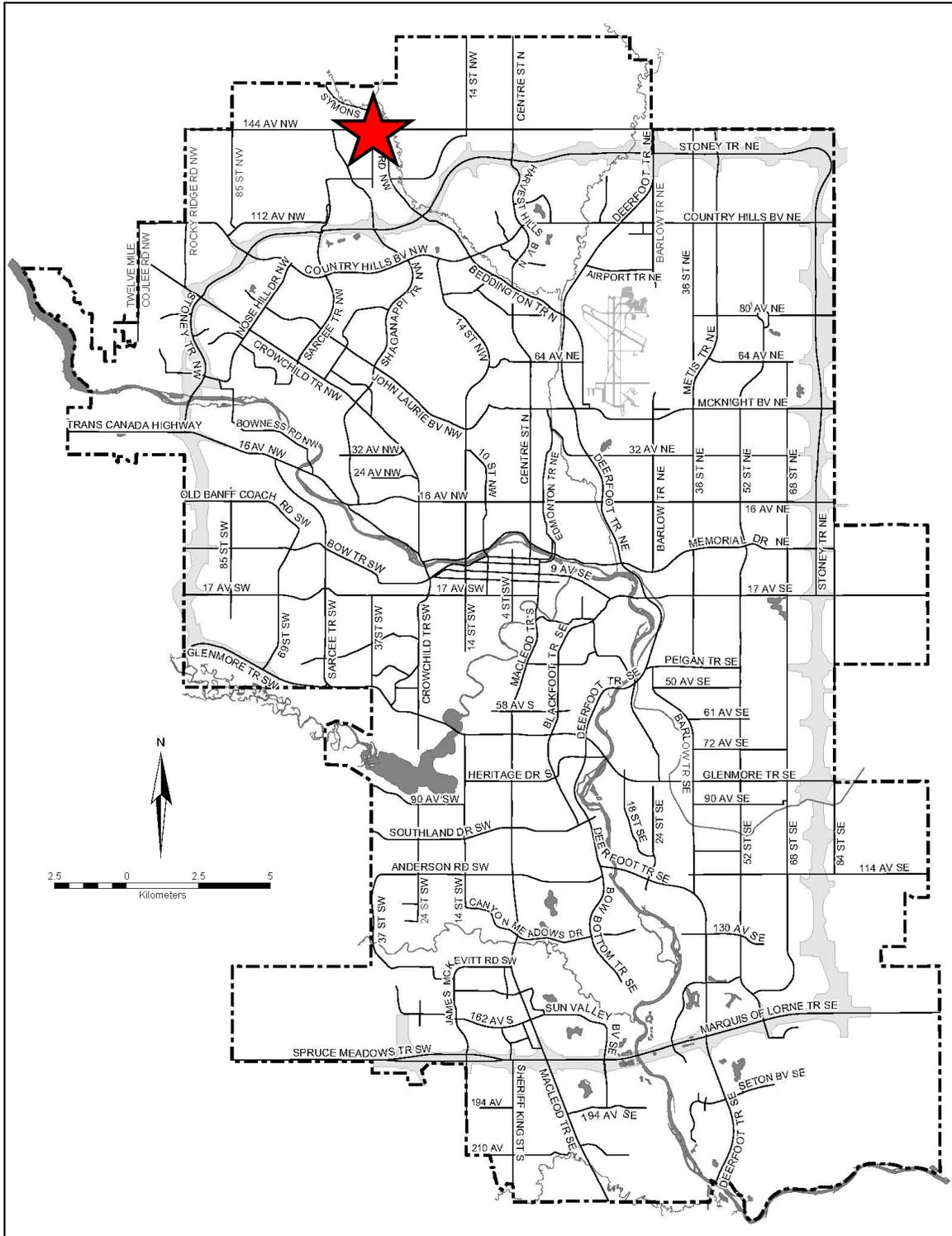
- Redesignating a portion of the site from R-1 to R-1N. This is due to a City mapping error that did not account for this change in the original approved Outline Plan.
- Adjusting the land use linework between the S-SPR and R-1 land uses in the western portion of the plan. This is partly to correct the mapping error and partly due to the revision in the alignment of Evansborough Way and View; the S-SPR area will be expanded in the northwest part of the plan, reduced south of the revised Evansborough View cul-de-sac, and slightly reduced along the west side of the plan area.
- Adjusting the S-SPR land use to match the re-aligned multi-use trail.
- Redesignating portions of the site affected by the land use map correction from R-1 to R-1s, in keeping with a Council motion passed in April 2011 requiring R-1s in new communities.

This application does not propose any change in the overall Municipal Reserve dedication of the Evanston portion of the approved Outline Plan, and the revisions contained herein will bring the MR dedication into balance with the approved Outline Plan.

### Land Use Plan



### City Wide Context Map



### Aerial Overview

