

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast developing community of Residual Ward 9 – Sub Area 09O. The site is within the northwestern portion of the *Belvedere Area Structure Plan* (ASP). Adjacent lands to the east, west and south currently contain agricultural uses. The current City boundary with Rocky View County is located along the northern edge of the site at 8 Avenue NE. Lands north of the subject site are currently being used for agricultural purposes. The East Hills shopping centre is 1.2 kilometres to the southwest.

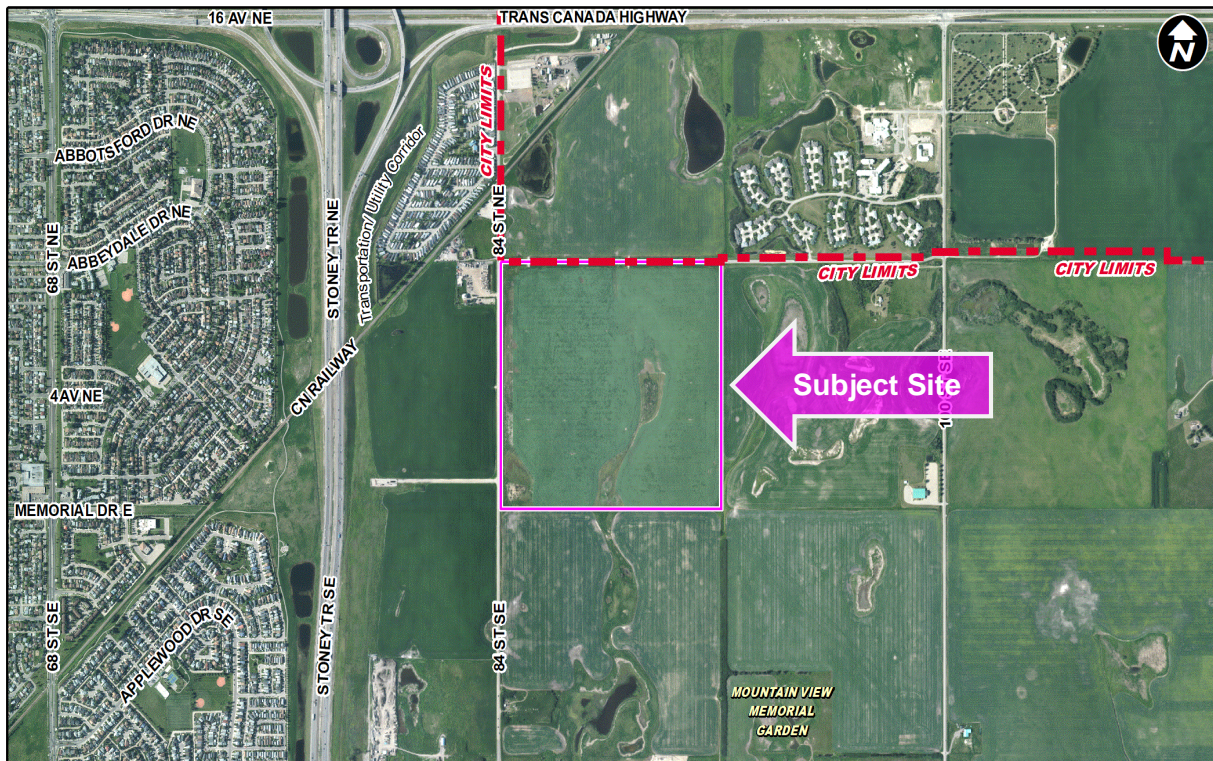
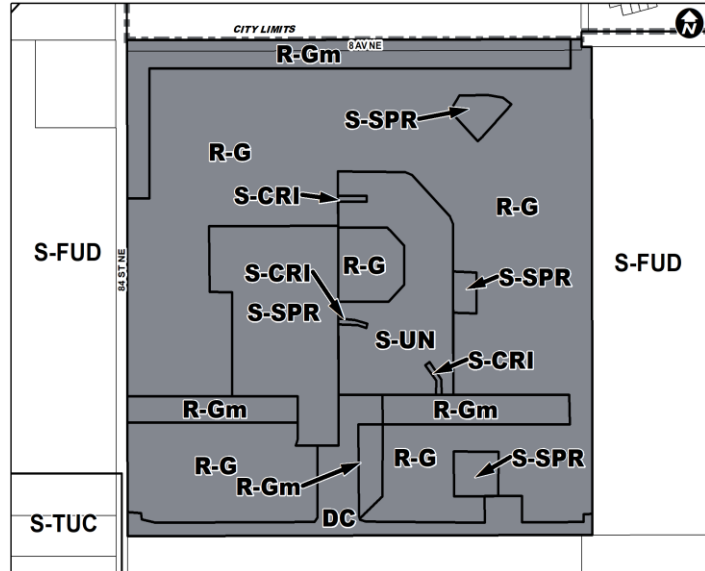
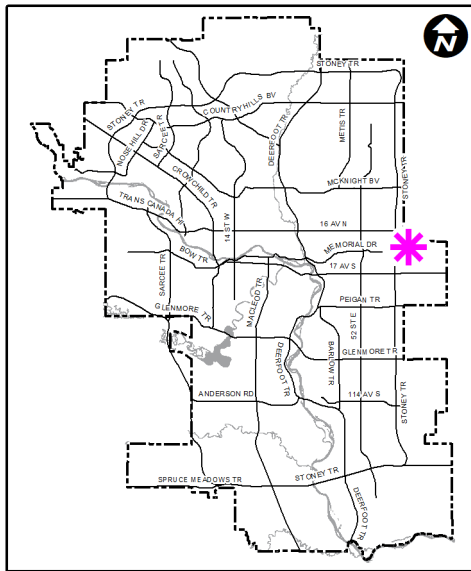
The subject site is approximately 66.18 hectares \pm (163.5 acres \pm) in size with dimensions of roughly 800 metres by 800 metres (one quarter section). The site is undeveloped and has historically been used for agricultural purposes. Memorial Drive NE will be developed across the southern edge of the site and will be a major connection across Stoney Trail NE. Access to 17 Avenue NE and the East Hills shopping centre will be provided via 84 Street NE, which forms the western edge of the site.

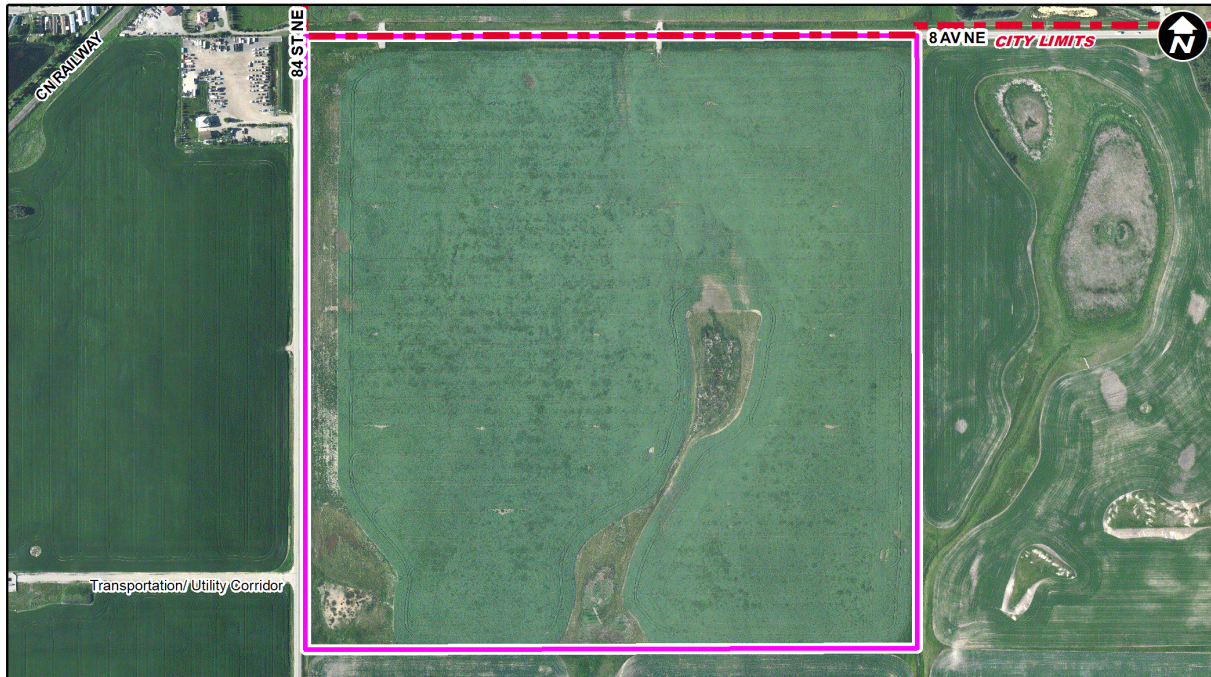
This proposed outline plan and land use amendment provides a logical extension and connection to the street and block pattern of adjacent neighbourhood areas while protecting parts natural areas on-site. An outline plan and land use amendment for the lands to the east of this site is also being proposed at this session (LOC2021-0202 / CPC2023-0588). These applications have been jointly and holistically reviewed.

Community Peak Population Table

Since the 2019 City of Calgary Civic Census there has been substantial growth in this ASP and now population data for the subject area is no longer current or accurate.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use is the Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting urban development and utility servicing.

This application proposes several residential and special purpose districts (see Attachment 8): Proposed Outline Plan Data Sheet for further information):

- Residential – Low Density Mixed Housing (R-G and R-Gm) District.
- Direct Control (DC) District based on R-Gm.
- Special Purpose – City and Regional Infrastructure (S-CRI) District.
- Special Purpose – School, Park, and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single and semi-detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in these Districts is 12.0 metres. R-Gm differs from R-G in that R-Gm designated lands are not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 29.49 hectares \pm (72.87 acres \pm) and R-Gm District sites comprise 4.89 hectares \pm (12.08 acres \pm) of the proposed redesignation area.

The Direct Control (DC) District is based on the R-Gm District with additional provisions that allow for more compact housing. The DC reduces the parcel depth and lot size and has no

requirement for a rear yard. Amenity space for these units is anticipated to be located in the front yard setback areas. Use of the DC is limited to places with rear lane access, ensuring a pedestrian oriented streetscape. This innovative DC enables development that fills a gap between the rowhouse and townhouse form of development while having a height limit equivalent to nearby low-density blocks. DC District sites comprise 2.32 hectares \pm (5.73 acres \pm) of the proposed redesignation area.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This District is proposed for the infrastructure associated with the constructed wetland. The sites will be designated as Public Utility Lots (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 0.11 hectares \pm (0.27 acres \pm) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and purposes. This District is only applied to lands that will be dedicated as Municipal School Reserve (MSR) or other forms of Municipal Reserve (MR) pursuant to the MGA. Throughout the subject site, four neighbourhood parks will be dedicated as MR and will serve varying functions and recreational opportunities, including one complementary space to the natural areas. A Municipal School Reserve site is located in the central portion of the plan area and it will provide for a Calgary Board of Education (CBE) K-8 middle school. This facility will be equipped with school parking, a baseball diamond, sports fields and flex space for various school board and recreational programming. The S-SPR District sites comprise 6.34 hectares \pm (15.66 acres \pm), which is 10% of the gross developable area.

The proposed S-UN District is intended for lands that provide for naturally significant landforms. Development within these lands is limited to improvements that support the natural areas or facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. One large wetland located in the central portion of the site will be designated as ER through this application, reconstructed and be sustained by stormwater. S-UN lands comprise approximately 5.16 hectares \pm (12.75 acres \pm) within the subject site.

Subdivision Design

The design of the proposed outline plan responds to the context and characteristics of the site. Given the presence of the East Hills shopping centre, located approximately 1.2 kilometres southwest of the proposed outline plan area, the subject site is not expected to include commercial activity. Rather, growth in this area will support the vitality of the nearby Neighbourhood Activity Centre and East Hills shopping centre. To the east and south are neighbourhoods that are at various stages of the planning process and preliminary designs show seamless connections across these sites. Other features of the proposal include:

- Low density residential in the form of townhouses, rowhouses, semi detached, and single-detached homes with a variety of front drive and laned housing forms;
- A centrally located primary Joint Use Site (JUS; school site) and associated playfields.
- Preservation and reconstruction of a large centrally located Class III wetland as well as a system of neighbourhood parks and pathways; and,
- A block-based grid street network that fosters strong pedestrian and cycling connectivity.

This proposed outline plan and block layout provides good connections to the street and block pattern proposed in adjacent outline plans. The east-west and north-south streets have blocks designated R-Gm and R-G, mostly with rear lanes. This will mean that the main movement corridors throughout the plan area will have a more urban character by being lined with rowhouses and semi-detached dwellings without front driveways. The proposed design also accounts for laned vehicular access for lower density residential in some area's interior to the site. This will ensure a strong public realm with a focus on the pedestrian experience.

Open Space

The open space network for the subject site consists of neighborhood parks, one school site and a reconstructed storm pond wetland. Approximately 6.34 Hectares (15.66 acres) of land, which is 10.38% of Gross Developable Area, is to be dedicated as MR for public parks and school. The Belvedere ASP identifies one JUS for a CBE middle school within the outline plan boundary. Site Planning Team has reviewed and approved the location and composition of the school site. The proposed four neighborhood parks provide a variety of amenities for the community. Basketball courts, a skate park, bike track, playgrounds for different age groups, as well as an outdoor amphitheater, picnic and community gathering area are strategically planned within the public open spaces. The concept plan for each neighborhood park will be finalized prior to the approval of the affected tentative plan in the future.

Pathways

Regional pathways are planned along the east side of 84 street and along the north side of Memorial Drive NE, connecting further to the other regional amenities through the pathway system for the community.

Density and Intensity

At build-out, the proposed plan area is expected to have an anticipated 1,438 units (see Proposed Outline Plan Data Sheet Attachment 8). The proposed development is anticipated to achieve a residential density of 23.57 units per hectare (9.54 units per acre). The anticipated population and jobs of the proposed development is 4,509 people and 171 jobs and therefore the anticipated intensity is 76.70 people and jobs per gross developable hectare.

The MDP sets out minimum density and intensity targets for new communities at a density of 20 units per gross developable hectare (eight units per acre) and an intensity of 60 people and/or jobs per gross developable hectare, respectively. The *Belvedere ASP* sets out the same density and intensity targets as the MDP, meaning the proposed development meets the targets of both the MDP and ASP.

Transportation

The subject site is bounded by 8 Avenue NE to the north, 84 Street NE to the west and by the future Memorial Drive extension to the south. The land to the east is planned as a future neighborhood.

Both regional and local transportation studies were submitted in support of the application. The Belvedere Global Transportation Impact Assessment (TIA) Stage 1 was submitted to develop a regional transportation model and determine the road classifications required to service the entire Belvedere region. The Memorial Drive Functional Planning Study is an ongoing study that informed the alignment and classification of Memorial Drive along the south boundary of the plan area. A Local TIA was also submitted to establish internal street classifications within the plan area. Both the Belvedere Global TIA Stage 1 and the Local TIA were reviewed and

accepted by Administration. The Memorial Drive Functional Planning Study is expected to be finalized in Fall 2023.

Memorial Drive is envisioned to be an Urban Boulevard with street activation at grade and opportunities for on-street parking, as well as separated walking and wheeling facilities in the boulevard. The future Memorial Drive Flyover (over Stoney Trail) is planned approximately 300 meters to the west of the plan area, providing future regional access to east Calgary and downtown Calgary.

The community is primarily arranged in a grid pattern to provide good connectivity throughout the plan area. The proposed active transportation network includes regional pathways and local multi-use pathways which provide excellent bicycle and pedestrian connectivity. Future Transit service for the community will be provided along Huxbury Drive NE, Huxglen Boulevard NE, Memorial Drive and 84 Street NE connecting transit riders to a future Bus Rapid Transit Station at the East Hills Shopping Center approximately 1.2 km to the south of the plan area.

Environmental Site Considerations

Biophysical Impacts Assessment and Environmental Reserve Lands

A Biophysical Impact Assessment (BIA) report was submitted and approved as part of this application. Most of the site consists of cropland which covers approximately 91% of the total subject site. Three (3) wetlands and nine (9) ephemeral waterbodies are also identified, covering approximately 8% of the area. The three wetlands include two Class III and one Class II. No Environmentally Significant Areas were identified.

All of the wetlands will be removed, and a central constructed stormwater wetland that will be dedicated as Environmental Reserve (ER) will partially compensate for the loss of wetland value. Wetland compensation will follow the *Alberta Wetland Policy*.

Impacts of Past Site Use

No significant concerns were identified through the Environmental Site Assessment (ESA). This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past. The existing site conditions are suitable for the proposed uses. However, there are existing oil/gas pipelines on the west and east edges of the plan that will require further follow-up with the pipeline operator at the time of development to ensure no new concerns have arisen.

Utilities and Servicing

The plan area had a recent Growth Management Overlay removal therefore the site does not yet have servicing. Servicing can be provided with some developer funded extensions to the site in combination with some capital funded infrastructure.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through the construction of a main extension west to 84 Street NE and south along 84 Street NE/SE to connect to the existing main located at the intersection of 9 Avenue SE. Capacity is available within the existing system. Off-site sewer extensions in the range of 1.0 to 1.5 kilometers in length would be required to make this connection. The exact route for the new main will be confirmed at the time of development depending on phasing and timing in relation to the adjacent development site to the south that would likely share this main.

Storm Infrastructure

The proposed development falls within the Forest Lawn Creek catchment area and conforms to the Master Drainage Plan requirements for the catchment. Storm servicing is proposed to be provided through the construction of an on-site constructed wetland stormwater management facility with controlled discharge. The area currently naturally drains towards a Crown wetland to the south of the site which overflows into the storm trunk located at 84 Street NE and Belvedere Drive SE. The existing trunk has been sized to accommodate drainage of the lands within this catchment. An off-site storm sewer is required to connect through the adjacent development site to the south to convey the discharge water to the existing wetland (subject to approval of a wetland impact assessment). An off-site sewer extension of approximately 250-500m in length would be required to make this connection. The exact route for the new main will be confirmed at the time of development depending on phasing and timing in relation to the adjacent development site to the south.

Water Infrastructure

Water is not immediately available to service the proposed development. The development of this area relies on the construction of the Belvedere Feedermain which is anticipated to be installed within the next few years. In addition to the connection to that feedermain, connections to the existing distribution system to the north at 16 Avenue NE and to the south at 9 Avenue SE will also be required to provide the necessary fire flows and looping requirements. An off-site watermain extension of approximately 2.4km in length would be required to make this connection.

Fire Infrastructure

In order to support the recent Growth Management Overlay removal, budget has been approved to construct a fire station in the East Hills Shopping Centre that would service the plan area. Currently the site is outside of the Council approved standard for 7 & 11 minute fire response, as well as, the 10 minute response criteria identified in the Alberta Building Code. Work has begun on the new Belvedere Fire Station with a goal to have it operational before these lands are developed.

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 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)

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review. Comments from Rocky View County related to technical matters were addressed. The proposal is consistent with the policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within a Developing Planned Greenfield areas with an existing Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This application proposes: integrating a mix of dwelling types and land uses; including a school-site within a neighbourhood; using a grid-based pattern of complete streets in the subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets. This application aligns with applicable MDP policies.

Calgary Climate Strategy (2022)

This application addresses objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant is providing green infrastructure in the form of a constructed wetland and green mobility by establishing a grid-based street and pathway network that will support pedestrians and transit users. Further opportunities to align development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Belvedere Area Structure Plan (Statutory – 2013)

The subject site is located within the [Belvedere Area Structure Plan](#) (ASP). The ASP identifies the subject lands as predominantly residential with a Joint Use Site (JUS) in the south-central portion of the subject site. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, a JUS and open spaces that are sufficiently sized and spread throughout the plan area. This application aligns with applicable ASP policies.