

Background and Planning Evaluation

Background and Site Context

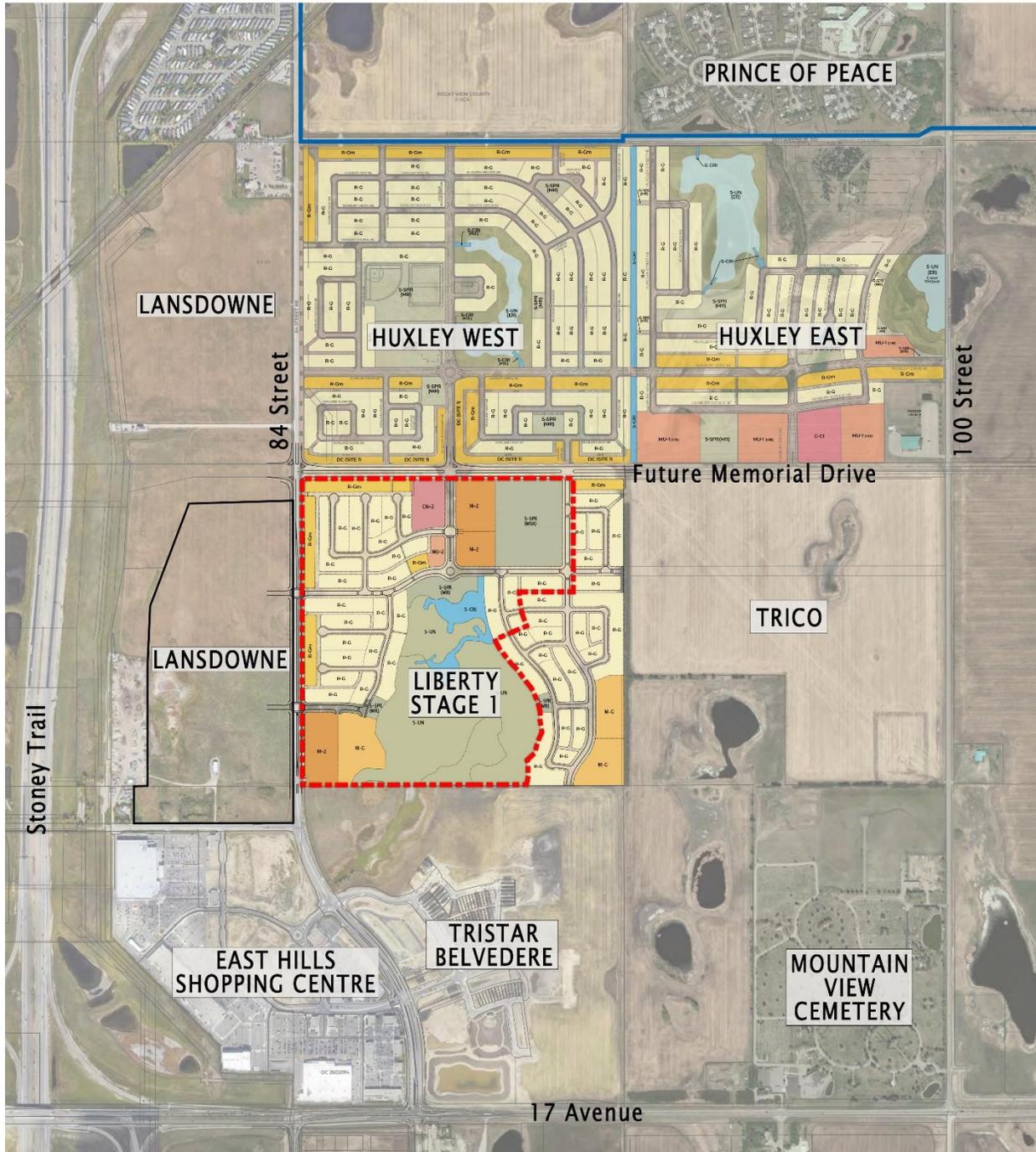
The subject site is located in the southeast developing community of Huxley. The site is within the western portion of the *Belvedere Area Structure Plan (ASP)*, as shown on the Site Context Map below. The subject site and lands adjacent to the site to the north, east and west are currently being farmed. To the southeast is the Mountain View Funeral Home & Cemetery. To the southwest across 84 Street SE is the East Hills Shopping Centre.

The ASP focused on the 17 Avenue SE corridor as the main area of activity within the four communities that will be developed in this part of Calgary. At the west end of 17 Avenue SE near Stoney Trail SE is the East Hills Shopping Centre and further east near the City of Chestermere is a future urban main street area. Surrounding 17 Avenue SE are complete neighbourhoods that provide places to live, work learn and play. Lands to the north and south have been approved for development with lands to the south actively developing. Those developments are providing mostly residential uses with some commercial along busy streets and schools and parks within walking distance of most homes.

The subject site is approximately 45.91 hectares (113.45 acres) in size with dimensions of roughly 575 metres on the northern edge by 800 metres on the west edge and an irregular boundary on the southeast edge (it is part of one quarter section). Not all of the subject parcel is proposed for development because the eastern portion of the parcel does not yet have servicing available (and is subject to evaluation through a future growth application). The site topography slopes down towards a large wetland at the south-central portion of the site. Memorial Drive SE will be developed along the northern edge of the site and will be a major connection across Stoney Trail. Both 84 Street SE and 100 Street SE (Garden Road) to the west and east of the site will provide access to 17 Avenue SE and the regional transportation network.

This proposed outline plan and land use amendment provides a logical extension and connection to the street and block pattern planned for in adjacent neighbourhood areas while protecting natural areas on-site. Notable features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses, as well as semi and single detached homes;
- a Neighbourhood Activity Centre (NAC) north-central to the outline plan that provides local commercial and an open space area for neighbourhood activity and gathering;
- preservation of a major wetland as well as a system of neighbourhood parks and pathways;
- a Kindergarten through Grade 6 elementary school site; and
- a block-based grid street network that fosters strong pedestrian and cycling connectivity.

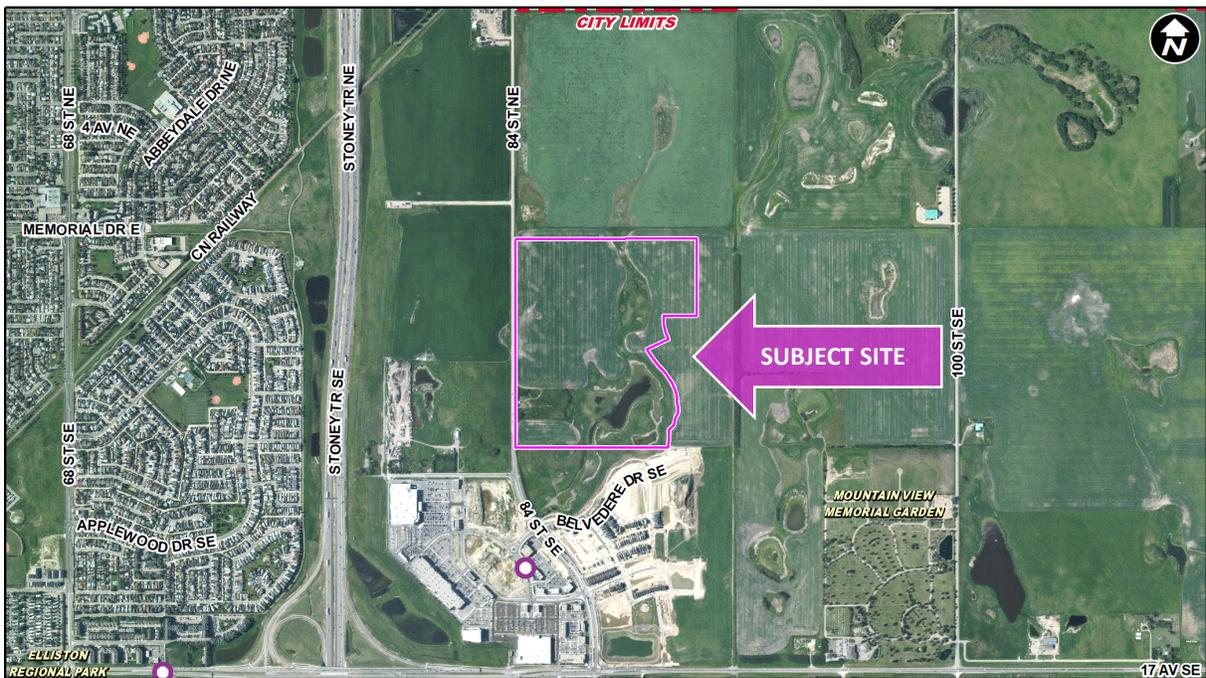
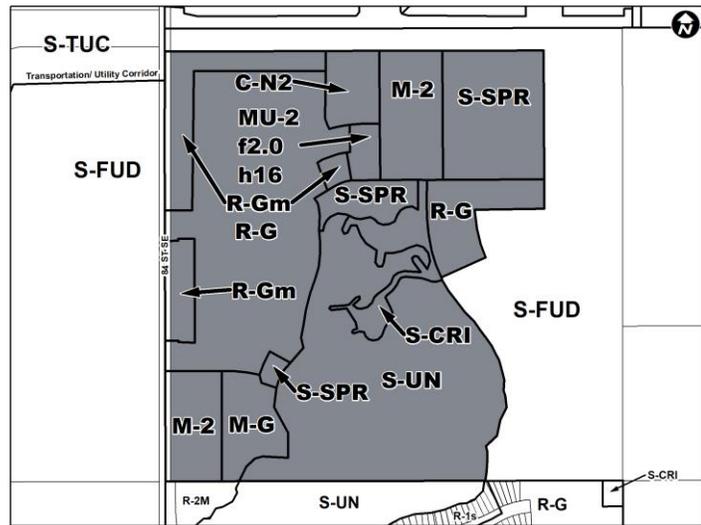
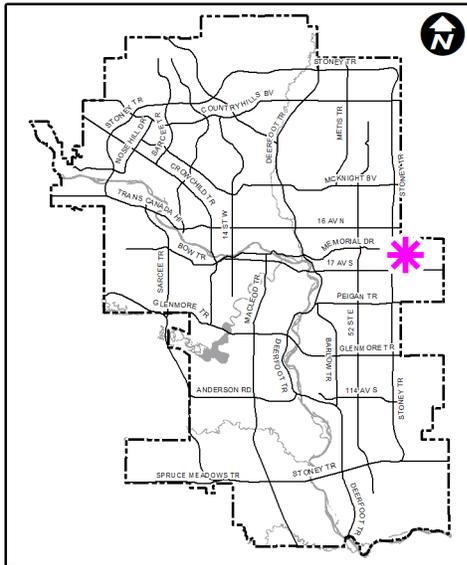


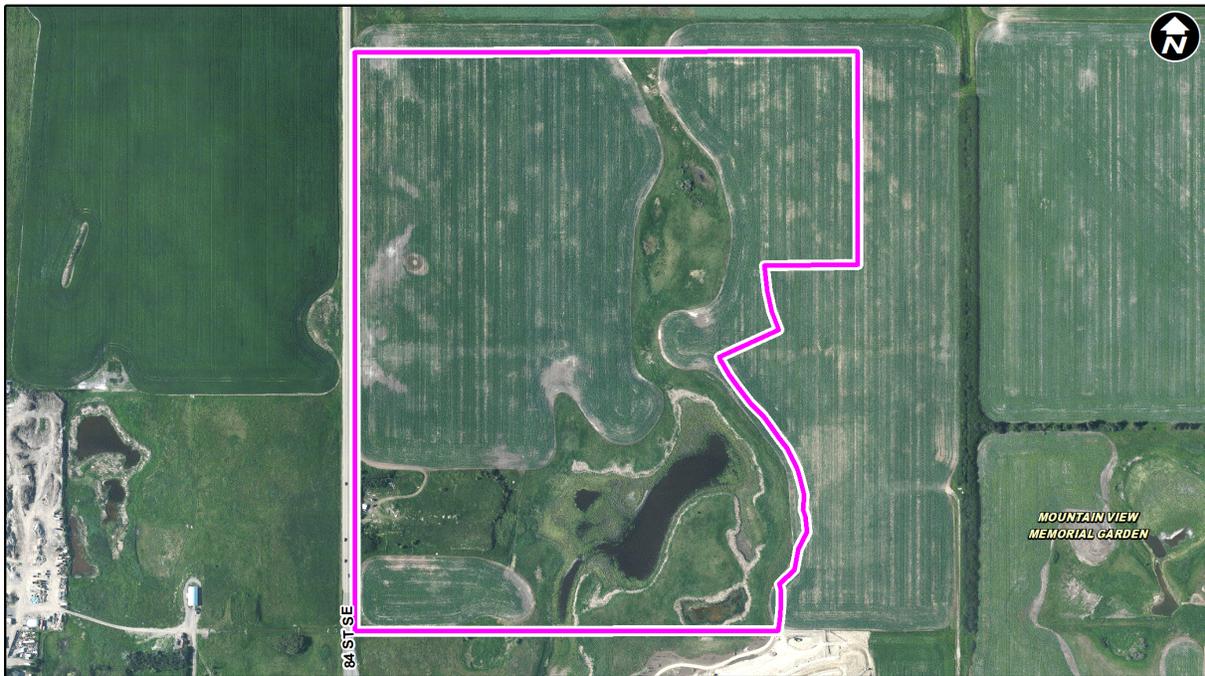
Site Context Map

Community Peak Population Table

Since the 2019 City of Calgary Civic Census there has been substantial growth in the new communities within the *Belvedere Area Structure Plan* (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. There is a 0.4 hectare \pm (1.0 acre \pm) portion of the outline plan area that is remaining S-FUD. Those lands are a part of the outline plan to accommodate the construction of a street (Belvedere Boulevard SE) and the ultimate land use for them will be revisited with the application for the second stage of development. This is the reason why the outline plan has a slightly larger area than the land use amendment area.

This application proposes several residential, commercial, mixed-use, and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Medium Profile (M-2) District;
- Commercial – Neighbourhood 2 (C-N2) District;
- Mixed Use – Active Frontage (MU-2f2.0h16) District;
- 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 14.15 hectares \pm (35.0 acres \pm) and R-Gm District sites comprise 2.99 hectares \pm (7.4 acres \pm) of the proposed redesignation area.

The proposed M-G District enables multi-residential development of low height and low density and it is intended to be in close proximity or adjacent to low density residential development. The M-G District allows for a maximum building height of 13.0 metres (approximately four storeys) with a minimum density of 35 units per hectare and a limit of 80 units per hectare. The M-G District site comprises 1.70 hectares \pm (4.2 acres \pm) of the proposed redesignation area.

The proposed M-2 District enables multi-residential development of medium height and density and it is intended to be in close proximity or adjacent to low density residential development. The M-2 District allows for a maximum building height of 16.0 metres (approximately five storeys) and a maximum floor-area ratio (FAR) of 3.0. The M-2 District has a minimum density of 60 units per hectare and no maximum density (limits on height and massing restrict potential density). The M-2 District sites comprise 4.35 hectares \pm (10.8 acres \pm) of the proposed redesignation area.

The proposed C-N2 District is intended to allow for small-scale commercial development with potential for residential uses on the upper floors at a compatible scale to nearby residential areas. While supporting neighbourhood commercial, site design is allowed to be somewhat auto-oriented with limited automotive service uses allowed. The C-N2 District has a maximum building height of 10 metres and a maximum FAR of 1.0. The C-N2 District site comprises 1.28 hectares \pm (3.2 acres \pm) of the proposed redesignation area.

The proposed MU-2 District enables a mix of residential and commercial uses in the same building. While residential units are permitted, provision of commercial uses at-grade is required. The MU-2f2.0h16 District has a FAR limit of 2.0 and a height limit of 16 metres. The MU-2f2.0h16 site is located at a main intersection within the NAC. The MU-2 District site comprises 0.54 hectares \pm (1.3 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 and other stormwater infrastructure. The sites will be designated as Public Utility Lots (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 1.53 hectares \pm (3.8 acres \pm) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open spaces, and recreational facilities. This District is only applied to lands that will be dedicated as Municipal School Reserve (MSR) or Municipal Reserve (MR) pursuant to the MGA. A Kindergarten through Grade 6 elementary school site will be provided at the northeast portion of the site. Throughout the subject site, parks are provided that serve varying functions and recreational opportunities, either as neighborhood parks or as complementary space to the natural areas. S-SPR District sites comprise 5.45 hectares \pm (13.5 acres \pm) of the proposed redesignation area, which is just under 10% of the gross developable area of the entire quarter section (including the future second phase of development).

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. A large wetland on the site will be protected as ER through this application and be sustained by filtered stormwater. S-UN lands comprise approximately 13.53 hectares ± (33.4 acres ±) within the subject site.

Subdivision Design

The design of the proposed outline plan responds to the context and characteristics of the site. To the north and south are neighbourhoods that are at various stages of the planning process and site designs show good connections across the sites. A NAC is also located near the north-central portion of the subject site. This will provide a focal point to the neighbourhood and provide local services to the future residents. Other features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses as well as semi and single detached homes;
- preservation of a large wetland as well as a system of neighbourhood parks and pathways;
- a Kindergarten through Grade 6 elementary school site; and,
- a block-based grid street network that fosters strong pedestrian and cycling connectivity.

The central area within the overall parcel is a large wetland and ER will comprise approximately 13.53 hectares (33.4 acres) or 30% of the 45.51 hectare (112.45 acre) land use application area. Given this site feature, the proposed outline plan and block layout provides good connections within the site and to adjacent lands. The north and west edges of the site are the future extension of Memorial Drive SE and 84 Street SE, which will be constructed as urban boulevards. These streets have higher density land uses, including R-Gm, C-N2 and M-2, to ensure that development along those streets has an urban character. The proposed design also accounts for laned vehicular access for residential uses at the edges of the site and, in some places, interior to the site. There are consolidated vehicle access points for larger sites. This will ensure a strong public realm with a focus on the pedestrian experience.

Open Space

The open space network proposed consists of two public neighborhood parks, a reconstructed storm pond and a large wetland complex, all well connected through extensive regional or local pathways.

The proposed public neighborhood parks will provide amenities for the community, including active open play areas, a basketball court, picnic tables, tot lot playgrounds and seating areas, etc. The concept plan for each neighborhood park will be finalized prior to the approval of the affected subdivision.

Density and Intensity

At build-out, the proposed plan area is expected to have an anticipated 885 units and 4,506 square metres of commercial. This translates to approximately 2,417 people and 182 jobs within the future neighbourhood. The proposed development is anticipated to achieve a residential density of 27.3 units per hectare (11.1 units per acre). The anticipated intensity of the proposed development is 80.3 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. The ASP sets out the same density and intensity targets as the MDP. Based on the anticipated residential density of 27.3 units per hectare and the anticipated intensity of 80.3 people and jobs per gross developable hectare, the proposed development meets and exceeds the targets of both the MDP and ASP.

Transportation

The subject site is bounded by the future Memorial Drive SE extension to the north, a future community to the east, the developing community of Belvedere to the south and 84 Street SE to the west. The future Memorial Drive SE Flyover (over Stoney Trail SE) is located approximately 300 meters to the west, providing future regional access to east Calgary and downtown Calgary.

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

Stage 2 of the Global TIA is underway to determine the offsite infrastructure phasing to support growth in the Belvedere region. Stage 2 of the Global TIA will also determine the number of units that can be supported by the existing infrastructure in the region.

The proposed active transportation network includes regional pathways and local multi-use pathways which provide excellent north/south and east/west bicycle and pedestrian connectivity. Both Memorial Drive SE and 84 Street SE are envisioned to be Urban Boulevards with street activation at grade and opportunities for separated walking and wheeling facilities in the boulevard. Customized road cross-sections have been utilized to accommodate unique circumstances and requirements, such as moving on-street cycling lanes to the protected boulevard space. Future Transit service for the community will be provided along Liberty Drive SE, Liberty Boulevard SE, Memorial Drive SE and 84 Street SE connecting transit riders to a future BRT Station at the East Hills Shopping Center to the south.

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessment. This is a greenfield site which has remained mostly in a natural condition with limited agricultural uses in the past. The existing site conditions are suitable for the proposed uses. However, there is an abandoned well in the southeast portion of the site (outside of the current outline plan area) and associated oil/gas pipelines running through the future stage that will require further follow-up with the pipeline operator at the time of development to ensure all environmental considerations have been properly addressed. Any minor remediation associated with the previous agricultural uses, as may be required, will be addressed through the normal processes with Alberta Environment and Protected Areas prior to development of the affected area(s).

Utilities and Servicing

The plan area does not yet have full 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 SE and south along 84 Street 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 of approximately 500 metres in length would be required to make this connection.

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. At present, the area naturally drains towards a Crown wetland at the southern portion of the site which overflows into the storm trunk located at 84 Street SE and Belvedere Drive SE. The existing trunk has been sized to accommodate drainage of the lands within this catchment. The stormwater management facility is proposed to drain into the existing wetland (subject to approval of a wetland impact assessment).

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 the 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. For the interim, some limited low-density development may be supported with connections to the existing distribution system if fire flow requirements are met.

Fire Infrastructure

The site is currently outside of the Council-approved standard for fire response (seven minutes for initial response, 11 minutes for secondary response), as well as the 10-minute response criteria identified in the Alberta Building Code. Budget has been approved to construct a fire station in the East Hills Shopping Centre that would allow for standard fire response. Work has begun on the new Belvedere Fire Station with a goal to have it operational prior to development of these lands.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 and no concerns were identified. 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 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 an activity centre 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 does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site 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 NAC in the north-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 NAC, and open spaces that are sufficiently sized and spread throughout the plan area. This application aligns with applicable ASP policies.