

# Background and Planning Evaluation

## Background and Site Context

The subject site is in the southwest community of Osprey Hill, south of the Trans Canada Highway and west of Stoney Trail. The site, addressed as 221 – 101 Street SW, forms part an existing outline plan area (LOC2019-0112, approved by Council on 2021 September 13). The site was formerly part of the Calgary West Campground and RV Storage business, but is currently undeveloped.

The parcel to be redesignated occupies the northeast section of the outline plan area and is approximately 1.82 hectares (4.50 acres) in size with an irregular shape. The parcel is also currently rough graded and bounded by 1 Avenue SW to the north and 101 Street SW to the east. The current vehicular access to the site is from the east via 101 Street SW.

The parcels adjacent to the subject site are characterized by naturalized municipal reserve land directly to the west, vacant residential lands to the south and a Transportation and Utility Corridor to the east. Further east of the site is the WinSport / Canada Olympic Park recreational site.

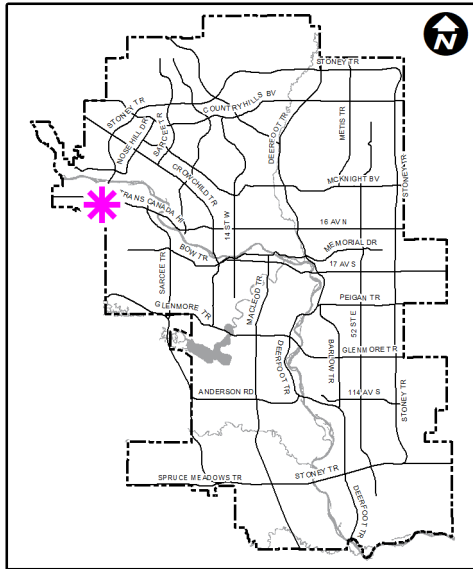
The portions of road to be closed along 1 Avenue SW are to be consolidated with 221 – 101 Street SW. This would result in a negligible increase to the limits of the outline plan area along 1 Avenue SW and would not disrupt the planned public road and regional pathway along 1 Avenue SW.

There are currently no active Transit stops serving Osprey Hills. The closest active Transit route is Route 108 (Paskapoo Slopes) that runs through 1 Avenue SW to connect the communities of Crestmont, Valley Ridge and Medicine Hill to the Brentwood LRT station.

## Community Peak Population Table

As of the 2019 City of Calgary Civic Census, there is no population data for Osprey Hills as this is a new residential area.

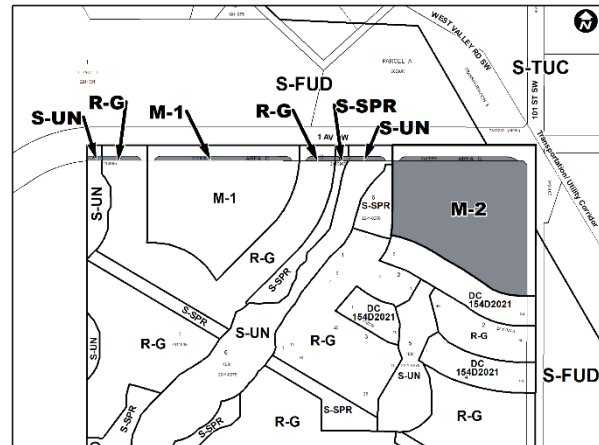
# Location Maps

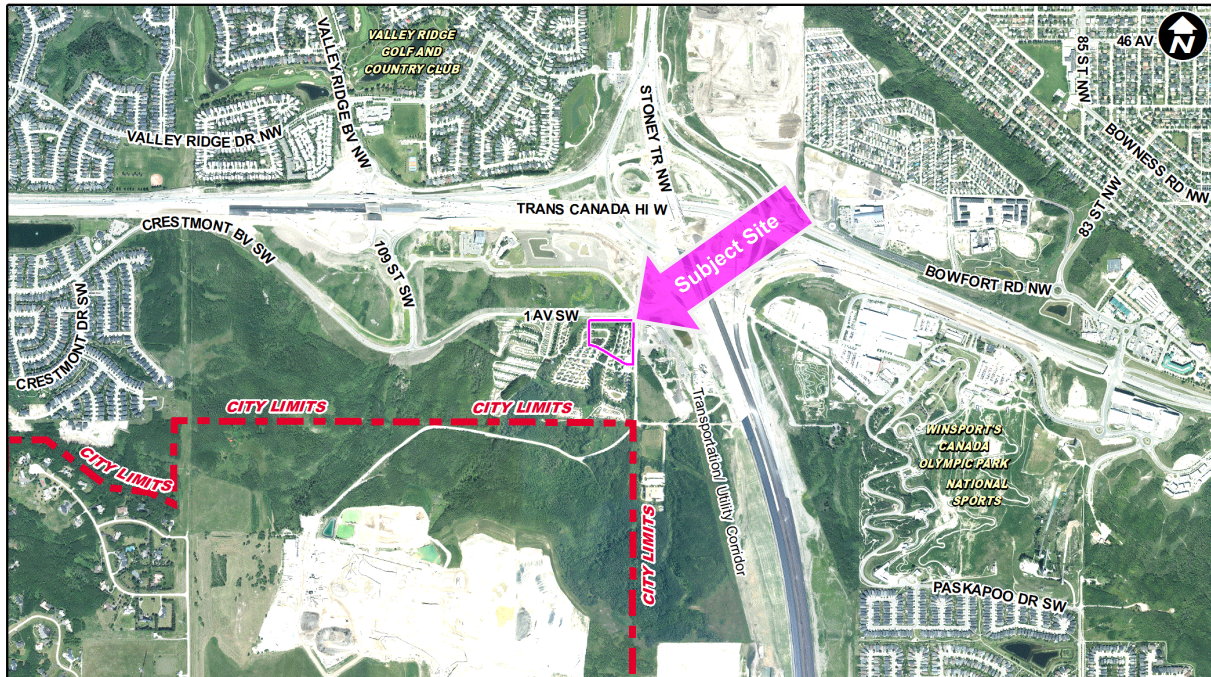


Road Closure Map



Proposed Land Use Amendment





## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

This proposal includes the closure of approximately 0.23-hectare (0.57-acre) portions of 1 Avenue SW. The closed portions of the road would then be consolidated with and assume the land use district of the parcels immediately adjacent at 221 – 101 Street SW. The road closure portions are surplus land and not needed by The City.

### Land Use

The two existing land use districts associated with the 1.82-hectare parcel are the Residential – Low Density Mixed Housing (R-G) District and the Special Purpose – City and Regional Infrastructure (S-CRI) District. The R-G District is primarily for a wide range of low-density developments in the developing areas, in the form of single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters and rowhouse buildings. It allows for a maximum building height of 12.0 metres and secondary suites, including backyard suites, are permitted uses within the R-G District. The S-CRI District is intended to accommodate infrastructure and utility facilities.

The proposed Multi-Residential – Medium Profile (M-2) District is intended to accommodate multi-residential developments in the form of rowhouse buildings, townhouse and apartment-style buildings in the developing area. The M-2 District would allow for a maximum building

height of 16.0 metres (about four to five storeys), a maximum building floor area ratio of 3.0 and a minimum density of 60 dwelling units per hectare. Based on the parcel area of the subject site, a residential development comprising a maximum building floor area of approximately 54,600 square metres and a minimum of 109 dwelling units could be developed on the parcel with this land use district.

The road portions to be closed along 221 – 101 Street SW are negligible in size and will assume the land use designations of their immediately adjacent parcels in a west to east direction as follows:

- Area A, 0.01-hectare (0.02-acre) to assume the Special Purpose – Urban Nature (S-UN) District;
- Area B, 0.02-hectare (0.05-acre) to assume the R-G District;
- Area C, 0.08-hectare (0.20-acre) to assume the Multi-Residential – Low Profile (M-1) District;
- Area D, 0.02-hectare (0.05-acre) to assume the R-G District;
- Area E, 0.01-hectare (0.02-acre) to assume the Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Area F, 0.02-hectare (0.05-acre) to assume the Special Purpose – Urban Nature (S-UN) District; and
- Area G, 0.07-hectare (0.17-acre) to assume Multi-Residential – Medium Profile (M-2) District respectively.

Area G is adjacent to the subject parcel to be redesignated hence the acquisition of the M-2 District. Following a future land use consolidation with Area G, the size of this parcel will increase to approximately 1.89 hectares (4.67 acres).

No amendments are required to the existing outline plan as the proposed land use and road closure application aligns with the existing outline plan.

### **Development and Site Design**

If this redesignation is approved by Council, the rules of the proposed M-2 District would provide guidance for any future development on the site including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking.

### **Transportation**

The subject site is close to a number of existing and future Always Available for All Ages and Abilities (5A) Network of pathways and bike routes, including the existing pathway system adjacent to the Trans Canada Highway and the planned pathway system for Stoney Trail SW. Pedestrian access to the site will be through 101 Street SW, a collector street, and 1 Avenue SW, a neighborhood boulevard.

An update to the Traffic Impact Assessment that was completed at the outline plan stage (LOC2019-0112) was not required for this proposed land use amendment, because the originally contemplated number of units for the site will remain unchanged.

Calgary Transit will provide transit service to the area as part of their service expansion. Based to the approved outline plan, two new transit stops will be provided along 1 Avenue SW at Osprey Hill Heath SW and at Osprey Hill Way SW respectively.



The 5.12 metre of surplus road right-of-way (ROW) width on 1 Avenue SW along the site frontage that is proposed to be closed is not needed. The road closure will enable a 30.0 metre cross-section width across 1 Avenue SW.

### **Environmental Site Considerations**

Environmental considerations were reviewed with the previously approved Outline Plan application. There are no environmental concerns resulting from the proposed land use and road closure application.

### **Utilities and Servicing**

The application proposes to convert a pond previously approved through the Outline Plan application to a multi-residential land use site. Through detailed design of Osprey Hills Phase 1, it was determined that the approved pond was no longer required and that stormwater could instead be captured by utilizing and altering an existing stormwater facility north of West Valley Road SW and south of the Trans Canada Highway (Pond #7). Pond #7 was constructed by the Province of Alberta to collect ring road drainage and will be fully transferred to the City via an existing Highway Transfer Agreement.

A revised Staged Master Drainage Plan (SMDP) has been reviewed and approved; construction drawings have also been approved for the altered pond. As well, a Development Agreement for Osprey Hills Phase 1 is in place and Ministerial Consent from the Province has been provided. There are no significant servicing implications that would result from this proposed application.

## **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 road closure and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site within the Developing Residential Area and is referenced as a Planned Greenfield Community with an Area Structure Plan. The applicable MDP land use policies support the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures at densities that support transit viability, local commercial and other services. This land use typology also promotes resilient neighbourhoods that feature architectural and natural elements that contribute to a local identity and sense of place.

This application proposes a medium-density housing type which aligns with the policies of the MDP.

### **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.

### **Revised Calgary West Area Structure Plan (Statutory – 2009)**

The site is subject to the [Calgary West Area Structure Plan \(Revised\)](#) (ASP) which identifies the site as Neighbourhood Areas and adjacent to a Regional Pathway (Map 3: Land Use Transportation Plan). The applicable ASP policies indicate that a broad range of housing choices should be provided that include a mix of built forms and housing types at densities that support viable transit, and that support different income levels and age groups. The building form supported in the Neighbourhood Areas also include townhouses and multi-residential apartments.

The proposed land use amendment is in alignment with the applicable policies of the ASP.