

Background and Planning Evaluation

Background and Site Context

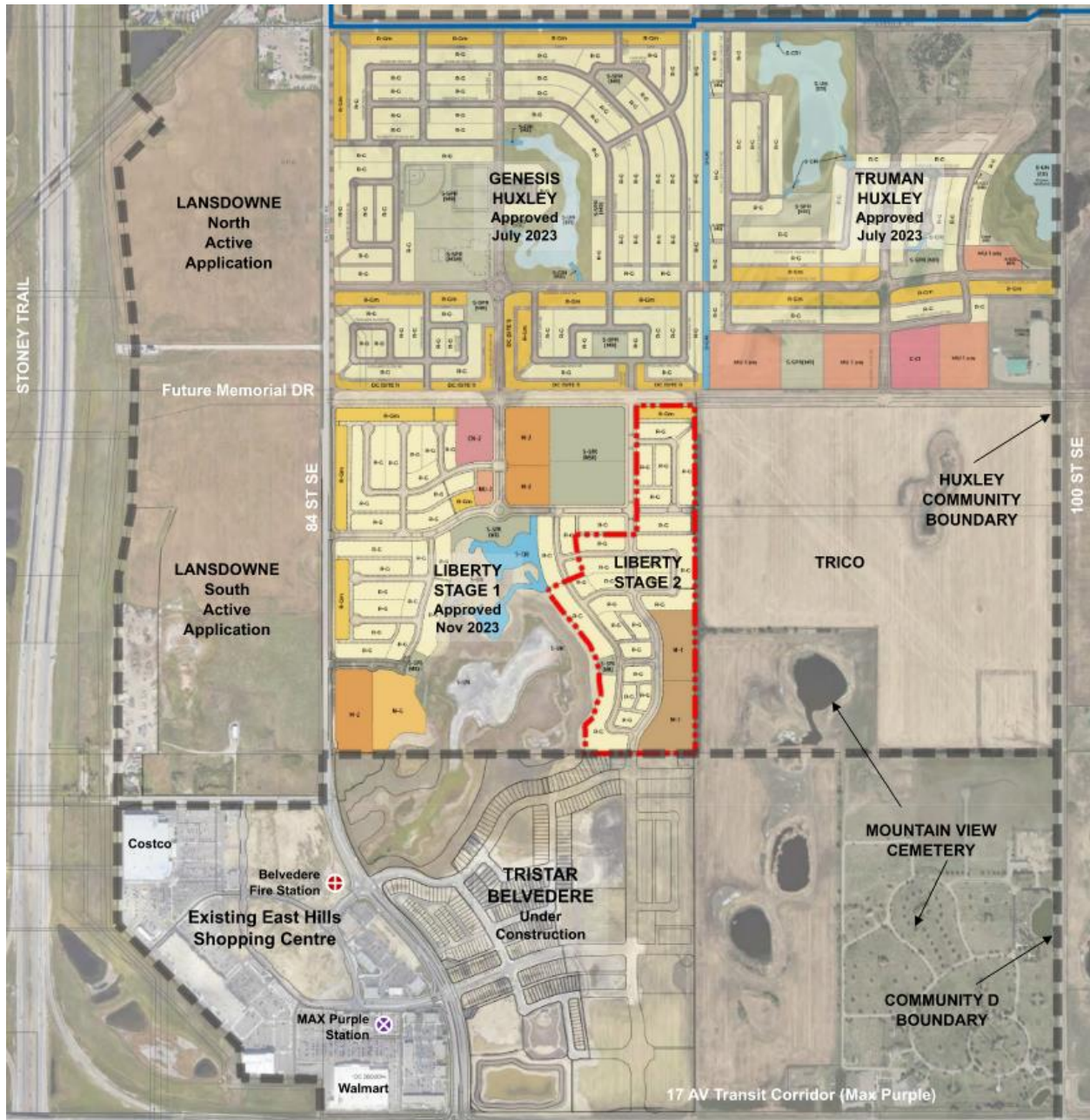
The subject site is located in the southeast developing community of Huxley, specifically within the western portion of the *Belvedere Area Structure Plan* (ASP), as illustrated on the Site Context Map below. The subject site and the adjacent lands to the north, east, and west are currently being farmed. To the southeast is the Mountain View Funeral Home & Cemetery and to the west is the Liberty Stage 1 outline plan (LOC2022-0159) which was approved on 2023 November 14.

The ASP emphasizes the 17 Avenue SE corridor as the primary area of activity within the four communities being developed in this part of Calgary. At the western end of 17 Avenue SE, near Stoney Trail SE, is the East Hills Shopping Centre, while further east, near the City of Chestermere, a future urban main street area is planned. Surrounding 17 Avenue SE are planned complete neighborhoods that offer opportunities to live, work, learn and play. Lands to the north, south and west have been approved for development, with the southern lands actively under construction. These developments primarily consist of residential uses, complemented by some commercial spaces along busy streets, as well as schools and parks within walking distance of most homes.

The subject site is approximately 15.61 hectares (38.58 acres) in size with dimensions of roughly 800 metres along the eastern edge and 250 metres along the southern edge, with an irregular boundary on the northwest side. This area constitutes the balance of a quarter section approved in Liberty Stage 1. It was not included in Stage 1, as the area does not yet have servicing available (and is subject to evaluation through the New Community Growth Application process). A Growth Application has been submitted and is in progress, pending the outcome of the mid-cycle adjustment to the 2023-2026 Service Plans and Budgets in 2024 November. Memorial Drive SE will be developed along the northern edge of the site and will be a major connection across Stoney Trail. Garden Road/100 Street SE to the 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. Key features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses, as well as semi-detached and single detached homes;
- a north-south green corridor along the eastern neighborhood boundary, enhancing recreational open space connectivity across the ASP area;
- park access to a major wetland and the pathway system included in Liberty Stage 1; and
- a block-based grid street network designed to promote strong pedestrian and cycling connectivity.

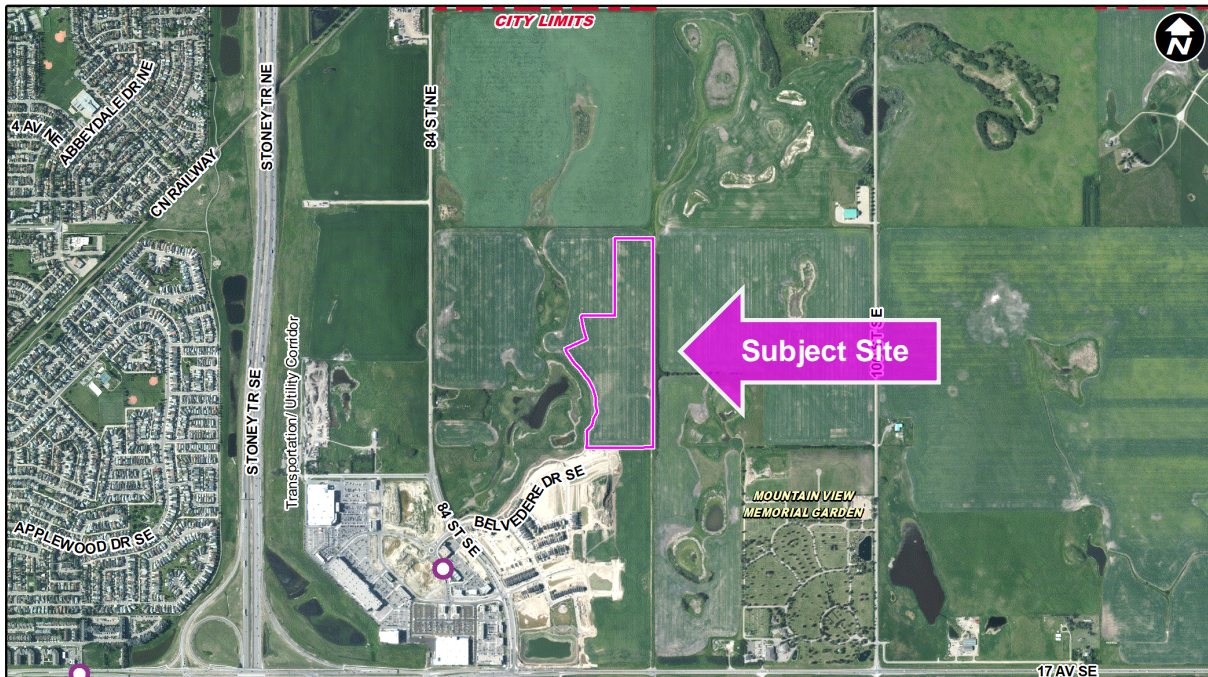
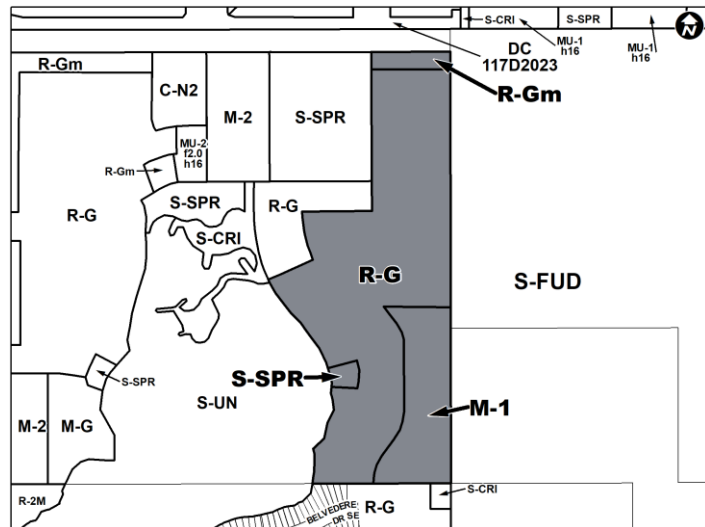
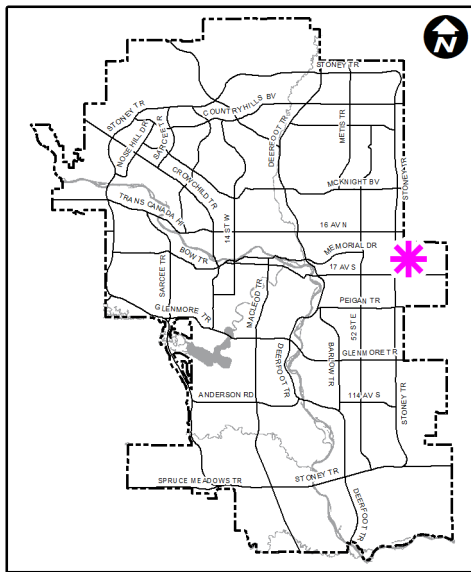


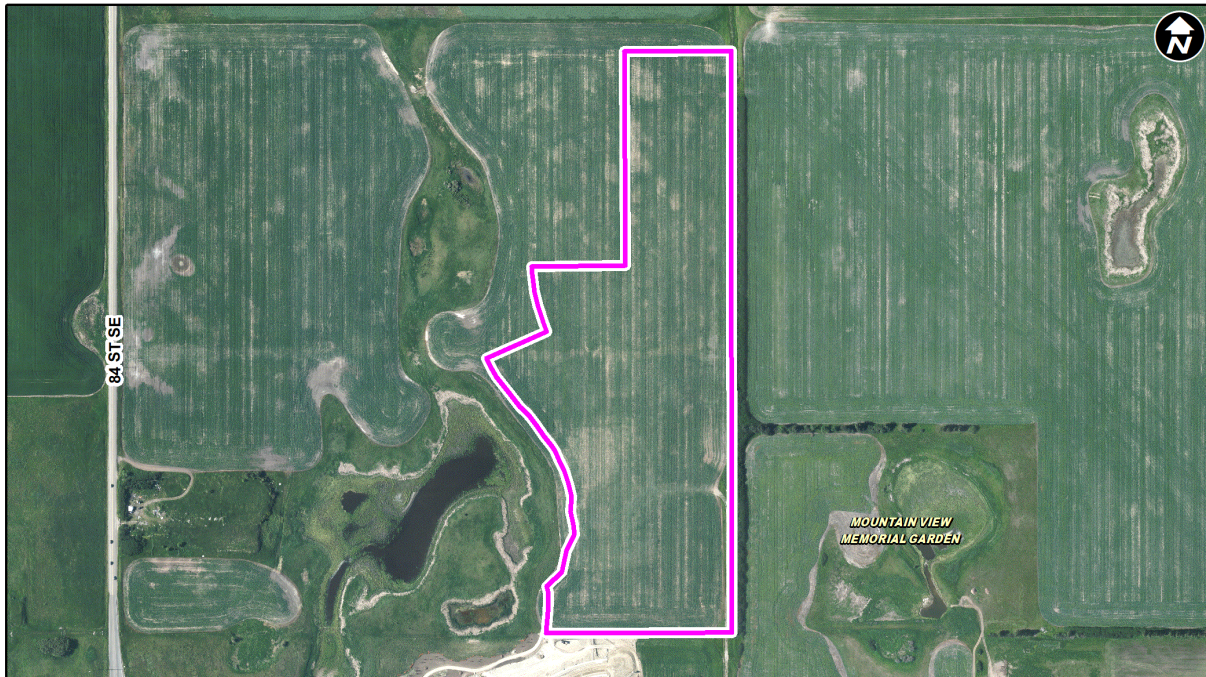
Site Context Map

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.

This application proposes low density residential, multi-residential and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – Low Profile (M-1) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) 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 12.26 hectares \pm (30.29 acres \pm) and R-Gm District sites comprise 0.43 hectares \pm (1.06 acres \pm) of the proposed redesignation area.

The proposed M-1 District enables multi-residential development of low height and medium density that is intended to be in close proximity or adjacent to low density residential development. The M-1 District allows for a maximum building height of 14.0 metres

(approximately four storeys). The minimum density is 50 units per hectare and the maximum density is 148 units per hectare. The M-1 District sites comprise 3.04 hectares \pm (7.50 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 *Municipal Government Act* (MGA). The S-SPR District site comprises 0.21 hectares \pm (0.52 acres \pm) of the proposed redesignation area.

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. Additionally, the interface with adjacent lands to the east will be enhanced by a green corridor that runs the length of the plan area. Additional 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 north-south green corridor along the eastern neighbourhood boundary, enhancing recreational open space connectivity across the Belvedere plan area;
- park access to a major wetland and the pathway system included in Liberty Stage 1; and
- a block-based grid street network designed to promote strong pedestrian and cycling connectivity.

The central area of the complete Liberty neighbourhood features a large wetland with Environmental Reserve comprising approximately 13.53 hectares (33.4 acres) – about 30 per cent of the Liberty Stage 1 land use application area. Given this site feature, the proposed outline plan and block layout for Stage 2 facilitates strong connections within the site and to adjacent lands. The northern edge of the site will be bordered by the future Memorial Drive NE extension, designed as an urban boulevard. The proposed interface along Memorial Drive NE includes the R-Gm District, featuring rear lane vehicular access that continues the active street frontage established in Stage 1. The proposed design also accounts for laned vehicular access for some lower density residential areas interior to the site, as well as consolidated vehicle access points for larger multi-residential developments. This will ensure a strong public realm with a focus on the pedestrian experience.

Open Space

The open space uses were primarily established with the approval of Liberty Stage 1. In Stage 2, the proposed open space network features regional pathway connections, a prominent north-south green corridor, and a public neighbourhood park that will serve as the eastern entrance to the large wetland and stormwater complex at the heart of the neighbourhood. This neighbourhood park will include play equipment and pathway system which will link to the east residential area as well as the green corridor located along the eastern boundary of the plan. The concept plan for the park will be finalized prior to the approval of the affected subdivision.

Density and Intensity

At build-out, the proposed outline plan area is expected to have an anticipated 454 units. This translates to approximately 1,285 people and 49 jobs within Liberty Stage 2. The proposed development is anticipated to achieve a residential density of 29.1 units per hectare (11.8 units

per acre). The anticipated intensity of the proposed development is 85.4 people and jobs per gross developable hectare.

The *Municipal Development Plan* (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 *Belvedere Area Structure Plan* (ASP) sets out the same density and intensity targets as the MDP. Based on the anticipated residential density of 29.1 units per hectare and the anticipated intensity of 85.4 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 Liberty Stage 1 to the west. The future Memorial Drive SE Flyover (over Stoney Trail SE) is located approximately 1 kilometre 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 Stage 1 and 2 Global Transportation Impact Assessment (Global TIA) was submitted to determine the regional transportation network, road classifications required to service the entire Belvedere region, offsite infrastructure phasing to support growth in the Belvedere region, and the number of units that can be supported by the existing infrastructure in the 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 subject site. 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 Stage 2, and the Local TIA were reviewed and accepted by Administration.

The proposed active transportation network includes regional pathways, green corridor connections 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 will be provided along Liberty Drive SE, Liberty Boulevard SE, Belvedere Boulevard SE and Memorial Drive 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 greenfield site has largely remained in a natural state, with only limited agricultural uses in the past, making the existing conditions suitable for the proposed developments. However, these Stage 2 lands are encumbered by two decommissioned pipelines and an abandoned well. The abandoned well, located in the southwest portion of the site, has been reclaimed and will be designated as non-credit MR. The east-west pipeline running through the site has been removed, and the associated right-of-way is currently in the process of being discharged. The landowner is also in discussions with the owners of the north-south pipeline along the eastern boundary to initiate its removal and discharge the easement. Any necessary minor remediation

related to previous agricultural uses will be addressed through standard processes with Alberta Environment and Protected Areas before the development of the affected areas.

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.

All servicing details will be reviewed in greater detail at the subdivision and development permit stage of development.

Sanitary Servicing

Sanitary servicing capacity is available within the existing system. Connections will be made to Liberty Phase 1.

Stormwater Servicing

The proposed development falls within the Liberty Pond catchment area and conforms to the Master Drainage Plan requirements for the catchment. Storm servicing is proposed to be provided through the on-site constructed wetland stormwater management facility (Phase 1) with controlled discharge.

Water Servicing

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 Liberty Phase 1 distribution system will also be required to provide the necessary fire flows and looping requirements.

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 outline plan 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.

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; using a

grid-based pattern of complete streets in the subdivision 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 green corridor along the eastern boundary of the subject site. The ASP also identifies a Neighbourhood Activity Centre (NAC) in the north-central portion of the quarter-section, which is included in the Liberty Stage 1 outline plan. This application meets the policy objectives for the area by offering a variety of housing forms and a well-distributed open space network that is adequately sized throughout the plan. As such, this application aligns with the relevant policies outlined in the ASP.