

Applicant Submission



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Planning and Development

City of Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB, T2P 2M5

Re: Applicant Submission – Outline Plan and Land Use Redesignation for 9200 Blackfoot TR SE, Calgary

QuantumPlace Consulting has been engaged by Cedarglen Living to submit an application for the site at 9200 Blackfoot Trail SE legally described as 3729FW; C; 3729FW; F; 3729FW; G; 2674JK; H; 5;1;23;23;NW; and 5;1;23;23;SW. This application will facilitate a multi-residential development consisting of seven 4-storey apartment buildings. City Administration has requested that this application proceed as an Outline Plan given the MR and ER dedication.

Site Context

The subject site is situated along Blackfoot Trail SE and is close to other residential areas, a business park, a commercial shopping centre in Deerfoot Meadows, Sue Higgins Off-Leash Dog Park, and Deerfoot Trail. Surrounding the subject site is a business park to the north (I-C), an escarpment to the east and south (S-UN), with Blackfoot Trail SE and low-density residential development (R-C1) to the west. The site is supported by several transit routes located on Acadia DR SW and Southland DR SE. These routes offer connections to the Red Line route via Southland LRT Station EB, thus providing accessible city-wide transit access.

Outline Plan & Land Use

The current area of the project is 19.74 hectares with a designation of Commercial-Corridor 3 (C-COR3 fl.0h12) and Special Purpose – Urban Nature District (S-UN). This application proposes to redesignate the site to Multi-Residential – Contextual Medium Profile (M-C2), Special Purpose – Urban Nature District (S-UN) and Special Purpose – School, Park, and Community Reserve District (S-SPR) with a net developable area of 5.06 hectares. The portion of the parcel that represents a Factor of Safety (FOS) for buildings of less than 1.5 is proposed to be redesignated as Special Purpose – Urban Nature District (S-UN) and provided as Environmental Reserve (ER). The ER is provided due to slope stability concerns. Municipal Reserve (MR) was provided (10%) to complete regional pathway linkages north to south through these lands and improve pedestrian connectivity to Sue Higgins Dog Park.

The M-C2 land use district will accommodate multi-residential development of up to 5 storeys. The proposed development will result in approximately 581 +/- units and expected to have a FAR of approximately 1.4, which complies with the maximum FAR stated in the district. A concurrent Development Permit application has been submitted by NORR Architects. A DP for Stripping and Grading was approved on June 28, 2024 to enable site preparations and removal of underground infrastructure and this work is now complete.

Policy Alignment*Municipal Development Plan*

The proposed development will add 581 +/- units to the community of Acadia, which is designated as an Established Area within Calgary's Municipal Development Plan (MDP). This application meets Section 1.1.1 Sustainability Principles and Key Directions directs achieving a balance in growth between established and greenfield, by revitalizing a brownfield site and providing housing opportunities near an existing employment and shopping concentration.

This area's mobility policies specify the provision of increased pedestrian connectivity where redevelopment occurs (3.5.3 - Established Areas). The identification of an enhanced pedestrian interface through the proposed asphalt pathway and MR allocation to complete regional pathway linkages in the area aligns with MDP policy. The Calgary MDP states that to be cost-effective, transit must reach enough potential riders. It continues to state that a transit-supportive land use framework can be achieved through higher density close to public transit stations (2.2.2 A Transit Supportive Land Use Framework). The additional density from this development will aid in meeting transit goals within the MDP.

Heritage Communities Local Area Plan

On September 19, 2023, Calgary City Council approved the Heritage Communities Local Area Plan (LAP). The Heritage Communities LAP identifies the development area as "Neighbourhood Flex," which accommodates Mid-Scale buildings, and allows developments of up to 12 storeys (2.2.1.3 Neighbourhood Flex). The proposed development includes apartments of up to four storeys, thus aligning to the LAP.

The LAP emphasizes promoting a range of mobility choices that connect communities to business and amenities and prioritizing walking, cycling and transit (3.2.1 Improve Connectivity Between Communities). The development will add safe and convenient connections for pedestrians and cyclists from the multi-use pathway to the existing regional pathway network which is a critical element of a well-connected mobility network. There will also be connections to Sue Higgins Park which aligns with recommendations in the LAP. Two transit stops have been planned in proximity to the development allowing for improved connectivity for residents to the wider transit network. Therefore, this application is in alignment with the goals of the Heritage Communities LAP.

Engagement

QuantumPlace underwent a comprehensive public engagement program for this project. Prior to application submission, the applicant met with a representative of the Acadia Community Association in person on June 6, 2023 to discuss the proposed development, land use application and community engagement program. An application project page was made available on an online engagement platform, qengage.ca. The webpage is regularly updated and has provided members of the public with an opportunity to review and comment on the project. An ongoing dialogue with Councillor Penner (Ward 11) was maintained throughout this application.

A virtual open house was held on October 5, 2023. Approximately 22 visitors were in attendance. Engagement feedback and responses have been collated into a "What We Heard" report and provided to The City. Future engagement will include meetings with the Acadia Community Association to discuss the status of the Outline Plan and Development Permit applications, and updates to the website as the application progresses. We have included responses to public concerns below by theme;



- **Pedestrian Connectivity** - To provide an accessible and walkable pedestrian experience, a key objective of this Outline Plan application is the identification of an asphalt pathway on parcel within the ER district and approved by The City. This pathway will respond to the need for improved pedestrian connectivity to the Sue Higgins Off-Leash Dog Park east of the site, the Acadia Off Leash Area west of the site, as well as the Blackfoot Point Business Park and other commercial uses north of the site. This need for improved pedestrian connectivity is responding to concerns raised by the public during the virtual open house for this application and the Development Permit. Public responses indicated concern with existing connections to the neighboring park spaces and found walking along Blackfoot Trail SE to feel like an unpleasant and dangerous experience. The delineation of an asphalt pathway connection east of the multi-residential development would enhance the pedestrian experience.
- **Effect of Development on Traffic Volumes** – A TIA was completed for the Outline Plan and there are no concerns of impact on current traffic volumes. An all turns signalized access will connect the site to Blackfoot Trail SE with a signalized at-grade crossing.
- **Residential Only Development** - The parcel is located next to the Deerfoot Point Business Park (directly to the north and along Blackfoot Trail) which has office, restaurant, and retail uses contained within. In an examination of the context, the business park still has vacancies at grade. There does not seem to be much interest in the area for further commercial uses. Further Deerfoot Meadows offers a plethora of commercial services all within a convenient distance from the subject site.

Prior to Council, the project team will meet with the Community Association to provide an update on the progress of the Outline Plan and discuss the Development Permit submission.

Conclusion

This project is a significant step toward realizing the Heritage Communities LAP's goals and policies. By providing much-needed residential options in an established community that is close to several amenities and transit service, the application is actively supporting City goals and policy while contributing to ongoing redevelopment and housing affordability efforts.