

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast developing community of Hotchkiss, east of Stoney Trail SE and north of Highway 22X. The site is within the southern portion of the *South Shepard Area Structure Plan (ASP)* as shown on the Site Context Map below.

The subject site is approximately 64.88 hectares (160.31 acres) in size with dimensions of approximately 800 metres by 800 metres. The site is bounded on the north by 146 Avenue SE, on the east by 104 Street SE, on the south by 146 Avenue SW and on the west by 104 Street SW. The subject site is currently undeveloped and consists largely of cultivated cropland. The lands slope from the north to the south/southeast and contain several wetlands, marshes and waterbodies. A permanent wetland is located in the south-central portion of the subject site and spans across the southern boundary into the adjacent neighbourhood of Sora where it has been retained as Environmental Reserve (ER). The western edge of the site includes a high voltage power transmission line right-of-way that is approximately 45 metres wide. The lines are owned and operated by AltaLink, and development adjacent to this infrastructure must comply with any provincial setback requirements. The South Shepard Landfill, which has been non-operational since 1978, is located just northwest of the site and requires a 300-metre landfill setback from the site.

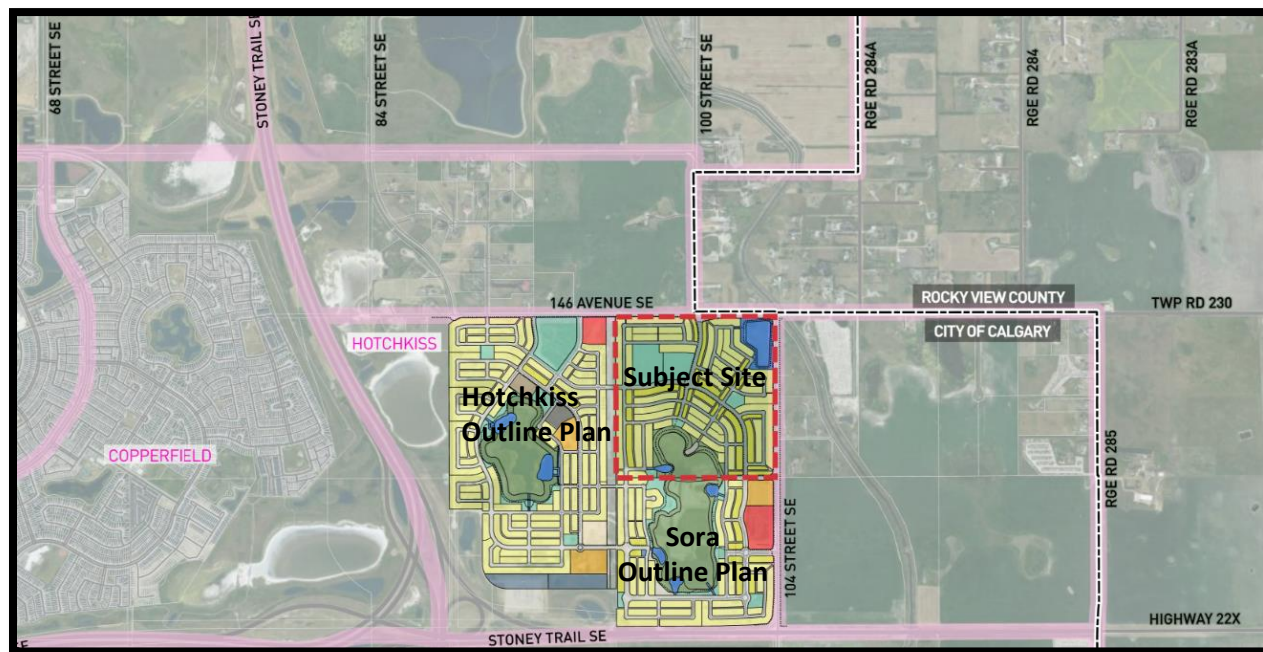
Adjacent developing lands to the west (Hotchkiss, LOC2016-0090) were approved on 2019 September 9, and to the south on 2019 October 4 (Sora, LOC2016-0115) for predominantly residential communities.

The development proposal for this site complements other development in the area. Notable features of the proposal include:

- Low-density residential in a variety of forms such as townhouses, rowhouses as well as semi-detached and single detached homes;
- a Direct Control District which will provide opportunities for the development of live-work units;
- open space areas for neighbourhood activity and gathering;
- a school site and associated playfields; and
- the preservation of the central wetland and a green corridor which connects to the Calgary Greenway along 146 Avenue SE.

This proposed outline plan and land use amendment provides comprehensive extension and connection to the adjacent developing communities to the south and west while protecting environmentally significant areas.

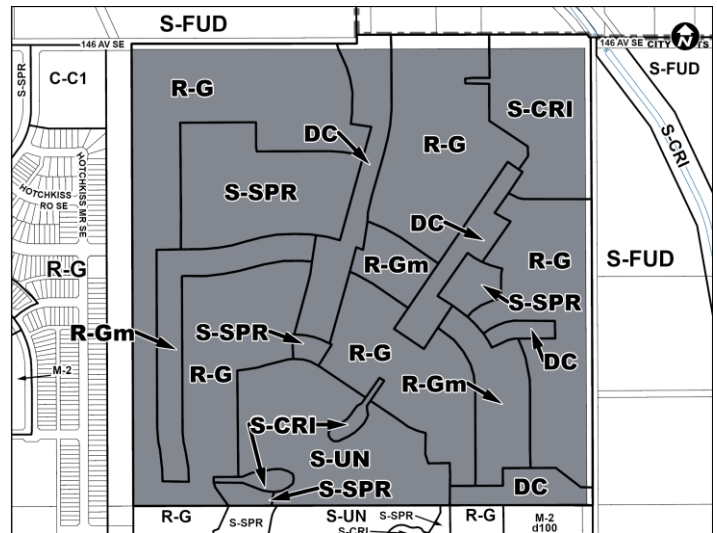
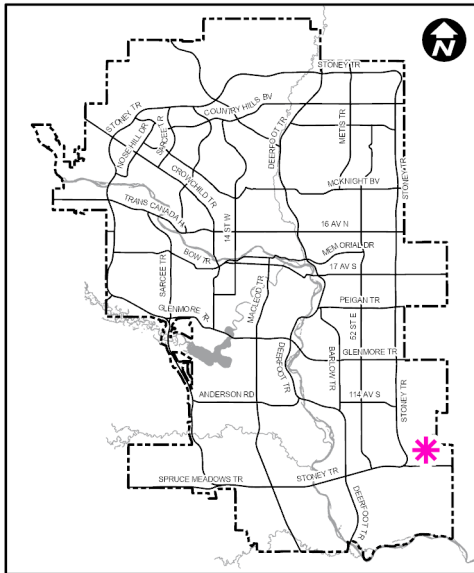
## Site Context Map



## Community Peak Population Table

As of The City of Calgary 2019 Civic Census, there is no population data for the subject site as this is a new community.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

This application proposes several residential and special purpose districts:

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

### Residential Land Use Districts

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, which may also accommodate secondary suites or backyard suites. The maximum building height in these districts is 12.0 metres. The R-G District comprises 33.69 hectares  $\pm$  (83.26 acres  $\pm$ ), and the R-Gm District comprises 6.92 hectares  $\pm$  (17.10 acres  $\pm$ ) of the plan area.

### Direct Control District

The proposed DC District is based on the R-Gm District and includes additional provisions that allow for more compact housing in the form of rowhouse and semi-detached dwellings on small-scale lots. These new forms enabled by the DC District are located along the entrance road to the community from 146 Avenue SE and key streets within the plan area. Housing enabled by the DC District is anticipated to create a distinct sense of place, provide opportunity for additional commercial vitality within the neighbourhood and signify arrival to the North Hotchkiss neighbourhood. The proposed the DC District also includes a 'Live Work' use that may be contained within a dwelling unit, and the maximum building height is 13.0 metres. The DC District comprises 6.28 hectares  $\pm$  (15.51 acres  $\pm$ ) of the plan area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to unique characteristics. This proposal would allow for small-scale lots with minimal rear yard setbacks, the opportunity for live-work units and an increase in the maximum building height. The same result could not be achieved using a standard district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 through 11 and 13 of the DC District Bylaw. Section 6 incorporates the rules of the R-Gm base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. In addition, Sections 8 through 13 are tailored to accommodate the applicant's intended proposal.

### Special Purpose Districts

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for servicing the development. This district is proposed for the stormwater ponds and associated infrastructure and will be designated as Public Utility Lots (PUL) pursuant to the Municipal Government Act (MGA). S-CRI District sites comprise 4.52 hectares  $\pm$  (11.17 acres  $\pm$ ) of the plan area.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as school reserve or other forms of municipal reserve (MR) pursuant to the MGA. A joint-use site for a proposed Calgary Catholic School District elementary school and corresponding playfields is located in the northwestern portion of the plan area, south of 146 Avenue SE, and is approximately 6.67 hectares  $\pm$  (16.47 acres  $\pm$ ) in size.

The proposed S-UN District is intended for lands that provide for significant natural landforms, including river valleys, natural drainage channels, wetlands and their required setbacks, habitats and natural vegetation. Development within these lands is limited to improvements that 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. The reconstructed south-central wetland will be designated ER and comprises approximately 6.80 hectares  $\pm$  (16.50 acres  $\pm$ ) within the subject site.

## **Subdivision Design**

The outline plan proposes a residential neighbourhood that completes the greater community of Hotchkiss with additional housing options and open spaces. The neighbourhood is connected to adjacent developing areas through vehicular and pedestrian networks, as well as a shared reconstructed wetland along the south boundary. Low-density development in both laned and laneless configurations are proposed, with laned product oriented along internal collector roads. The modified grid street network will facilitate efficient movement throughout the community, connecting to adjacent neighbourhoods and key destinations. A multi-use, three metre pathway connects at various locations within the plan area and open space network, and would facilitate active mobility for future residents.

## **Open Space**

Throughout the outline plan area, open spaces are provided that serve multiple functions and enable recreational opportunities. Approximate 5.82 hectares (14.37 acres) of land (10 percent of the net developable area) is to be dedicated as MR. A key focal point for the community is the reconstructed wetland that would provide a natural amenity with pathway connectivity and a functional stormwater management solution. Two forebays to be designated as the S-CRI District are proposed to ensure stormwater is treated before being released into the reconstructed wetland, which will be dedicated as ER. Two spaces are planned around the wetland with seating, lookout points and a playground, all connected to the regional pathway system.

In addition to the open spaces surrounding the wetland, the outline plan includes a storm pond, a neighbourhood park that is defined by the Development Guidelines and Standards Specifications (DGSS) as a park measuring 1.0 to 8.9 acres in area and two sub-neighbourhood parks defined by the DGSS as measuring 0.5 acres or less in area. These spaces include varying amenities such as open play areas and fields, playgrounds and picnic sites.

The northwest area of the plan contains a joint-use site (Calgary Catholic School District, K-9) which would facilitate a school building and shared playfields (soccer and softball). The location and configuration of the site were approved by the Site Planning Team (which includes representatives from City Administration, the Calgary Board of Education, the Calgary Catholic School Board and FrancoSud).

## **Density**

The proposed outline plan area is anticipated to have 1,247 residential units, which equates to an overall residential density of 21.5 units per hectare (8.7 units per acre). The *Municipal Development Plan* (MDP) sets the minimum density target for new communities at 20 units per hectare (8 units per acre). The *South Shepard Area Structure Plan* (ASP) sets out the same density target as the MDP. Based on the anticipated residential density of 21.5 units per hectare, the proposed development is anticipated to exceed the targets of both the MDP and ASP.

## **Transportation**

The subject site is bounded by 146 Avenue SE to the north, 104 Street SE to the east, the community of Sora to the south and the community of Hotchkiss to the west. Current access to the parcel is via 104 Street SE and 146 Avenue SE, with regional connections at Highway 22X and Stoney Trail SE via 84 Street SE.

A local transportation impact assessment (TIA) was submitted and accepted by Administration, which built upon the regional TIA that evaluated development and transportation for the *South Shepard ASP*. The local TIA was used to determine the road classifications internal to the community, as well as off-site transportation infrastructure phasing required to support growth.

The proposed active transportation network includes multi-use pathways on the internal collector roads Hazel Gate SE and Hazel Drive SE, local pathways through the neighbourhood parks, and various multi-use pathways along Hazel View SE and Hazel Drive SE west of Hazel Gate SE. 146 Avenue SE and 104 Street SE are planned as boundary arterial roadways but will have regional pathways within their boulevard to provide regional connectivity for active modes.

Future transit service will be provided on Hazel Gate SE and Hazel Drive SE as part of a local service that includes the adjacent communities of Sora and Hotchkiss.

### **Environmental Site Considerations**

No significant concerns were identified through the Environmental Site Assessments from the previous agricultural uses on the site. Any minor remediation associated with the previous uses on the site will be addressed through the normal processes with Alberta Environment and Protected Areas (AEPA) prior to development of the affected areas.

It should be noted that at the time of the approval of the *South Shepard ASP*, the South Shepard landfill had not been confirmed closed by Alberta Environment and Parks (AEP). To address concerns about the development potential of the adjacent land, and given the available environmental information at the time, a corresponding 300-metre closed landfill setback was included in the ASP. The 300-metre landfill setback encroaches on the northwest corner of the site which limits the available uses in this area. The applicant has indicated that a variance to the landfill setback will be applied for as part of the development permit process and has submitted a Landfill Setback Variance Risk Assessment as part of the outline plan application.

### **Biophysical Impact Assessment**

A Biophysical Impact Assessment (BIA) report was submitted as a part of this application. A Class III wetland is located on the subject site and extends south onto adjacent lands and the developing community of Sora. A large portion of this wetland was determined by Alberta Environment and Parks (AEP) in 2016 as Crown-owned, and therefore subject to approvals under the Public Lands Act and the Water Act before the wetland could be removed or modified. The applicant applied for a Department License of Occupation (DLO) to AEP in 2019. The Alberta Minister of Environment and Parks (AEP) signed a Ministerial Order to approve the DLO to allow for the disturbance of the Crown-owned land and reconstruction of the wetland as shown on the outline plan. Water Act approval will be further required at the tentative plan stage.

The design of the reconstructed wetland meets the requirements listed within AEP's *Alberta Guide to Wetland Construction in Stormwater Management Facilities* and meets the City's ER standards. The wetland will service this development and the development to the south. The stormwater from this development will flow through Sora and discharge into a storm sewer pipe along Highway 22X.

### **Utilities and Infrastructure**

The site does not currently have servicing, but it has had recent Growth Application approval to allow for servicing the proposed development. Servicing can be provided with some developer funded extensions to the site.

### Sanitary Infrastructure

Sanitary servicing is proposed to be provided through the construction of a sanitary main extension to the existing Hotchkiss lift station approximately 400 metres to the south. The lift station and downstream infrastructure has been previously sized to accommodate sanitary flows from this development.

### Storm Infrastructure

Two stormwater facilities are required to serve the site due to the natural topography that splits the drainage between north and south. Storm servicing for the south portion of the site is proposed to be provided through the construction of an on-site constructed wetland stormwater management facility in the south part of the plan area. A storm pond in the northeast corner of the plan area serves this north portion of the site. The proposed constructed wetland will be integrated with the constructed wetland in the community of Sora to the south and which discharges to the Mahogany Storm Trunk running along Highway 22X. The downstream infrastructure has been previously sized to accommodate stormwater flows from the subject site. The proposed storm pond in the northeast of the plan area will require a new outlet pipe directly to the Shepard Ditch located approximately 100 metres to the east. Both stormwater facilities will have controlled discharge based on the established allowable flow rates for the catchment area.

### Water Infrastructure

Water servicing is proposed to be provided by installing short water main extensions connecting to existing Hotchkiss development to the east and Sora development to the south. The current water network in the Hotchkiss community will support the proposed land use and outline plan. If an increase in density were to be proposed (i.e. medium or high density or mixed-use land use districts which would facilitate a building with over four units), an additional off-site water main connection would be required from west of Stoney Trail SE to provide the required increased fire flows to this part of the community.

### Fire Infrastructure

To support growth in the community of Hotchkiss, Council has approved a budget to construct a temporary fire station that would service the plan area. Currently, the subject site is outside of the Council approved standard for seven and 11-minute fire response, as well as the 10-minute response criteria identified in the Alberta Building Code. The Fire Department will work with the developer on an interim fire services strategy and construction timing of the proposed development to facilitate development if the new station is not operational in advance of any building permit applications. The proposed station will be located immediately to the west of the plan area on Hotchkiss Way SE and is tentatively anticipated to be operational by the end of 2026.

## 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.



**Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)**

The site is within 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 area with an existing Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This application integrates a mix of dwelling types and land uses, uses a grid-based pattern of complete streets in the subdivision design and meets the minimum density targets. This application aligns with applicable MDP policies.

**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 during the development permit review.

**South Shepard Area Structure Plan (Statutory – 2013)**

The subject site is located within the [South Shepard Area Structure Plan](#) (ASP). The ASP identifies the subject lands as predominantly residential with a Joint Use Site (Calgary Catholic School District). This application meets the policy objectives for the area by offering a variety of housing forms and a well-connected open space network. This application aligns with the relevant policies outlined in the ASP.