

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Belvedere and consists of approximately 16.19 hectares (40.00 acres). The site is situated south of 17 Avenue SE and east of 100 Street SE, is approximately 400 metres wide by 525 metres deep. It forms part of a quarter section of land owned by the same developer.

Surrounding uses consist predominantly of undeveloped land under the Special Purpose – Future Urban Development (S-FUD) District. To the northwest of the subject site, on the corner of 100 Street SE and 17 Ave SE, is the Mountain View Funeral Home and Cemetery. To the west of the site is agricultural land and an RV storage site. Further west by approximately 1.3 kilometres is the East Hills regional shopping centre and surrounding residential development.

To the north of 17 Avenue SE is a garden centre and an existing country residential property. An outline plan and land use redesignation application were approved in 2019 for a portion of lands north of 17 Avenue SE. Referenced as the 'Twin Hills' outline plan, approved land uses consist of a mix of commercial, mixed-use and residential land use districts. However, no development on the lands has occurred to-date.

To the east of the subject site is a large wetland complex, agricultural land and an abandoned well site. The associated abandoned oil and gas pipeline traverses through the plan area. Range Road 284 is about one kilometre further to the east and is the boundary road with the City of Chestermere. Urban development in Chestermere has reached Range Road 284. To the south of the subject site is unplanned agricultural land with no planning approvals.

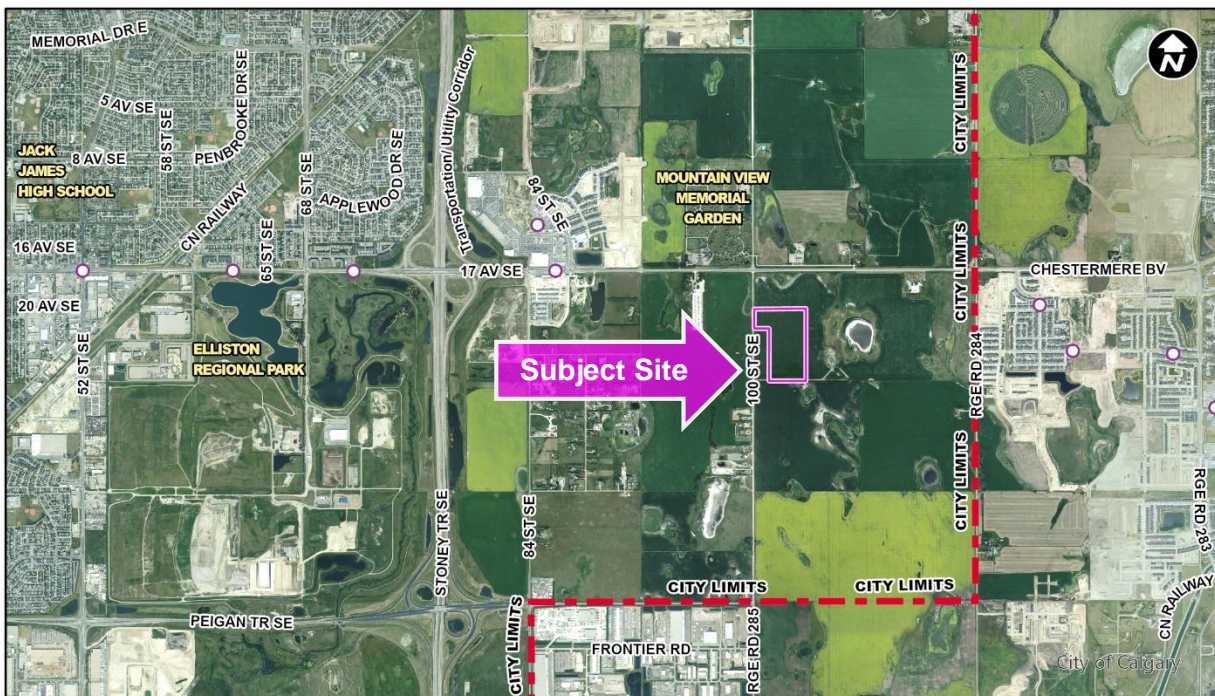
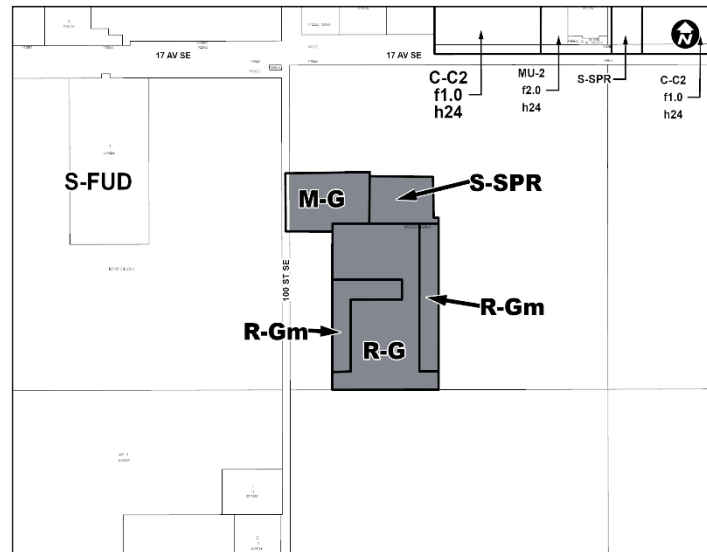
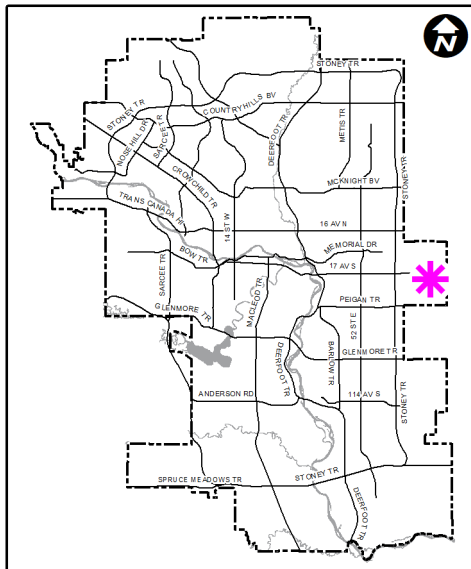
The proposed application aims to establish a subdivision framework for residential uses within an interconnected grid system. The application was submitted in 2022 and initially included the entire quarter section of land owned by the same developer. At the time of submission, only 16.2 hectares (40.0 acres) of the quarter section had growth management approval (now called Growth Application approval) and could be considered for land use redesignation; however, an outline plan for the entire quarter section could still be considered.

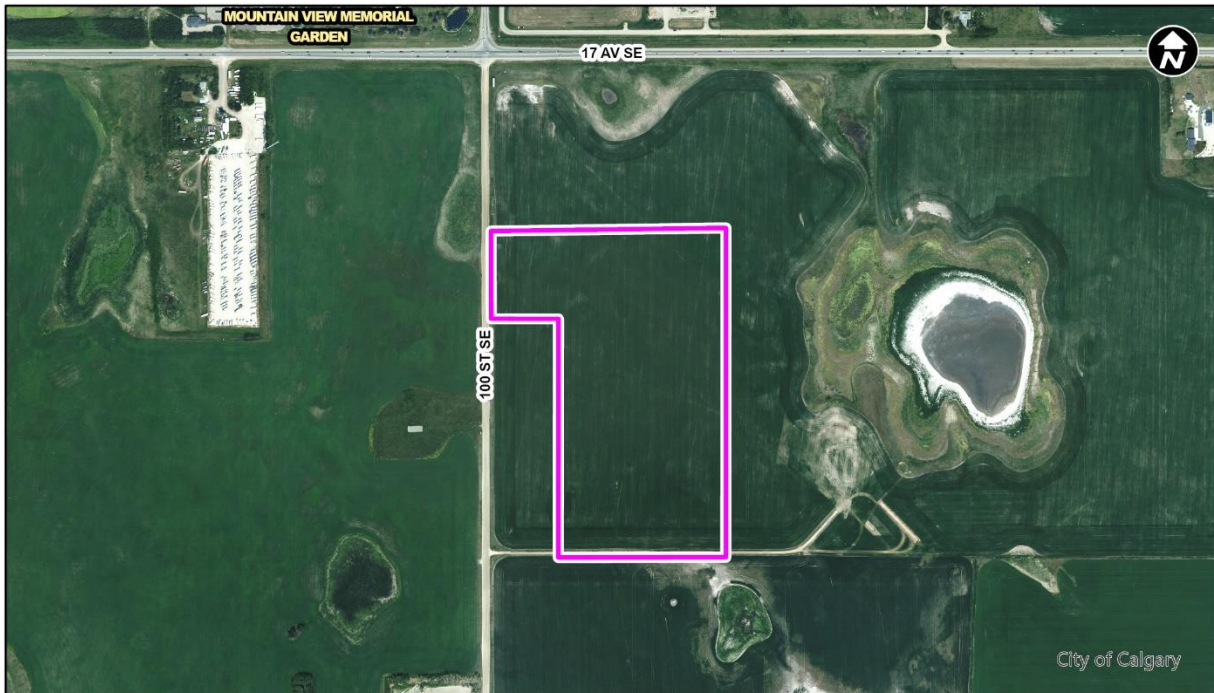
Through detailed discussions with the applicant and Administration over the last two years, key considerations for the entire quarter section, including wetland mitigation and preservation, remain unresolved. In May 2024, the applicant chose to reduce the size of the outline plan area to the 16.2 hectares (40 acres) to match the allowed land use redesignation area. In November 2024, Council approved the Growth Application for the remaining land within the subject quarter section, however, the applicant chose to proceed with the smaller area to achieve residential development in the area sooner. A shadow plan has been provided to show how the proposed application could integrate with future surrounding development.

## Community Peak Population Table

The community of Belvedere is an actively developing community. No population data was available for this community in 2019, and demographic and socio-economic information are not yet available.

## Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use within the plan area is Special Purpose – Future Urban Development (S-FUD) District. This district is applied to lands that are awaiting urban development and utility servicing. The land use redesignation area consists of 14.90 hectares (36.82 acres) of land within the outline plan area. The discrepancy between the outline plan area (16.19 hectares) and the land use amendment area is the portions of proposed road right-of-way remaining under the S-FUD District, including the road widening area for 100 Street SE.

This application proposes Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The R-G District accommodates a range of low-density residential development including single-detached, semi-detached and rowhouse buildings with a maximum building height of 12 metres.

The M-G District is intended to provide all multi-residential units with direct pedestrian access at grade, requiring a minimum density of 35 units per hectare and a maximum density of 80 units per hectare. The maximum building height is 13 metres.

The S-SPR District is intended to provide for schools, parks and open spaces, and is provided as Municipal Reserve (MR) dedication. The two S-SPR parcels in this outline plan would accommodate a community association site and a neighbourhood park.

### **Subdivision Design**

The Outline Plan proposes a residential neighbourhood that provides a variety of housing options in a well-connected grid network. The plan area is a portion of a future larger community that will eventually include a library and recreation centre, a natural wetland and high density and mixed land uses adjacent to 17 Avenue SE.

A future Bus Rapid Transit (BRT) stop is planned on 17 Avenue SE, approximately 400 metres east of the intersection with 100 Street SE. A Transit Station Planning Area (TSPA) is located within a 600-metre radius of this planned BRT station. The TSPA is defined in the *Belvedere Area Structure Plan* (ASP) as an area that supports transit use with a concentration of higher-density, walkable development near transit infrastructure. Development should provide a transition from highest intensities closest to the station to lowest furthest from the station. The proposed outline plan will fit within the eventual development of the overall quarter section, with the higher-density residential and mixed land uses adjacent to 17 Avenue SE and the future BRT station. This plan area reflects the lower density uses further away from the BRT station.

A Neighbourhood Activity Centre (NAC) is identified in the ASP near the intersection of the future 104 Street SE and 20 Avenue SE within the plan area. The NAC provides neighbourhoods with focal points that contain a mix of transit-supportive uses. The proposed outline plan includes half of the proposed NAC area and includes a public amenity space (community association site and neighbourhood park) and multi-residential development. The remaining portion of the NAC is anticipated to be high-density residential development and will be determined in a future outline plan application.

### **Open Space**

The 10 percent (1.6 hectares) MR owed for this outline plan area has been provided in the proposed plan.

A community association site is identified and is approximately 1.2 hectares (3.0 acres) in size and is included within the NAC. A neighbourhood park of 0.4 hectares (one acre) is directly adjacent to the community site and together will form a comprehensive open space amenity for the community. At the time of subdivision, the developer will be responsible for constructing the neighbourhood park portion of the site (0.4 hectares), developing the playfields, and applying seed and loam to the remainder of the site. Once a community association is established, the Federation of Calgary Communities will work with the City to determine the design and construction of the balance of the site.

### **Density and Intensity**

The outline plan for this 16.19 hectares (40.00 acres) area is anticipated to have a total of 353 units and a density of 21.8 units per hectare (8.8 units per acre). This exceeds the minimum density target in the ASP of 19.8 units per hectare (eight units per acre). The anticipated intensity of the plan area is 67 people and jobs per gross developable hectare. The ASP identifies a minimum overall community intensity of 60 people and jobs per gross developable hectare with an ultimate target of 70 people and jobs per gross developable hectare. This outline plan meets the minimum intensity target and will be only a portion of the overall future community.



The portion of the NAC located within this outline plan (2.45 hectares/ 6.05 acres) anticipates an intensity of 40 people and jobs per gross developable hectare. However, the anticipated overall NAC intensity, including potential future uses outside this outline plan area, is 164 people and jobs per hectare. This exceeds the ASP intensity target of 100 people and jobs per gross developable hectare.

The portion of the Transit Station Planning Area (TSPA) (600-metre radius from BRT station) located within this outline plan achieves an intensity of 60 people and jobs per gross developable hectare. While this is lower than the intensity target of 100 people and jobs set out by the ASP, the portion of the plan area within the TSPA is on the outer edge of the TSPA and logically has a lower intensity than land directly adjacent to the future BRT station. Higher intensities are anticipated along 17 Avenue SE within a future outline plan application.

### **Transportation**

The outline plan represents a portion of a broader quarter section, bounded by the future 20 Avenue SE to the north, the future 104 Street SE to the east, 100 Street SE to the west and an undeveloped parcel to the south. 100 Street SE is an arterial roadway that will provide regional access to the broader road network, connecting to 17 Avenue SE to the north and Peigan Trail SE to the south. The proposed outline plan design includes a modified grid internal street network, consistent with the intent of the *Belvedere ASP*.

A transportation impact assessment (TIA) was provided, reviewed and accepted by Administration.

The proposed active transportation network includes multi-use pathways within the boulevard of 100 Street SE, as well as the internal collector streets of 20 Avenue and 23 Avenue SE. 104 Street will contain bicycle lanes, eventually providing a direct connection to the bicycle lanes on 17 Avenue SE through a subsequent outline plan. All other roads within the outline plan area contain sidewalks on both sides.

Future transit service for the community will be provided along 100 Street SE and within the community via a local route, connecting to the future Max Purple BRT station located on 17 Avenue SE at the intersection of 17 Avenue and 104 Street SE.

### **Environmental Site Considerations**

No significant concerns were identified through the Environmental Site Assessment for the plan area. The property has been primarily used for agricultural purposes; however, an abandoned well site and associated oil and gas pipelines are located to the east of the plan area. There are no known contamination concerns and risks are considered to be low. Any minor remediation associated with previous uses, as may be required, will be addressed through the normal processes with Alberta Environment and Protected Areas (AEPA) prior to development of the affected areas. The abandoned well site will be addressed appropriately with a future application on the affected property.

### **Utilities and Servicing**

The subject site does not currently have servicing available; however, it does have an approved Growth Application which can provide the servicing that will support the proposed development.

### ***Stormwater Servicing***

Storm sewers are not yet available to service the site and are not expected to be available in the development timeframe proposed by the developer. The site falls within the Cooperative Stormwater Management Initiative (CSMI) catchment area that requires third party improvements outside of Calgary boundaries and a capital funded storm trunk in Range Road 284 to transfer stormwater flows from the subject site to the CSMI system. The developer has therefore proposed an interim zero discharge temporary pond to service the site, which will be maintained at the developer's expense on land outside the proposed outline plan area but owned by developer. As per Condition of Approval 32, a utility right-of-way agreement will be required for any areas related to the interim pond operation. In the future, a subsequent outline plan will confirm the location and details of the permanent/ultimate pond to service this subject site and the remainder of the quarter section. The ultimate pond will be dedicated and constructed with the future development on the remainder of the quarter section and will connect to the future capital funded storm trunk.

### ***Water Servicing***

Water servicing is proposed to be provided through the construction of a capital funded Belvedere feeder main going north along 100 Street SE and then connecting west across to Memorial Drive E. A local distribution main along 17 Avenue SE will also be provided. Work on the detailed design for the feeder main is underway. The Belvedere feeder main is to be constructed in advance of, or concurrently with, the proposed development and will be operational before any homes are constructed. The developer will be responsible for installing local watermains throughout the plan area and offsite extensions to provide the required connections to the Belvedere feeder main when it is completed.

### ***Sanitary Servicing***

Sanitary servicing is proposed to be provided through the construction of a capital funded Belvedere sanitary trunk along 100 Street SE and Peigan Trail SE. The final alignment and detailed design for the sanitary trunk is currently being reviewed by the City of Calgary and Rocky View County but is not formally approved. The final alignment and design of the trunk will confirm the site grading and sanitary catchments areas for the outline plan area. If the final sanitary trunk alignment changes significantly from what has currently been anticipated in this outline plan, there is a possibility that the plan area may require a lift station to service the lands, however, this is unlikely. The sanitary trunk is to be constructed concurrently with the proposed development and will be operational before any homes are constructed. The developer will be responsible for installing local sanitary sewers throughout the plan area to direct flows into the Belvedere sanitary trunk when it is completed.

### ***Fire Infrastructure***

Fire response for the plan area will be provided from the recently constructed Belvedere Fire Station located within the East Hills shopping centre on 84 Street SE. This meets the Council approved standard for seven and 11-minute fire response.

## **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 subject site is within an area covered by the [Rocky View County/City of Calgary Intermunicipal Development Plan](#). The proposed application was circulated to Rocky View County for review. While no comments were received from Rocky View County on the proposed application, the City of Calgary and Rocky View County are currently working collaboratively on the alignment and approval of the sanitary trunk that is required for development of the proposed application.

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

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation accommodates both multi-residential and low-density development and meets minimum density targets 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 permit stages.

### **Belvedere Area Structure Plan (Statutory – 2020)**

The [Belvedere Area Structure Plan](#) (ASP) identifies the subject site within the Neighbourhood Area and includes a Community Centre and a NAC. Most of the plan area is also within the 600-metre TSPA.

The proposed outline plan meets the minimum density target of the ASP set out for the Neighbourhood Area. While the portions of the NAC and TSPA that are included in this outline plan do not reach the minimum intensities set out in the ASP, these areas form only a portion of the NAC and TSPA and a future outline plan will help to meet and exceed these intensity targets.