

Applicant Submission

2024 December 23

Applicant Statement

On behalf of Minto Communities, O2 Planning & Design is pleased to submit an Outline Plan and Land Use Amendment Application for a parcel municipally addressed as 2313 84 Street SE and 2313R 84 Street SE, legally know as 4;29;24;12; NE and 8511085; OT.

Minto Communities purchased the site from RioCan properties in 2023 who received Outline Plan and Land Use Approval in 2022 (LOC2022-0159) that designated the site for a variety of residential land use districts. Minto's development intent differs from the previous landowner's so a revision to the outline plan is required. The proposed revisions changes a portion of the plan are to enable Minto's intended development typology of a "rowhouse" product requires greater lot depths and lot coverage than permitted under the approved land Residential- Low Density Mixed Use Housing (R-G) land use district.

Site Context

The subject site is located south of 17 Avenue SE, east of Stoney Trail in the community of Belvedere. The parcel is approximately 46 acres (19 hectares) in size while the proposed application only relates to 41.04 acres (16.6 hectares) and is planned for a mix of residential development and open space. The surrounding context is characterized by a mix of residential, retail/commercial and open space. To the north, East Hills Regional Shopping Centre provides convenient retail/commercial amenities to support a growing community. To the west, a transportation utility corridor exists. The Elliston Dog Park and 68th Street wetlands are located further west and provide valuable recreation space. To the south, city-owned constructed wetlands exist. To the east, developing residential lands associated with the approved East Village Outline Plan contribute to the growing community character of the immediate area providing a variety of low to mid density housing types with opportunities for localized commercial/business operations.

Ownership

The subject site consists of 46 acres (19 hectares) of land, of which only 41.04 acres (16.6 hectares) of land is subject to the proposed Outline Plan/Land Use application, owned by Minto Communities. Lands directly to the west are owned for the Trans Canada utility corridor part of the Stoney Trail highway.

Surrounding Landowners include:

- Minto Communities (northeast of the site)
- Private Landowner - 2655 84 St SE
- Private Landowner - 8500 23 Av SE
- Private Landowner - 8580 23 Av SE
- Private Landowner - 7 Gunnstone GD SE
- Private Landowner - 6 Gunnstone GD SE
- Private Landowner - 12 Gunnstone GD SE
- Private Landowner - 15 Gunnstone GD SE

Application History

In 2022, RioCan and Urban Systems received Outline Plan, ASP Amendment and Land Use approval on the site (LOC2022-0159) enabling a mix of low and high density development and open space. A year later, the property was sold to Minto Communities who had a slightly different vision for sections of the outline plan. The proposed Outline Plan and land use amendment is intended to accommodate specific adjustments to the approved plan, including maintaining the general intent of the original approval and overarching Area Structure Plan policy.

The submitted Outline Plan shows the previously approved outline plan drawing on the left side of the drawing for context. The proposed Outline Plan drawing is shown on the right side of the drawing including referencing which aspects of the previous plan are not changing and therefore not part of the current application.

Development Vision

The proposed development typologies are generally aligned with the Belvedere Area Structure Plan (ASP) since the overall proposed density and development type is similar to the approved Outline Plan. The proposed street-oriented townhouse product has been tested in other communities such as Cityscape and provides an opportunity for street-oriented housing product with less maintenance obligations for homeowners who do not want a rear yard.

Belvedere Area Structure Plan (ASP)

The policies and guidelines outlined in the Belvedere Area Structure Plan (ASP) serve as the framework for evaluating land use, subdivision, and development permit applications, shaping the future of Calgary's east side.

As per the ASP Land Use Concept, the subject site is designated "Residential" Area, part of Neighbourhood D.

The proposed Outline Plan aligns with key objectives of the ASP, as exemplified by the following policies:

- The proposed land uses incorporate a block-based road network using street-oriented design (Policy 6.1.1 (1)).
- The Plan contributes to achieving the minimum intensity of 60 people and jobs per GDHa for the overall Community area by providing 62 upha/25/upa through a mix of residential land use districts (Policy 12.1.1).
- The plan exceeds the minimum residential density of 20 units per gross developable residential hectare (GDRHa) and 8 units per gross developable residential acre (Policy 6.4.1).
- The plan provides a diverse range of housing options including single-detached, semi-detached and rowhouse dwellings (Policy 6.4.2a).

Density Analysis

Previous Outline Plan	Maximum Units Achievable	Maximum Intensity (ppl & jobs per GDHa)	Maximum Density (units per GDRHa)
R-G	386	205.84	110.79 uph/44.84 upa
R-Gm	165		
M-2	591		
M-H2	994		

Proposed Outline Plan	Maximum Units Achievable	Maximum Intensity (ppl & jobs per GDHa)	Maximum Density (units per GDRHa)
R-G	191	2480 + 94/16.6 = 155.06	1034/16.6 = 62.28 upha/25.19 upa
R-Gm	461		
M-2	382		
Total	1034 units		

Proposed Land Use Amendment

The application proposes an amendment to the previously approved Outline Plan and Land Use with a focus on the internal portion of the site, re-designating the site from a stock district Residential-Low Density Mixed Housing (R-G) to a Direct Control based on Residential-Low Density Mixed Housing (R-Gm). The proposed Direct Control District will enable Minto Communities to build a specific 3-storey laned residential product with no backyard at a maximum building height of 13.0 metres.

The remainder of the site will include a mix of Residential-Low Density Mixed Housing (R-G) as well as the previously approved Multi-Residential-Medium Profile (M-2) and Multi-Residential-High Density/Mid Rise (M-H2) product with minor adjustments to road alignments to accommodate the laned R-Gm product. The required 1.0 acre parcel as per Caveat 181165527 has been designated as Special Purpose-School, Park and Community Reserve (S-SPR) for a public open space.

Direct Control Rationale

Section 20 of the Land Use Bylaw states that “Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.”

The intent of the Direct Control District is to allow for a unique development typology and larger lot coverage not currently permitted by any land use districts in the City of Calgary Land Use Bylaw. Specifically, the proposed maximum parcel coverage of 90% cannot be achieved under any other district. The other potentially applicable districts all present challenges including maximum heights, parcel widths and depths that restrict the proposed development type.

The Direct Control District is required to accommodate a rowhouse built form based on the Residential-Low Density Mixed Housing (R-Gm) stock district. The proposed Direct Control Bylaw is based on 260D2019, which was used in Mattamy’s Cityscape development to allow for a similar development type. In that case, the DC also included provisions for Live Work Development, however this use is not contemplated on this site. Therefore, those provisions have been removed from the submitted DC Bylaw. The rowhouse product will be dispersed throughout the community,

creating a strong interface with proposed roadways, maximizing opportunity for connectivity to modified collector roads and multi-use pathways.

The following overview identifies proposed changes to land use:

- The M-H2 area is not proposed to be amended and is therefore excluded from the application. Minto intends to submit a Development Permit for this area in the near term.
- The three southerly M-2 parcels are included for minor road alignment adjustments which have changed the parcel dimensions. The overall intended use and layout of these parcels has not changed.
- Front drive rowhouses are accommodated under the existing R-G district.
- The proposed laned rowhouse product requires a Direct Control District based on the R-Gm land use district to accommodate unique built form attributes including greater lot coverage and lot depths that cannot be accommodated under another stock district.

A summary of the proposed DC District:

- Based on R-Gm for a 3 storey laned rowhouse product
- Rules to require vehicular access and private garages via lanes only
- Reductions to parcel depth, width and area based on development dimensions
- Increased parcel coverage of up to 90%, which is reduced where no private garage is provided
- Adjustments to setbacks and private amenity space rules to ensure the customized parcel rules correctly interface with standard bylaw requirements
- Increased building height of 13.0m, anticipating a two-storey or three-storey built form

Municipal Reserve

The 10% Municipal Reserve required in accordance with the Municipal Government Act, has been provided through a previous subdivision (SB2010-0462 & LOC2009-0042) by cash-in-lieu in place of reserve land. As referenced in the previous Outline Plan LOC2022-0159, this application includes a 1-acre S-SPR site to meet the requirements of the restrictive covenant registered on title between the City and the landowner (Caveat 181165527, included in the application submission package for review).

The proposed location of the 1-acre S-SPR parcel has shifted from the previous outline plan to lower in the community in the proposed plan. The new location provides increased access and connectivity to a modified collector street with road access on three of the four sides of the site.

S-SPR Site

The required 1-acre S-SPR site will provide a central amenity space for the community that attracts users into the neighbourhood and provides a mix of outdoor programming to support a growing community. The enclosed concept proposes an open space with a mix of passive space and future programmable space to provide a broad range of recreation opportunities for the community. Examples of potential programming include passive walking paths, a half basketball court, playground space and a pump track. The adjustment of the park location is not substantially different from the previous application and will provide similar community benefits for future residents in the area.

Conclusion

In summary, the proposed land use amendment and outline plan enables a development that will:

- Align with the vision and growth policies of the Belvedere ASP
- Directly support the objectives and goals outlined of the MDP and the City's Affordable Housing Strategy by allowing for diversified housing options in growing communities with access to road infrastructure and open space, and
- Provide the required 1-acre S-SPR site to support a new neighbourhood.

