

Background and Planning Evaluation

Background and Site Context

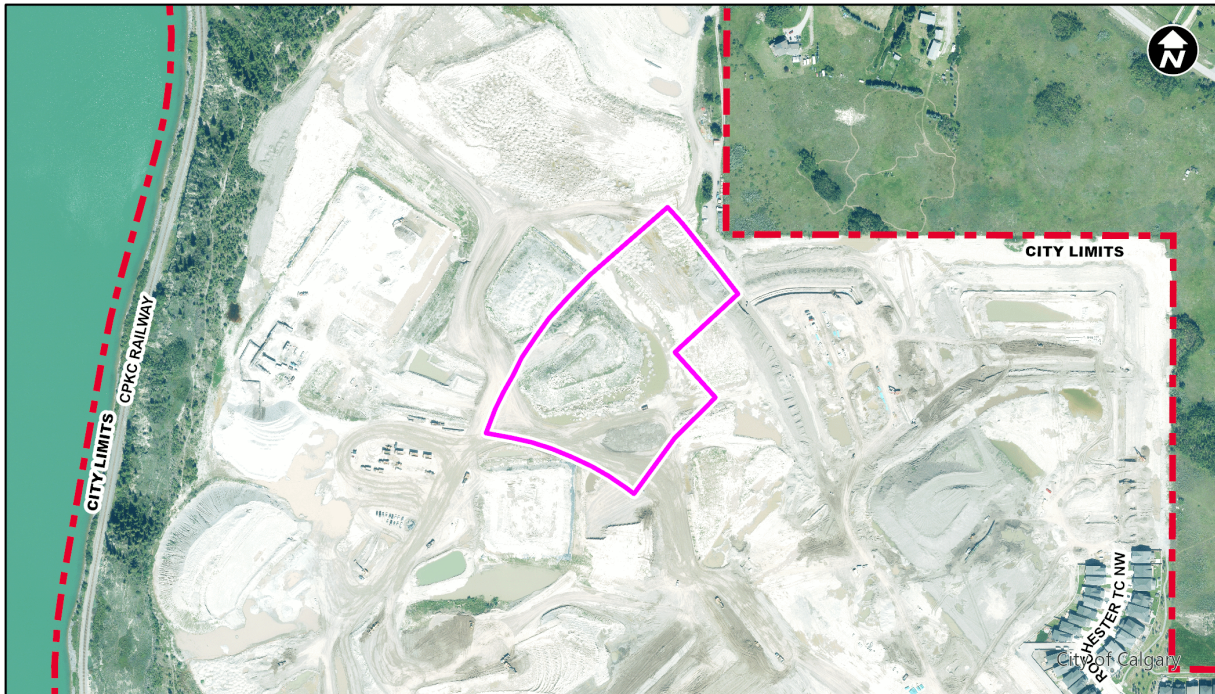
The subject sites are located in the developing northwest community of Haskayne. Bearspaw Reservoir and the Canadian Pacific Railway are located to the south and west of the area. Rocky View County is also located to the north and east of the subject site. The subject lands were redesignated in 2018, as part of the initial outline plan (LOC2017-0229) for this area. Both subject sites are currently designated Commercial – Community 1 (C-C1) District, comprising 3.91 hectares (9.67 acres) of the current 6.90 hectares (17.05 acres) commercial area. The proposed Multi-Residential – Low Profile (M-1) District parcel is approximately 2.51 hectares (6.21 acres) and the proposed Special Purpose – Community Service (S-CS) District parcel is approximately 1.40 hectares (3.46 acres) in size. The proposed land use amendment would maintain 2.99 hectares (7.38 acres) as the C-C1 District.

In addition to the remaining C-C1 District to the southeast, surrounding land uses are comprised of Residential – Low Density Mixed Housing (R-G and R-Gm) Districts to the northeast and northwest and the Multi-Residential – Low Profile (M-1) District to the south, as well as the Special Purpose – School, Park and Community Reserve (S-SPR) District to the west and Special Purpose – Urban Nature (S-UN) District to the north. The area is intended to operate as the community's Community Retail Centre (CRC) and one of the Neighbourhood Activity Centres (NAC).

As part of this land use amendment application, the NAC components were reviewed and assessed based on the *Municipal Development Plan* (MDP) and *Haskayne Area Redevelopment Plan* (ASP) policies.

Community Peak Population Table

As of the 2019 City of Calgary Civic Census, there is no population data for Haskayne as this is a developing community.



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Community 1 (C-C1) District is intended to accommodate small to mid-scale commercial uses with both vehicular and pedestrian access that serve the surrounding community. The C-C1 District has a maximum building height of 10 metres and a floor area ratio (FAR) of 1.0.

M-1 District

The proposed change to the Multi-Residential – Low Profile (M-1) District would allow for multi-residential development in a variety of forms with low height and medium density, including apartment buildings, townhouses and rowhouses. The M-1 District allows a maximum building height of 14 metres (about three to four storeys). Parcels designated M-1 District have a density minimum of 50 units per hectare and a density maximum of 148 units per hectare. Based on the size of the subject site, between 125 and 371 dwelling units could be accommodated.

The proposed M-1 District introduces new housing types and higher density within the NAC and is compatible with the surrounding residential, commercial and special purpose uses.

S-CS District

The proposed Special Purpose – Community Service (S-CS) District would accommodate Protective and Emergency Service as a discretionary use, which is in alignment with the location identified in the ASP for an Emergency Response Station. The S-CS District is intended to accommodate education and community uses with a limited range of small scale, public indoor and outdoor recreation facilities, and may be applied to parcels that are not designated

as reserve. The District does not prescribe maximum building height or building size requirements.

Development and Site Design

A development permit has not been submitted for either site at this time. However, based on preliminary discussions, the Haskayne Fire Station would include a two-bay fire station. The rules of the proposed M-1 District and S-CS District would provide guidance for the future redevelopment of the sites including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through a development permit process include, but are not limited to:

- integration of the proposed buildings with adjacent land uses and possible co-location of land uses;
- corner interfaces with the streets, including access points;
- building heights and sizes; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the sites will be from **Rowmont** Boulevard NW, Royston Way NW and Haskayne Drive NW. As the community continues to build-out, the Always Available for All Ages and Abilities (5A) Network will continue to develop, including an anticipated multi-use pathway along **Rowmont** Boulevard NW.

Transit service currently only extends as far west as Nose Hill Drive NW and Haskayne Drive NW on Route 134 (Rockland Park). However, the sites will be well served by transit, as future transit service and stops are anticipated to continue along **Rowmont** Boulevard NW adjacent to the subject sites.

Nose Hill Drive NW is the primary east-west regional road providing access to the Haskayne community. The north-south roadway, 133 Street NW, will also provide access to the community, once it is further built out.

A revision to the associated Transportation Impact Assessment (TIA) submitted in support of the initial outline plan (LOC2017-0229) was not required as part of the land use amendment application. The approved supporting road network will be able to accommodate the proposed land use amendment.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed at the initial outline plan stage (LOC2017-0229). This proposed land use amendment does not raise any additional environmental concerns or risks.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously planned at the initial outline plan stage (LOC2017-0229). The proposed minor changes in use do not significantly impact the services for the area, which will have capacity to support the proposed land use. Detailed servicing requirements will be assessed at the development permit stage.

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 property is located within the Map 1 – Policy Area of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) and was circulated to the Rocky View County for comment. No objections were received. The proposed land use application complies with the general policies regarding interface planning in the IDP.

Municipal Development Plan (Statutory – 2009)

The subject sites are in the Map 1: Urban Structure, Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area of the [Municipal Development Plan](#) (MDP). Planned Greenfield areas comprise of residential communities that have been planned and are still developing. Typically, they are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally oriented retail.

The MDP encourages communities to provide a variety of housing choices, employment opportunities, local retail and services. It identifies planning and public investment decisions should support the development of a greater variety of medium and higher density housing forms in Activity Centres. The Plan also indicates NACs should include a mix of uses and retain retail services for the local community. Community and protective services that support concentrations of jobs and population are also encouraged in Activity Centres. The proposal aligns with the relevant 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.

Haskayne Area Structure Plan (Statutory – 2015)

The [Haskayne Area Structure Plan](#) (ASP), Map 4: Land Use Concept indicates a NAC, CRC and Emergency Response Station should be located within this area. The CRC provides local goods and services to serve the community and provides an area for future intensification. In addition, the Emergency Response Station may be integrated with the CRC. NACs located next to CRC should be integrated within the CRC and are the focal points of Neighbourhoods which should feature higher density multi-residential housing.

The proposed land use amendment is in keeping with the ASP policies, as it helps achieve higher density multi-residential housing within the NAC and integrates the proposed Emergency Response Station within the CRC.

The remaining C-C1 District will continue to make up a portion of the CRC and NAC in accordance with the ASP. The ASP indicates the CRC should contain between 1,900 square metres and 9,300 square metres of retail uses and should have a minimum FAR of 0.3. The remaining 2.99 hectares (7.38 acres) of C-C1 District is in alignment with the ASP, as it maintains an adequate size to achieve these requirements.