

Applicant's Submission

The subject site is located at 5651R (Lot 1, Block 6, Plan 9512377), 5651 (Lot 2, Block 6, Plan 9512377), & 6211 Nose Hill Drive NW (Plan 1000IX). It is located within the Scenic Acres community and is located to the south of Nose Hill Drive NW and the east of 87 Street NW and comprises approximately 0.815 hectares (2.0 acres) and is owned by 535820 Alberta Inc. The subject site is zoned Special Purpose – Future Urban Development (S-FUD) in the City of Calgary Land Use Bylaw 1P2007. A land use of M-H1h26d225 – Multi-Residential High Density Low Rise District is proposed with a height modifier of 26 metres and a maximum density of 225 units per hectare (maximum of 180 units). The M-H2 District:

- is intended to provide for Multi-Residential Development in the Developed Area and the Developing Area;
- has Multi-Residential Development that will provide development with higher numbers of Dwelling Units and traffic generation;
- provides for Multi-Residential Development in a variety of forms;
- has tall Multi-Residential Development with high density;
- has Multi-Residential Development where intensity is measured by floor area ratio to provide flexibility in building form and Dwelling Unit size and number;
- is intended to be typically located at community nodes and transit and transportation corridors and nodes;
- requires that Multi-Residential Development achieves a minimum density;
- includes a limited range of support commercial multiresidential uses, restricted in size and location within the building;
- provides outdoor space for social interaction; and
- provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

City of Calgary Municipal Development Plan (MDP)

The subject site is within the Developed – Established area on Map 1 – Urban Structure of the MDP. The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land use policies include:

- Modest redevelopment
- Focussing redevelopment opportunities on Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- Proposing new developments with appropriate densities
- Providing a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

The application proposes modest redevelopment of the site with an appropriate density.

Applicant's Submission

Bearspaw East Area Structure Plan (ASP)

Policy direction for the subject site is found within the Bearspaw East ASP. The purpose of this plan is to define a land use concept for the Bearspaw East Area by both allowing for the expansion of City storage, maintenance and treatment facilities to accommodate the future needs of the northwest sector and providing continued recreational opportunities by maintaining the natural setting of the river valley. The plan also focuses on protecting views across the river from the Bowness and Valley Ridge communities, and from the adjacent communities of Scenic Acres and Tuscany.

Map 2 of the Bearspaw East ASP identifies the land as within the Alberta Forestry Site and is identified as Institutional, Public and Quasi-Public Uses. It is a part of the northeast cell consisting of the Forestry site and TUC lands. If the Forestry site is no longer needed, the Province should consider protecting the land as open space. At the time, the ASP did not recognize that the subject site is not part of the Forestry site and is not owned by the Province. Section 2.6 Site – Specific Policies (#3) of the ASP indicates:

*"The Alberta Environment Forestry facility is located in the area referred to on this Plan as "institutional, public and quasi-public uses". This Plan provides for the continuation of this facility as well as its expansion or redevelopment (within the range of uses specified). Should the Province no longer require the Forestry site at some point in the future, consideration shall be given to its inclusion in the open space system. The site is adjacent to the western boundary of Bowmont Park, and if included, shall be revegetated with plant species compatible with the surrounding native vegetation, thus improving the long-term viability of wildlife habitat in this part of the river valley.**

**This site is serviceable, and can be developed for other purposes as well. Therefore, if it is not possible to acquire the site for open space, other development options would be considered. An appropriate use in this case would be multi-family housing, provided that site accessibility is not a problem, and that traffic to be generated can be accommodated on the roads servicing this area. An amendment to this ASP would be required to allow for housing on this site.*

Based on policy 2.6 above, multi-family housing can be supported on the subject site subject to site accessibility and traffic.

A pre-application meeting (PE2015-01466) was held with the City of Calgary and comments were provided on January 21, 2016. The pre-application comments indicated that an ASP amendment would be required to redesignate the site to a multi-residential district.

In support of the application, public consultation and communication with Councillor Sutherland has already been initiated. A summary of engagement follows:

- **July 22, 2016** – Meeting with Councillor Sutherland
- **August 22, 2016** – Meeting with Scenic Acres/Silver Springs Community Associations
- **December 15, 2016** – Meeting with Scenic Acres/Silver Springs Community Associations
- **February 9, 2016** – Meeting with Colin Yeo/Bill Mah (Scenic Acres Community Association)
- **March 23, 2017** – Open House #1 – Participation and attendance at Silver Springs Community Engagement Night
- **June 28, 2017** – Open House #2 - IBI/Marquis Open House for Silver Springs/Scenic Acres Communities including an invitation only part for adjacent residents.

Applicant's Submission

In summary, this Land Use Redesignation application will allow for the development of a remnant parcel of the Scenic Acres community and will contribute to shaping a more compact urban form within the City of Calgary. An ASP amendment is required to facilitate the Land Use Redesignation application.

Amanda Polini
Planner

IBI GROUP
Suite 500
611 Meredith Road NE
Calgary AB T2E 2W5 Canada
tel +1 403 270 5600 ext 66625