

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 June 11

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CPC2018-0383
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Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018

EXECUTIVE SUMMARY

This land use amendment application was submitted by IBI Group on 2017 July 14 on behalf of 535820 Alberta Inc (Ambrose So, Joseph CY Leung and Yvonne Wong) and seeks to redesignate three parcels in Scenic Acres from Special Purpose - Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1 d225) District to allow for a multi-residential development. A minor map and text amendment to the *Bearspaw East Area Structure Plan* is also required to support this application.

The proposal is generally in keeping with the applicable policies of the *Municipal Development Plan* and *Bearspaw East Area Structure Plan*, as amended.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing and:

1. **ADOPT**, by bylaw, the proposed amendments to the Bearspaw East Area Structure Plan as contained in Attachment 2 of this report;
2. Give three readings to the proposed bylaw;

Moved by: A. Palmiere

Carried: 7 – 0

3. **ADOPT**, by bylaw, the proposed redesignation of 0.82 hectares ± located at 5651, 5651R and 6211 Nose Hill Drive NW (Plan 9512377, Block 6, Lots 1 and 2; Plan 1000IX, OT) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1d225) District; and
4. Give three readings to the proposed bylaw.

Moved by: A. Palmiere

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 37P2018 and 186D2018; and

1. **ADOPT** the proposed amendments to the Bearspaw East Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 36P2018.
3. **ADOPT** the proposed redesignation of 0.82 hectares ± located at 5651, 5651R and 6211 Nose Hill Drive NW (Plan 9512377, Block 6, Lots 1 and 2; Plan 1000IX, OT) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential –

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High Density Low Rise (M-H1d225) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 186D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

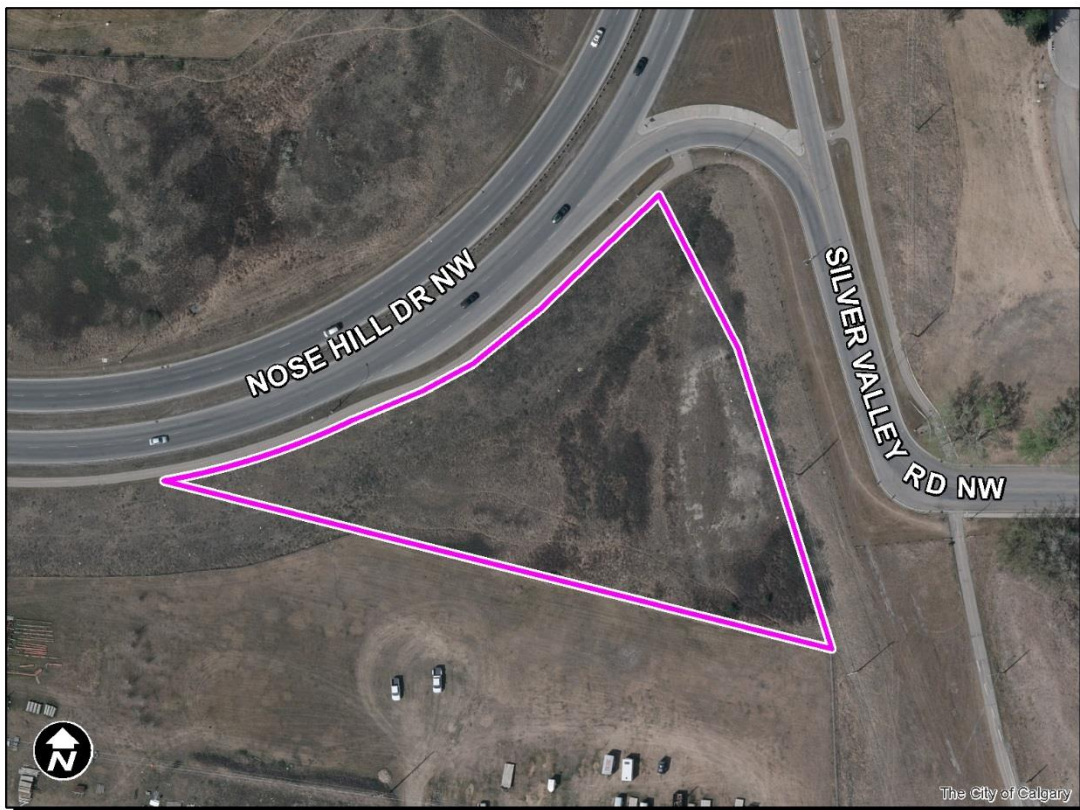
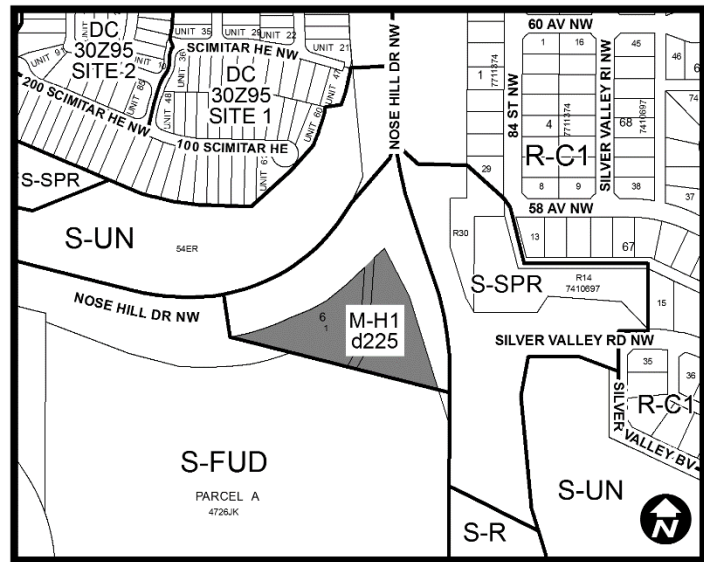
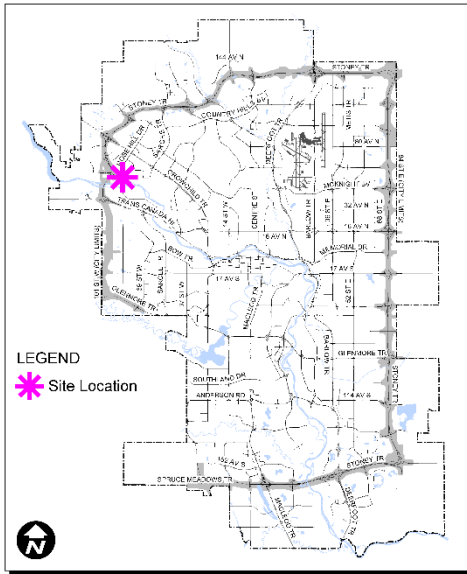
None.

BACKGROUND

The subject site is comprised of three parcels that are remnants from the subdivision of the Scenic Acres community. Due to the alignment of Nose Hill Drive NW, these lands were separated from the community development to the northwest. When the *Bearspaw East Area Structure Plan* was produced, these lands were grouped in with the, then called, Alberta Forestry site to the south.

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Location Maps



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Site Context

The subject site is approximately 0.82 hectares in size and is currently undeveloped. It is located in the community of Scenic Acres south of Nose Hill Drive NW and Silver Valley Road NW. The subject site has a triangular shape and is sloped with high points to the northwest and northeast.

Surrounding development is characterized by a mix of low density residential and institutional uses to the north. Residential – Contextual One Dwelling (R-C1) District and a Direct Control District that allows for single-detached houses are predominant land use designations north of Nose Hill Drive and Silver Valley Road NW. To the south is a parcel designated Special Purpose – Future Urban Development (S-FUD) District which is developed as an Alberta Environment and Parks facility. To the southeast is Bowmont Park which encompasses the escarpment and lands on either side of the CP Rail line.

There are pathways (regional and local) throughout the area. Baker Park is to the southwest of the subject site. The nearest grocery stores and full-service retail areas to the site are north of Crowchild Trail NW at Nose Hill Drive NW as well as at Bowness Road NW and 79 Street NW.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a multi-residential building that generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

The key issues that were evaluated as a part of this application were:

- Policy Alignment: This application is supported by applicable policy.
- Infrastructure Impacts: The transportation network and utility system can accommodate the development of this site.
- Community Feedback: Adjacent residents are opposed to this application while the community associations circulated did not object.

On balance, Administration believes that this use is appropriate for the subject site.

An ASP amendment is required to redesignate the site to a multi-residential district. Attachment 2 to this report contains the Proposed Amendment to the *Bearspaw East Area Structure Plan*. This is considered a minor amendment. The proposed amendment to the ASP provides policy to guide a multi-residential development. Given the nature of the proposed use and the regulations contained in the Land Use Bylaw, limited policy is required to guide site development.

Land Use

This application proposes to change the designation of the subject site from Special Purpose - Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1 d225) District to allow for a multi-residential development. The site area is ± 0.82 hectares, so this application would allow for 183 units on the site. The District's height limit of 26 metres

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would allow for a building about eight storeys tall. The Multi-Residential – High Density Low Rise District is intended to provide for multi-residential development that will provide development with higher numbers of dwelling units in a variety of forms. The District includes a limited range of support commercial multi-residential uses, restricted in size and location within the building and provides outdoor space for social interaction. It also 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.

Implementation

This is a stand-alone land use amendment with no associated development permit. The overall size of the building, required parking and any other site planning consideration will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

Infrastructure

Transportation Networks

Access to the subject site will be available via a developer-contributed extension of 85 Street NW to the south as there are access restrictions and elevation challenges that make access off of Nose Hill Drive NW and Silver Valley Road NW to the north problematic for regular access (emergency access will still be available). A Transportation Impact Assessment showed that the local transportation network is capable of accommodating the proposed development with only minor upgrades to local infrastructure.

Utilities and Servicing

Water, sanitary and storm mains are available to service the subject site. A Sanitary Servicing Study was reviewed as part of the application. The proposed land use amendment will not trigger the requirement for servicing or network upgrades.

Stakeholder Engagement, Research and Communication

Engagement Undertaken by the Applicant:

- | | | |
|-------------------|----------------------------------|---|
| August 22, 2016 | Community Association Meeting #1 | <ul style="list-style-type: none"> • First meeting to inform Community Associations of the upcoming project. • Scenic Acres and Silver Springs Community Association representatives present. |
| December 15, 2016 | Community Association Meeting #2 | <ul style="list-style-type: none"> • Presented preliminary concepts. • Scenic Acres and Silver Springs Community Association representatives present; community liaison for Councillor Sutherland was also present. |

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- Community Associations asked for rendering(s) to show what the potential views would look like from each community.
- February 9, 2017 Community Association Meeting #3
 - Follow-up meeting to present updated 3D concept views.
 - Scenic Acres and Silver Springs Community Association representatives.
- March 23, 2017 First Community Open House (Joint)
 - Held at the Silver Springs Community Association.
 - Joint with the Community Association's community information session where multiple projects were presented.
 - Approximately 50-75 attendees.
- June 28, 2017 Second Community & Stakeholder (Resident) Open House
 - Held at Scenic Acres Community Association
 - Independent Open House.
 - The first hour of the open house was for key stakeholders (invite only). The remainder was open to the public.
 - Approximately 50 attendees.

Issues Raised in Public Submissions

Administration received thirteen letters of opposition representing twenty individuals. The main concerns raised in the public submissions were the following:

- Traffic: There were concerns expressed about site access and impacts to traffic flows on adjacent streets. Parking on adjacent streets was also identified as an issue.
- Views: There were concerns about loss of views to the west from homes within Silver Springs along the ridge due to the height of the proposed building. The aesthetics of the building were also of concern.
- Property values: The obstruction of views was identified as a factor that might reduce property values.
- Natural area protection: There was a preference expressed for integrating the site with adjacent natural and park spaces. There was a concern that the development would impact wildlife.
- Density: There were concerns about the density of the proposed development given the suburban context of the site.

Response from Community Associations

The subject site is located within the community of Scenic Acres but borders Silver Springs to the east. The Scenic Acres Community Association responded with no objection. The Silver Springs Community Association did not respond.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within an area identified as 'Developed – Established' on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The MDP speaks to moderate/modest intensification of established areas. The MDP also speaks to intensification in a form and nature that respects the scale and character of the neighbourhood and development of appropriate densities. In this instance, the Local Area Plan provides supplemental guidance as to what is appropriate.

Bearspaw East Area Structure Plan (Statutory, 2003)

The subject site falls within the Bearspaw East Area Structure Plan (ASP). Within the ASP (Section 2.6.3.*) the site is indicated as Institutional, Public and Quasi-Public Uses. The ASP states that consideration should be given to protecting the site as open space. However, it is also noted that the site:

“can be developed for other purposes as well... 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.”

Site access and impacts to the transportation network have been addressed to the satisfaction of Administration. Therefore, policy in the ASP supports an ASP amendment and a land use redesignation to multi-residential development.

Social, Environmental, Economic (External)

An Environmental Site Assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets as a result of this application at this time.

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Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed Area Structure Plan amendment and land use redesignation aligns with the policy of the *Municipal Development Plan* and the policy direction contained within the *Bearspaw East Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Bearspaw East Area Structure Plan
3. Scenic Acres Community Association Letter
4. Revised Map 2 Land Use Concept
5. Proposed Bylaw 37P2018
6. Proposed Bylaw 186D2018
7. Public Submissions