

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

ISC: UNRESTRICTED
CPC2018-0422
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Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098, Bylaw 187D2018

EXECUTIVE SUMMARY

This application has been submitted by Seika Architecture on behalf of the landowners 1826222 Alberta LTD (Surinder Kaur Bedi) and The City of Calgary. The land use redesignation of the subject lands covers an undeveloped area of 1.66 hectares \pm (4.10 acres \pm) in the developing northwest community of Evanston. The proposed land use area forms part of Community 'E' as identified in the Symons Valley Community Plan. This neighborhood lies in the portion of the Plan that constitutes the Redevelopment Area.

The subject lands are currently largely designated as Agricultural Balance - M.D. Rocky View (AG-B) with a small portion designated Residential – One Dwelling (R-1) District. The proposal redesignates these to a Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District. This will accommodate:

- the anticipated residential development of 19 single detached homes that may include suites (R-1s); and
- the dedication and continuation of the environmental reserve with an incorporated pathway.

This application has been applied for with the support of an outline plan application (CPC2018-0294) to provide the subdivision layout for the site's development (Attachment 3), Conditions have been added to the outline plan to appropriately deal with the site's development given the topographical and existing circumstances.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.66 hectares \pm (4.10 acres \pm) located at 180 and 191R Evansview Road NW (Plan 9110025, Block 12, Lot 4; Plan 0715415, Block B), from Agricultural Balance - M.D. Rocky View (AG-B) and Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 187D2018; and

1. **ADOPT** the proposed redesignation of 1.66 hectares \pm (4.10 acres \pm) located at 180 and 191R Evansview Road NW (Plan 9110025, Block 12, Lot 4; Plan 0715415, Block B), from Agricultural Balance - M.D. Rocky View (AG-B) and Residential – One Dwelling (R-

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- 1) District to Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 187D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

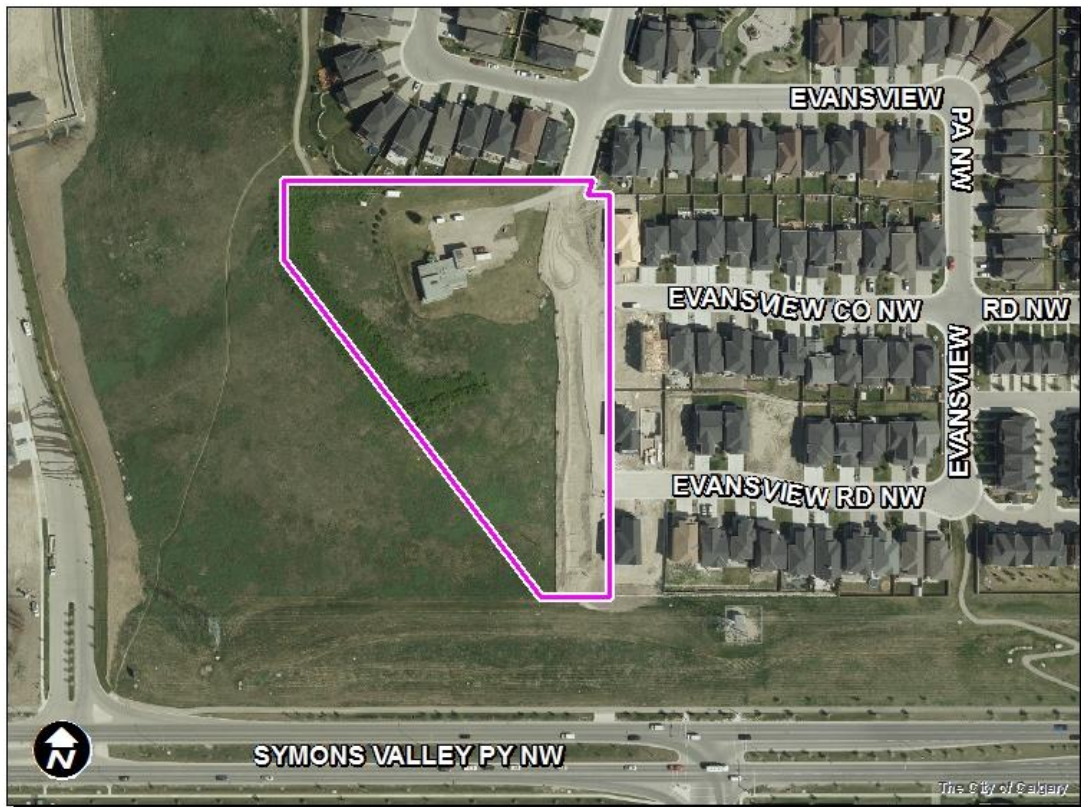
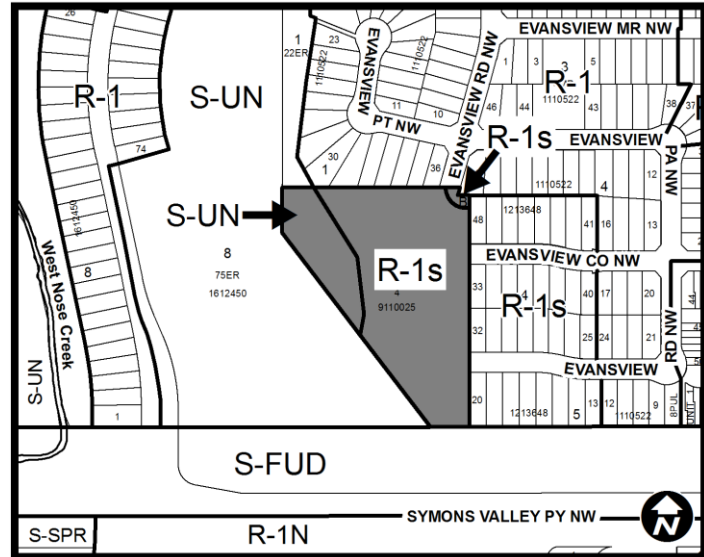
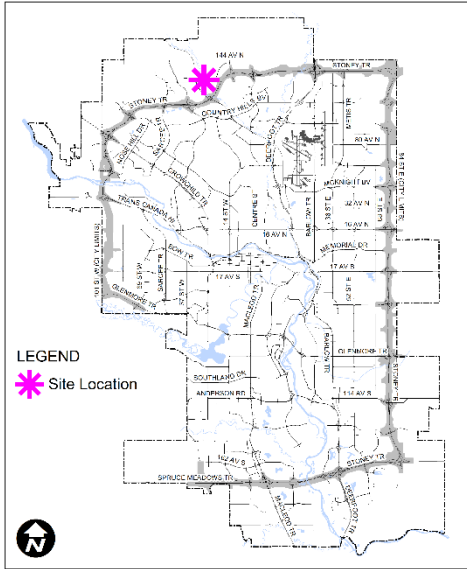
BACKGROUND

In 2008 January 14, a land use and outline plan application was approved for the lands directly north and further east of the application area, referred to as Evanston Phase 1 (LOC2007-0015). Following that application, another land use and outline plan application was approved in 2011 December 5 (LOC2011-0043), for the portion of lands, directly east of the application, that formed an extension to the pre-determined road and land use pattern approved under the 2008 outline plan. Over the years, these areas developed primarily as single detached dwellings, with the only multi-residential buildings, as per the 2008 land use and outline plan application, located at the intersection of Evanspark Boulevard NW and Symons Valley Parkway NW.

The proposed land use redesignations are an extension of the land use pattern of what has already been pre-determined under the two previously approved applications and provides the framework for development of the last remaining development cell in the immediate area.

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Location Maps



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Site context

The subject lands are located in the northwest quadrant of the city, within the developing community of Evanston, and are bound by Symons Valley Parkway NW to the south and Sage Meadows Green NW to the west. To the north and east of the subject lands are single detached dwellings that have been recently built out following the two previous approved land use and outline plan applications. All these lands fall under the Symons Valley Community Plan.

The subject lands consist of two parcels totalling 1.66 hectares \pm (4.10 acres \pm). The parcel in the northeast corner of the plan area is approximately 0.02 hectares (0.04 acres) in size and is City owned. This parcel will have to be disposed of prior to the subdivision application that would follow this outline plan approval.

The second parcel forming the majority of the outline plan, is privately owned and is currently developed with a single residential acreage that will be demolished prior to the site's redevelopment.

The subject lands are characterized by being relatively flat along the east end adjacent to the existing single detached dwellings, and along the north end, occupied by the existing residential acreage. The remainder of the lands slope downhill towards West Nose Creek to the west and Symons Valley Parkway NW to the south with slope gradients exceeding 15 percent in limited areas. The environmental reserve proposed along the west of the subject lands will include much of the steeper slopes into an open space system with a winding regional pathway. The environmental reserve is a continuation to the reserve located north, while the regional pathway continues the existing pathway to formalize and improve the goat trail that has formed across the escarpment, leading to the bottom of the Creek.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application will facilitate the development of single family housing with the option for secondary suites, and provide the extension of environmental reserve and a regional pathway on the western portion of the site. These components complete the land use vision of the Symons Valley Community Plan for this area and further realize the vision of the Municipal Development Plan.

Land Use

The larger of the two parcels undergoing redesignation, is currently designated as Agricultural Balance – M.D. Rocky View (AG-B). This land use goes back to when Symons Valley was annexed to The City of Calgary from Rocky View County on 1989 July 01, with this parcel remaining with a Rocky View County designation.

The smaller city owned parcel, also forming part of the land use redesignation, is currently designated Residential – One Dwelling (R-1) District. This parcel is the remaining portion of a road right-of-way that was closed off and absorbed into the residential land uses developed through the previously approved 2011 land use and outline plan application to the east. The

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developer associated with this application will be required to purchase these City owned lands prior to a subdivision application submission.

The parcels combined are proposed to redesignate to low density housing forms, allowed under the Residential – One Dwelling (R-1s) District, with the option for secondary suites. This proposed low density residential land use is in line with the Symons Valley Community Plan policies for this Redevelopment Area that specify accommodating low to medium density residential development.

In addition, the Special Purpose – Urban Nature (S-UN) District is proposed to accommodate the continuation of the escarpment as Environmental Reserve.

Density

In accordance with the Symons Valley Community Plan, the minimum residential density required within a community shall be 17.3 units per gross developable hectare (7.0 units per gross developable acre). The Plan does however also recognise the smaller ownership areas and states that a transfer of units amongst ownership areas is possible to achieve these densities. Therefore while the land uses proposed provide a residential density of 14.4 units per gross developable hectare (5.8 units per gross developable acre), when considered in combination with the adjacent 2011 outline plan and land use application; whose net developable area was at 1.61 hectares \pm (3.98 acres \pm) and accommodated 32 residential units, the two combined areas totalling 2.93 hectares \pm (7.24 acres \pm) and offering a total of 51 residential units, provide a combined density of 17.4 units per gross developable hectare (7.0 units per gross developable acre), thereby meeting the minimum density target.

Infrastructure

Transportation Networks

The supporting outline plan provides the location and confirms the size of the continuation of Evansview Road NW throughout the plan area. Given that the road simply connects one end of Evansview Road to its other end along the boundaries of the subject lands, no Transportation Impact Assessment was required from the applicant.

Utilities and Servicing

Sanitary, Storm and water servicing infrastructure are available to service the subject development area. The specific arrangements will be discussed and reviewed in detail through the future subdivision/development permit process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Evanston/Creekside Community Association was circulated but provided no comments.

Administration received six letters from adjacent land owners in response to the circulation and notice posting of the site. The issues of concern noted, included questions on whether traffic and dust from the new development's construction will be mitigated, and whether there will be any soil settlement caused by the ongoing construction posing soil stability concerns. Also expressed were concerns for the availability of on street parking once all the proposed residential units developed with secondary suites.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. As for soil stability issues, a Slope Stability Report was submitted and reviewed assuring that the proposal will not impact the soil stability of the adjacent parcels or the proposed development. A qualified Geotechnical Engineer will also be required to submit a post-development Slope Stability Report and a Deep Fills Report at tentative plan stage. Any restrictive covenants required for building construction will be determined as a result of these reports and registered with the applicable subdivision.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)*. The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the land use amendment is consistent with the SSRP policies including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

Municipal Development Plan (Statutory, 2009)

The subject lands are identified within the 'Developing Planned Greenfield with Area Structure Plan' area of Map 1 'Urban Structure' of the *Municipal Development Plan (MDP)*. Planned Greenfield Areas comprise residential communities that have been planned since the 1990s and are still being developed. Typically, they are characterized as relatively low-density residential neighbourhoods containing single-detached housing, with smaller pockets of multi-residential and neighbourhood scale commercial.

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Section 3.6.1 of the MDP directs that the applicable Area Structure Plan; Symons Valley Community Plan approved in 2001, be the policy to provide detailed guidance for the review of planning applications.

In considering the above, the proposed application aligns and advances the MDP's objectives.

Symons Valley Community Plan (Statutory, 2001)

The subject lands are located within the Symons Valley Community Plan. The Community Plan identifies these lands within 'Community E' as per Map 2, and the land use areas are identified primarily as 'Redevelopment Area', with a 'Conservation Area' to the west of the land, under Map 3 'Land Use Concept'.

The Redevelopment Area policies ensure that smaller parcels such as the subject sites are planned comprehensively, and primarily accommodate low to medium density residential development. The proposed low density residential land use aligns with these policies, while the outline plan proposes a subdivision pattern that comprehensively completes the current subdivision of the surrounding areas. In addition, the proposal also meets the minimum density requirements when considered comprehensively with the adjacent residential developments.

The Conservation Area policies are in place to protect environmentally significant land, which in this case is the West Nose Creek and its floodway, escarpment, and adjacent ravines. The proposed reserve dedication complies with these policies by serving to buffer the proposed residential development from adversely affecting West Nose Creek and its wildlife.

Social, Environmental, Economic (External)

Social

The development of the remainder subject lands along Evansview Road NW will provide 19 additional households to support the existing and planned amenities and services within the community, and the adjacent commercial, retail, and employment districts. The 19 additional families will add to the socio-economic diversity, support active transportation modes, and allow for more efficient use of land and public infrastructure.

Environmental

The proposed outline plan includes an environmental reserve dedication which serves to protect and buffer the natural corridor of West Nose Creek, running west of the subject lands, and its wildlife, from the proposed new residential development along the top of the escarpment.

No other environmental issues have been identified for the subject lands.

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Economic (External)

The proposed outline plan and associated land use amendment provide a future framework to provide additional population that will enable a more efficient use of land and infrastructure and introduce additional services, housing, and associated amenities to this community.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no risks identified with the land use component of the application.

REASONS FOR RECOMMENDATIONS:

The proposed land use amendment has been developed in accordance with the objectives of the Municipal Development plan, and more specifically is in accordance with the policies specified in the *Symons Valley Community Plan*. The proposed land uses and their distribution facilitate the continuation of the existing land use framework and completes the missing portion of the existing neighbourhood. The residential area also provides density that contributes to the overall community targets.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize the site's development.

ATTACHMENTS:

1. Applicant's Submission
2. Proposed Outline Plan
3. Proposed Bylaw 187D2018
4. Public Submissions