

**Planning & Development Report to
Calgary Planning Commission
2018 September 06**

**ISC: UNRESTRICTED
CPC2018-1006
Page 1 of 6**

Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)

EXECUTIVE SUMMARY

This combined outline plan, road closure, policy and land use amendment application for the proposed neighbourhood of Hotchkiss, located within the *South Shepard Area Structure Plan* (ASP), was originally presented to Calgary Planning Commission (CPC) on 2017 June 15.

Administration recommended that CPC refer the proposed outline plan back to Administration to return to a future CPC meeting after Council had reached a decision on the removal of the portion of the Growth Management Overlay (Overlay) within the ASP affecting the subject site.

Since CPC's referral, Council recommended on 2018 July 30 that the Overlay be removed. A separate report (C2018-0983), for the Overlay removal and the associated ASP Bylaw amendments were directed to be forwarded to the Combined Meeting of Council on 2018 September 10.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan at 15000, 15580, and 15994R – 88 Street SE, 9009 – 146 Avenue SE and 9100 Marquis of Lorne Trail SE and the closed road (Plan 9210090, Lot 1; Plan 9010548, Block 1, Lot 1; Plan 9112287, Block 2; portion of W1/2 section 36-22-29-4; Plan 1710701, Area A) to subdivide 96.1 hectares ± (237.6 acres ±), with updated conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 July 30, Council approved a total of 14 new communities for the 2018 New Community Growth Strategy.

Eight communities were recommended for approval by the Priorities and Finance Committee through PFC2018-0678, and the Priorities and Finance Committee also recommended that associated Overlay removals be brought forward to Council on 2018 July 30 for a public hearing. This was accomplished through C2018-0585, *New Community Growth Strategy – Growth Management Overlay Removals Arising from PFC2018-0678*.

An additional six new communities were added on 2018 July 30 through Council direction on supplemental report C2018-0900 *New Community Growth Strategy 2018 – Further Review and Analysis Directed through PFC2018-0678*. Council directed Administration, through Recommendation 3(c) of C2018-0900 that Overlay removals for the six additional communities be brought forward to the 2018 September 10 Combined Meeting of Council for a public hearing.

The complete direction from C2018-0900 is below:

With respect to Report C2018-0900, the following be adopted, as amended:
That Council:

Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)

1. Amend Attachment 4 to include the following communities:
 ASP Area | Proponent(s) | # of Communities | City Sector
 - Glacier Ridge Area Structure Plan | Ronmor/Wenzel | 2 | North
 - Glacier Ridge Area Structure Plan – Symons Valley Ranch | Capexco Inc. | 1
 *note, this area is better defined as a Community Activity Centre | North
 - Belvedere Area Structure Plan – West Belvedere | Tristar/Truman/
 Lansdowne/Others | 1 | East
 - Rangeview Area Structure Plan | Brookfield/Genstar/Section23/Others | 2 |
 Southeast
 - Providence Area Structure Plan | Dream/Qualico | 1 | South
 - Haskayne Area Structure Plan | Brookfield/Marquis | 1 | Northwest
 - Addition: East Stoney Area Structure Plan | Pacific | 1 | Northeast
 - Addition: Keystone Hills Area Structure | Plan Melcor/Genstar/Pacific | 2 (one
 residential, one commercial/industrial) | North
 - Belvedere-Twin Hills | OpenGate | 1 | East
 - Glacier Ridge | Qualico | 1 | North
 - South Shepard | Hopewell/Melcor | 1 | Southeast

2. For the fourteen communities identified in Attachment 4 (C2018-0900), as amended:
 - a) approve, as part of One Calgary 2019-2022 four year service plan and budget, a property tax rate increase of up to 0.75 percent in 2019 to fund the capital and direct incremental operating budgets necessary to support development of these communities;
 - b) approve, as part of One Calgary 2019-2022 four year service plan and budget, a water utility rate increase of up to 0.5 percent per year to fund the specific capital budget necessary to support development of these communities;
 - c) confirm its intention to provide, through 2023 and future years' capital and operating budgets, the necessary public infrastructure and services to serve and support these communities;
 - d) in 2022, use the Fiscal Sustainability Reserve (FSR), to a maximum of \$4 Million, to fund the cost of capital for the New Community Growth Strategy included in the One Calgary 2019-2022 budget, if required; and
 - e) use the capacity that is created from the use of the FSR to fund, on a one time basis, the shortfall in operating cost in 2022 attributable to South Shepard.

3. For the fourteen communities identified in Attachment 4 (C2018-0900), as amended, direct Administration to:
 - a) Include the estimated capital and direct incremental operating investments, including any changes to the estimates, in 2018 November as part of One Calgary 2019-2022 four year service plan and budget, subject to the required operating and capital funding being in place;
 - b) Continue to refine the 2023 and future years' capital and operating budget estimates, and when needed, bring incremental additional budget requests to Council for the necessary public infrastructure and services to serve and support these communities;

Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)

- c) Prepare bylaws and advertise for proposed Area Structure Plan amendments to remove Growth Management Overlays for the communities in Attachment 4 (C2018-0900), as amended, for a public hearing of Council, and bring these amendments directly to the 2018 September 10 Combined Meeting of Council for a public hearing; and
 - d) Direct Administration, in consultation with stakeholders, to incorporate the proportionate share of the cost of off-site transportation infrastructure and any additional off-site utilities infrastructure attributable to new growth that provides servicing to new communities into the off-site levy rates, through a proposed amendment to the Off-site Levy Bylaw 2M2016, and report back to the Priorities and Finance Committee by no later than 2018 Q4.
4. Direct Administration to bring the next recommendations for new community growth and development approvals by no later than 2020 March, and in coordination with the One Calgary 2019-2022 four year service plan and budget mid-cycle adjustment process.
 5. File the Priorities and Finance Committee Recommendations 2, 3 and 6 of PFC2018-0678.

BACKGROUND

On 2016 April 20, B&A Planning Group, on behalf of the landowners, Hopewell Hotchkiss Land Corporation, Wide Sky Investments Ltd, 1803742 Alberta Ltd (Jim Berg) and the City of Calgary submitted the combined outline plan, road closure, policy and land use amendment application within the *South Shepard Area Structure Plan (ASP)*.

Within the ASP, the lands are subject to the Growth Management Overlay (Overlay). The Overlay policies ensure the coordination of growth and the associated servicing and funding. The policy states that the Overlay should only be removed when solutions for municipally financed infrastructure and services have been determined. The ASP also states that a land use redesignation should not be approved until the portion of the Overlay is removed, even if the design and land use pattern proposed through the redesignation is considered to be satisfactory

While Administration generally supported the land use and subdivision design of the proposed neighbourhood of Hotchkiss, advancement of the application was not supported when the combined application was first brought forward to CPC on 2017 June 15, as the application was considered to be premature for the following reasons:

1. The Overlay was not recommended for removal at that time.
2. The Staged Master Drainage Plan (SMDP) for the site was not approved in 2017 July.

Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)

Administration recommended to CPC to recommend that Council file and abandon bylaws 45P2017, 10C2017, and 271D2017 for the proposed road closure, policy and land use amendment. Administration also recommended the outline plan to be referred back to Administration to return at a future CPC meeting after Council has reached a decision on the Overlay removal. Calgary Planning Commission Directive:

The Calgary Planning Commission **REFERRED** the proposed Outline Plan for the subdivision of 96.0 hectares \pm (237.4 acres \pm), in accordance with Administration's recommendation.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed outline plan achieves the MDP and ASP's policy objectives by contributing to the minimum density and intensity targets for neighbourhood areas, and providing for a range of housing types, mixed-use development, and community amenities. Administration supported the proposed outline plan but had concerns when the outline plan was first presented to CPC, these concerns are listed below:

1. The Overlay was not recommended for removal at that time.

Update:

Since the referral, Council has recommended a portion of the Overlay within the ASP, affecting the subject site be removed on 2018 July 30. Two separate reports, C2018-0983, that brings forward the ASP amendments to remove the Overlay and C2018-0881, the reporting back of proposed road closure, policy and land use amendment and community and street name will be heard at the Combined Meeting of Council on 2018 September 10.

2. The Staged Master Drainage Plan (SMDP) for the site was not approved in 2017 June.

Update:

Administration has reached out to the applicant at the time of finalizing this report to obtain an update on their wetland application. To date, the Province has not provided their written support for the wetland application. In the event that approval is not forthcoming, the land use districts and outline plan layout will need to be revisited as there is no alternative to the current SMDP proposal. Outline plan conditions (Attachment 1) have been updated based on the status of the SMDP.

With Council's latest direction to remove the Overlay and having appropriate conditions in place regarding development contingent on SMDP approval, Administration believes the outline plan should be supported with the updated conditions contained in this supplementary report (Attachment 1).

Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders during the review process. Additional information on public engagement can be found in the original report (Attachment 3).

Strategic Alignment

The information in this report has considered the relevant Council approved policies in effect, including, but not limited to, the *Municipal Development Plan* (MDP) and the *South Shepard ASP*. This report has also considered the relevant streams of work related to new community growth.

Social, Environmental, Economic (External)

Social, economic, and environmental implications have been considered in the recommendations and more information can be found in the original report (Attachment 3).

Financial Capacity

Current and Future Operating Budget:

There are significant operating budget requirements for the One Calgary (2019-2022) service plan and budget and for future budget cycles as a result of new community growth. These impacts have been identified in detail in report PFC2018-0678 and C2018-0900.

Current and Future Capital Budget:

There are significant capital budget requirements for the One Calgary (2019-2022) service plan and budget and for future budget cycles as a result of new community growth. These impacts have been identified in detail in report PFC2018-0678 and C2018-0900.

Risk Assessment

If Administration's recommendation and conditions are accepted, there are no significant risks associated with this proposed outline plan. There is a risk that the Province will not dispose of the Crown-owned wetland on site, rendering the SMDP unable to be approved. Administration does not recommend the conditions related to SMDP approval to be amended to mitigate this risk.

If this outline plan is refused and the road closure, policy and land use amendment proceeds to Council on 2018 September 10, there is a risk that the land use would not have an approved outline plan. To address this risk, Administration is intending to give an update on CPC's outline plan recommendation on 2018 September 10 and recommend to Council either to table the road closure, policy and land use amendment item or to make an alternative recommendation prior to an approved outline plan.

Planning & Development Report to
Calgary Planning Commission
2018 September 06

ISC: UNRESTRICTED
CPC2018-1006
Page 6 of 6

Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)

REASON(S) FOR RECOMMENDATION(S):

This report re-introduces the proposed outline plan that was reviewed by CPC but then referred back to Administration on 2017 July 15. The proposed outline plan achieves the MDP and ASP's policy objectives by contributing to the minimum density and intensity targets for neighbourhood areas, and providing for a range of housing types, mixed-use development, and community amenities.

Council has provided direction on the Growth Management Overlay removal at the 2018 July 30 Combined Meeting of Council. The removal of the Overlay signifies that funding required for infrastructure to service the proposed new community has been resolved. Although the full details of that funding will be included in the One-Calgary budget documents in 2018 November, Council's decision allows this ASP area to move forward with planning approvals. Moreover, appropriate outline plan conditions are in place concerning the SMDP that is contingent on the Province's approval for disturbance of the Crown-owned wetlands.

ATTACHMENT(S)

1. Updated Conditions of Approval
2. Proposed Outline Plan
3. 2017 June 15 LOC2016-0090(OP) Report