

Applicant's Submission

On behalf of Tristar Communities, B&A Planning Group has prepared applications for Major Policy Plan Amendment, Outline Plan, Land Use Redesignation, Road Closure and Street and Community Name to be considered for the lands, herein referred to as Belvedere Stage 1, within the western portion of the Belvedere Area Structure Plan (ASP) area.

Location

Tristar's Belvedere Stage 1 is located in southeast Calgary, east of Stoney Trail and north of 17 Avenue SE. The lands are 50.14 hectares (123.89 acres) in size. Additionally, a 0.07 hectare (0.17 acre) portion of surplus 17 Avenue road right-of-way is included in the Outline Plan area.

Site Context/Topography

The subject land contains a natural ridge running generally east-west through the northern portion of the plan area. The land slopes gently to the northwest into a well-established wetland complex that stretches northward beyond the plan area. The balance of the plan area slopes gently southward to 17 Avenue SE, including a depressed area located at 17th Avenue SE where it intersects with 84 Street SE. This area is planned for stormwater management due to its lowest elevation within the plan area.

Policy

The lands fall within the Belvedere Area Structure Plan, Community D. The area is identified as Neighbourhood Area primarily, with a Neighbourhood Activity Centre and a Joint Use Site in the central east portion of the plan. Two future BRT stations are located within 17 Avenue, with Transit Station Planning Area policies applied to the lands within a 600m radius of the stations. A portion of the lands along the southern boundary of the plan are affected by the 300m permanent landfill setback, and thus have been identified as Policy Review Area in Map 5: Land Use Concept Plan. As part of this application, Tristar and B&A will be requesting the City apply for a variance to the landfill setback to allow the most intensive land uses nearest the BRT stations be allowed to develop with multi-residential, office/employment and support retail and restaurants. Concurrently, the ASP should be amended to identify the lands in the setback area as Neighbourhood Area, with the TSPA policies still applied.

Outline Plan Design

Belvedere has been designed to take advantage of existing natural features, such as the wetland and the natural topography of the land that slopes gently northwestward and southward.

The Outline Plan boundary is logically defined by the 84 Street and 17 Avenue arterial roads on the west and south and by the ownership and servicing boundaries on the north and east. The plan proposes a modified grid network of streets, with two primary collector access points extending from 84 Street SE and a third primary collector connection from 17 Avenue on the south.

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The land use blocks established by the street network focus the higher intensity uses and taller buildings nearest 17 Avenue, and transition through the site to lower density residential buildings along the north boundary of the plan nearest the school and wetland.

The east-west primary collector route is lined by rowhouses and augmented by a Neighbourhood Activity Centre with a local scale commercial development, townhouse site and school building in the centre of the future neighbourhood.

Municipal Reserve Dedication

Trinity deferred their reserve dedication from the development of the East Hills Shopping Centre onto Tristar's lands, thus the MR dedication is for a total of 5.26 hectares (13.00 acres). There is one neighbourhood park, a Joint Use Site, pathways and augmented environmental reserve that form the total reserve dedication within Belvedere and provide park space within a 300 metre walk for all future residents.

Environmental Reserve Dedication

A Class IV wetland is sited in the northwest corner of the plan area and is proposed to be retained through the S-UN land use designation and with an ER designation on the immediate wetland area and an additional 30 metre buffer area. The road network has been deviated to protect the wetland as much as possible given the limitations of intersection spacing along 84 Street and the existing entrance into the East Hills Shopping Centre.

The Belvedere outline plan will achieve an anticipated density of 28.35 UPH or 11.48 UPA and an intensity of 89 people and jobs per hectare, which far exceeds the requirements within the Belvedere ASP and the Municipal Development Plan for New Community Developments.