

Land Use Amendment in Royal Oak (Ward 1) at 96 Royal Birch Point NW, LOC2018-0104

EXECUTIVE SUMMARY

This application was submitted on 2018 May 08 by B&A Planning Group on behalf of Madlee Development Ltd for lands owned by VWR Capital Corp. This land use redesignation application proposes to allow for the future subdivision and development of 2.25 hectares (5.56 acres) on an undeveloped site within the northwest community of Royal Oak. The application provides for:

- a maximum of 24 dwelling units to be accommodated within 12 semi-detached dwellings (R-C2);
- 1.43 hectares (3.53 acres) of public park and Environmental Reserve lands (S-UN); and
- the location of a local road, emergency access, utilities and services.

This application has been applied for with the support of a related outline plan application (CPC2018-1361) to provide the future subdivision layout for the site's development.

Together, this land use amendment and the outline plan application serve to implement the objectives of the *Rocky Ridge Area Structure Plan* and the *Municipal Development Plan* by providing a framework for the future development of the site that supports the efficient utilization of land and infrastructure, protects important environmental areas on the site, and contributes towards completion of the local pathway and park network.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed designation of 2.25 hectares \pm (5.56 acres \pm) located at 96 Royal Birch Point NW (Plan 1213721, Block 2, Lot 90) from Residential – Contextual One Dwelling (R-C1) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Contextual One / Two Dwelling (R-C2) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted to The City of Calgary by B&A Planning Group on behalf of Madlee Development Ltd for lands owned by VWR Capital Corp, on 2018 May 08. The subject lands are located in the northwest community of Royal Oak. The site was part of a larger 24.28 hectare outline plan which was approved in 1999 April 16 (SB1998-Y-2033/21NW) and at that

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time this site was designated R-1 Residential Single-Detached District and PE Public Park, School and Recreation District under the 2P80 Land Use Bylaw. Municipal Reserves were dedicated to the larger plan at that time within the adjacent ravine (Attachment 4). Subsequently, a revised outline plan was approved in 2002 August 19 (SB2000-Y-2003/21NW) which removed a previously proposed street connection across the neighbouring ravine through the subject site. To maintain connection with the park space in the ravine, a regional path along the north boundary of the site was provided (Attachment 5). A subdivision in accordance with the revised outline plan was approved and registered in 2012 (SB2012-0215) which created the subject parcel. Another subdivision plan was submitted in 2013 which proposed further subdivision of the site into ten single detached dwelling lots to the west of the engineered wetland; however, that application was cancelled. Since then, the site has remained in an undeveloped state while the surrounding area built up.

The current land use application approach is to provide a modification to these previous approvals and builds upon the decisions made during those reviews. This application is intended to fill out one of the last undeveloped pockets in this community.

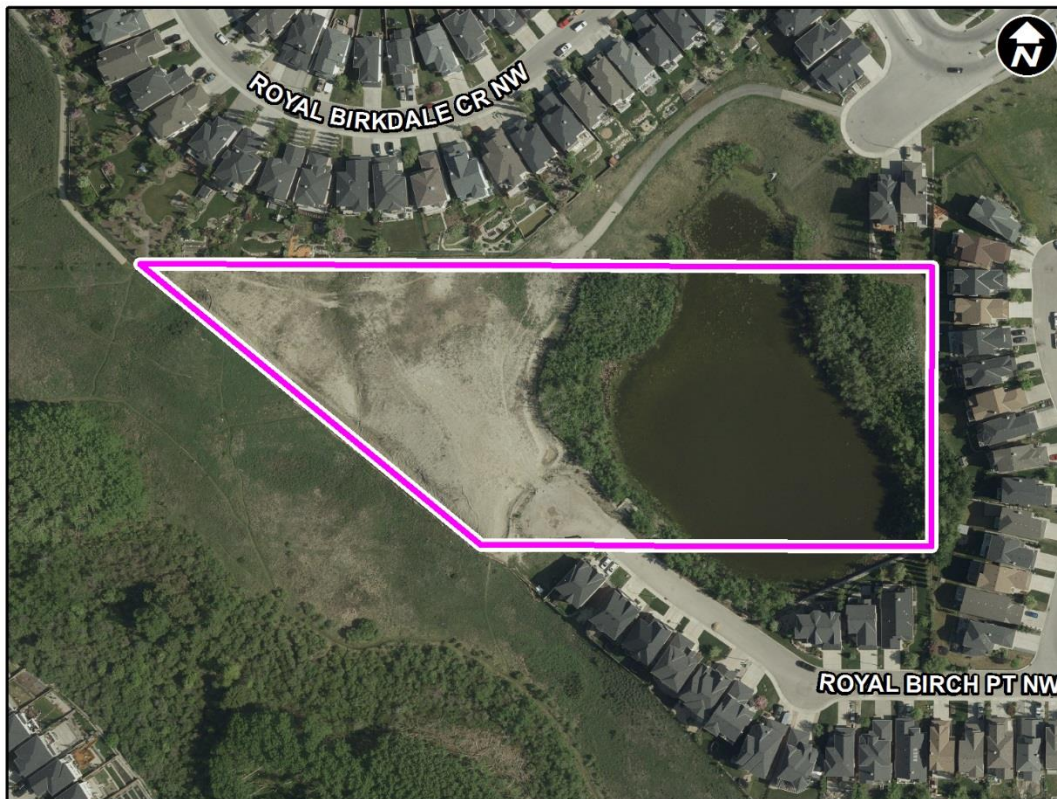
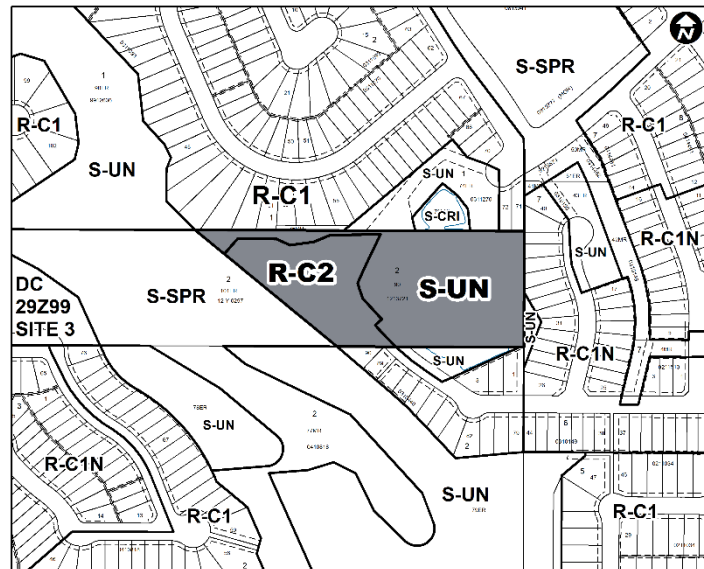
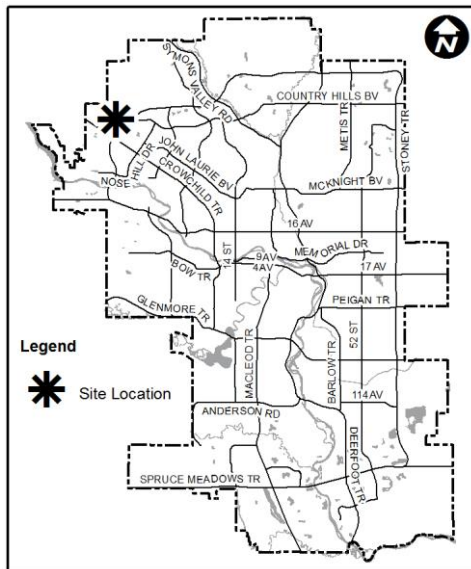
West of the subject site, a housekeeping land use amendment is under review proposing to adjust an existing land use boundary between Environmental and municipal Reserve lands. (LOC2018-0118).

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Location Maps



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Site Context

The site's total area is approximately 2.25 hectares (5.56 acres) in size and is located in the community of Royal Oak. The eastern portion of the site contains an engineered wetland and surrounding vegetation. The western portion is currently vacant, although portions of it have been previously stripped and graded (DP2013-4081). Surrounding development is comprised of single detached dwellings which are located south and north of the site and natural areas to the east and west. The site itself is fairly sloped from north to south and along the west boundary, east to west, into the adjacent natural area. The north boundary of the site is bordered by retaining walls which support the rear yards of adjacent residential parcels. A regional pathway exists to the north connecting the subject site to Royal Birch Boulevard NW. Royal Oak School is located further north, along Royal Birch Boulevard NW.

Figure 1: Community Peak Population

Royal Oak	
Peak Population Year	2015
Peak Population	11,749
2017 Current Population	11,682
Difference in Population (Number)	-67
Difference in Population (Percent)	-1%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Royal Oak](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment, along with the associated outline plan application (Attachment 3), will facilitate a contextually sensitive intensification of land use which will increase the diversity of housing types allowing residents to live and remain in their own neighbourhood as their housing needs change over their lifetime.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration including the alignment with relevant policies, the appropriateness of the land use districts, and the technical merits of the proposed outline plan design. The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The proposed outline plan area is approximately 2.25 hectares (5.56 acres) in size (Attachment 3). The existing engineered wetland and proposed regional path along the north boundary of the site comprise 1.43 hectares (3.53 acres) of the plan area. The regional path facilitates pedestrian connection into the adjacent natural areas located west of the parcel as well as a connection to the existing regional path leading to Royal Birch Boulevard NW just southwest of

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Royal Oak School. This link was previously approved in the 2002 outline plan (SB2000-Y-2003/21NW) and the proposed outline plan maintains this aspect (Attachment 5) by permanently securing public access to these areas by dedication of these lands as Environmental Reserve.

The remainder of the site is proposed to be subdivided as 17 to 24 semi-detached dwelling lots (nine to twelve buildings) along a private road which is accessed from the terminus of Royal Birch Point NW in a bareland condominium format.

A public access easement will be provided through the site so that a north-south pedestrian connection is maintained through the site, enabling access to the regional pathway and the public school to the northeast of the site. The specific design of the public access easement will be determined at the development permit stage.

This site is located at the end of Royal Birch Point NW which presents a cul-de-sac in excess of 120 metres. At this point a second access is needed, thus an emergency access is provided from the north and will be co-located with the regional path access from Royal Birch Boulevard NW. The detailed design of the emergency access and regional pathway will be confirmed through the Landscape Construction Drawing process at the time of subdivision.

An access right-of-way will be provided at the southwest corner of the plan area which allows access across a portion of this site to an undeveloped property located adjacent the plan area. The applicant was encouraged to work with the adjacent landowner to ensure the developability of that parcel is retained, however, an arrangement was not achieved at this time.

Land Use

The site is currently designated Residential – Contextual One Dwelling (R-C1) District and Special Purpose – City and Regional Infrastructure (S-CRI) District and is proposed to be redesignated to Residential – Contextual One/Two Dwelling (R-C2) District and Special Purpose – Urban Nature (S-UN) District.

The intent of the existing R-C1 District is to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings.

The intent of the existing S-CRI District is to provide for infrastructure and utilities facilities and a variety of uses operated by the Federal, Provincial and Municipal levels of government. This site was designated PE Public Park, School and Recreation District under the 2P80 Land Use Bylaw and then transitioned to S-CRI during the 1P2007 bylaw implementation.

The proposed Special Purpose – Urban Nature (S-UN) District is intended to accommodate lands for the purpose of preserving natural landforms and vegetation. This district will preserve the existing engineered wetland and the regional path connection to the wider pathway network which were shown as Environment Reserve parcels in previous subdivision applications. The City of Calgary will take the Environmental Reserve when the subsequent subdivision is registered pursuant to its powers under the *Municipal Government Act*.

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The remaining portions of the site will be redesignated to Residential One/Two Dwelling (R-C2) District. The intent of the district is to accommodate contextually sensitive development in the form of duplex, semi-detached and single detached dwellings. The form of development is intended to be comprised of semi-detached dwellings. As explained within the Strategic Alignment section of the report, semi-detached dwellings are underrepresented in the Royal Oak community and this redesignation will facilitate the development of this housing form.

Density

As referenced in the Strategic Alignment section of this report, the Rocky Ridge Area Structure Plan requires an average residential density in the range of 9.9 to 14.8 units per gross residential hectare (4.0 to 6.0 units per acre). The proposed R-C2 District has the ability to meet and exceed the unit range identified in the Area Structure Plan. The associated outline plan application anticipates approximately 20.7 units per gross residential hectare (8.4 units per acre) or 17 units on this property. This projected density will support an increased variety of housing types within Royal Oak and will provide an efficient use of existing infrastructure and land area.

Environmental

A Phase I Environment Site Assessment was submitted and further investigations or assessments were not recommended.

A Biophysical Impact Assessment was not requested for this application as this aspect has been reviewed in the previous applications for this site.

Transportation

A public access easement, as shown on the outline plan (Attachment 3), will be provided through the plan area to enable pedestrian connections from Royal Birch Point to the regional path along the north boundary of the site.

The plan area is accessed from Royal Birch Point NW. A minor extension of Royal Birch Point NW will be required including a cul-de-sac turnaround bulb. The specific radii and dimensions of the cul-de-sac will be finalized at the time of subdivision. A private road is proposed to service the R-C2 lands, connecting to Royal Birch Point NW.

The site is not well served by transit. The nearest bus stop is located on Royal Oak Drive NW which is over 800 metres walking distance from the subject site.

An emergency access is being provided to the site which will be co-located with the regional path accessed by Royal Birch Boulevard NW. This is required as Royal Birch Point NW exceeds a length of 120 metres which triggers the need for a second access point.

A Transportation Impact Assessment was not required specifically as part of this application. However, transportation analysis was provided in conjunction with other development sites through a pre-application file (Attachment 6). This analysis supported the proposed application.

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Utilities and Servicing

Water, sanitary, and storm services are available for extension to the plan area from Royal Birch Point NW. An engineered wetland is also contained on this site.

Stakeholder Engagement, Research and Communication

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

The application was circulated to the Rocky Ridge/Royal Oak Community Association. They indicated that they have no objections to the proposed application.

Twelve letters of objection were received including the following concerns:

- the development's impact on drainage in the area;
- interrupting wildlife connectivity to the pond;
- concerns related to the size of the emergency access along the regional path;
- increased traffic in the area; and
- construction disturbance.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Compliance with relevant policies, bylaws, access and environmental issues have been reviewed. Any further concerns can be mitigated at future subdivision and development permit stages.

In addition, the applicants held an invite only event at the Rocky Ridge Homeowners Association 2018 January 25. The purpose of this was to introduce and gather feedback from directly adjacent residents and landowners on the overall development concept for this area (see Attachment 6 for further information).

The invitation was hand-delivered to mail boxes of 1200 adjacent residents. According to the applicant, there were 120 attendees to this event.

Impacts to adjacent natural areas, loss of open space and increased traffic and parking challenges were the key concerns collected by the applicant at this event.

A follow-up engagement event was held by the applicant on 2018 November 15. 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.

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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* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The site is identified on the *Municipal Development Plan* Urban Structures Map 1 as “Planned Greenfield with Area Structure Plan (ASP)” within the Developing Communities. The related policy states that the area structure plans for these areas, in existence prior to adoption of the *Municipal Development Plan*, are recognized as appropriate policies to provide specific direction for development of the local community.

The *Municipal Development Plan* supports providing a range of housing types, tenures and densities to create diverse neighbourhoods allowing residents access to choices that meet affordability, accessibility, life cycle and lifestyle needs.

Rocky Ridge Area Structure Plan (Statutory – 1992)

The *Rocky Ridge Area Structure Plan* provides that an average residential density in range of 9.9 to 14.8 units per gross residential hectare is to be achieved; however, densities above and below this can be considered where appropriate. The proposed density of this development is anticipated to be 20.7 units per gross residential hectare, which is in keeping with the area structure plan through its provision to allow increased density where considered appropriate by the approving authority.

The predominant housing form anticipated in the Rocky Ridge Area Structure Plan area is single detached dwellings. However, to achieve a mix of housing types in the area, the area structure plan encourages multi-residential housing in appropriate locations. The proposed development is intended for semi-detached housing which provides a different form of housing than most of this community (the Royal Oak Community Profile from the 2011 Census suggests that semi-detached (duplex) housing is less than 3 percent of the total housing types in this community, whereas single detached housing is 71 percent, and apartment and townhouses combined total 26 percent). The semi-detached form is considered low density with similar height and form to single detached housing and will complement the existing development form of the area.

Social, Environmental, Economic (External)

The proposed land use redesignation allows for a complementary residential form that will contribute to the diversity of housing types in Royal Oak. The proposal protects the existing engineered wetland and the associated outline plan provides regional path connections to the existing and future pathway network in the area.

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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 land use 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 land use amendment is in keeping with the applicable policies of the *Municipal Development Plan* and the *Rocky Ridge Area Structure Plan*. The proposal will help increase the diversity of housing types within an existing neighbourhood which can better accommodate the needs of different age groups, lifestyles and demographics and contributes to completion of the local park and pathway network by securing long term public access to these lands in the form of Environmental Reserve dedications.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Land Use District Map
3. Proposed Outline Plan
4. 1998 Outline Plan
5. 2000 Outline Plan
6. Adjacent Development Sites