

Applicant Submission

The proposed Rowan Park Development, within the Haskayne community, is located in northwest Calgary north of the Bears paw Reservoir, West of Tuscany and south of Rockyview County. BrookCal (Brookfield Residential) is the owner/developer of the land which comprises 465 acres. .

The Rowan Park lands were annexed into the City of Calgary as part of the 2007 annexation. Prior to 2007 and since the 1920s, the site operated as a gravel pit and aggregate storage and concrete mixing facility. Formal operation of the main gravel extraction areas was ceased in 2010 with concrete mixing and aggregate storage continuing until 2013. The reclamation plan for the site supports residential land uses as an end land use.

In 2013, City of Calgary Council directed Administration to conduct a pilot project to streamline the process of creating Area Structure Plans and commence six Developer Funded Area Structure Plans utilizing this new process. As part of this process, the preparation of an area structure plan was undertaken in 2014 using a developer-funded model. The plan was prepared through an extensive engagement process in which landowners, City departments and external stakeholders collaborated to identify and resolve issues. The resulting Haskayne Area Structure Plan (ASP) was approved by City Council in July, 2015.

The Land Use Concept identifies this land as mostly residential in nature with key features such as a Community Retail Centre, school, community association site and two neighbourhood activity centres (NAC). The HASP identifies an overall minimum density of 8 units per acre with a minimum intensity level of 60 people and jobs per hectare as per the Calgary Municipal Development Plan.

The Outline Plan area currently has a Direct Control (16D2008) land use designation that reflects the original gravel mining operational use including:

- Gravel extraction
- Gravel crushing, screening, and washing
- Concrete production
- Storage of recycled materials

Over the last 50+ years, the extraction of gravel resources provided a critical commodity to the development of Calgary. Now depleted, the site sits idle and presents a tremendous opportunity to reclaim and re-develop the land to a higher and better use.

Soils and topography in the area are diverse due to its location along the Bow River, with the majority of the terrain comprised of glaciofluvial material. There are no unique soils, terrain resources, or topographic features that will be affected by the development.

The proposed land use districts for the subject land are single family (R-G), semi-detached (R-GM), street townhomes (R-GM), medium density residential (M-G and M-1), Neighbourhood Commercial (C-C1), Public Open Space (S-SPR, S-R and S-UN), and Public Utility Lot (S-CRI).

Various forms of residential housing have been distributed throughout the community, focusing higher density residential adjacent to the community commercial village within the west NAC, along collector roads/transit route and adjacent to the east NAC. Density for the community is proposed between 8.17 units per acre and 9.46 units per acre.

Rowan in a nutshell:

- ±465 acres (188 hectares) total gross site area with approximately 80 acres (32 hectares) dedicated to environmental reserve
- Home to ±8900 residents occupying ±2271 units
- Housing diversity comprised of ±1811 single-family homes and ±1202 multi-family homes (includes semi-detached)

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- Topography of the site is planned to enhance and maximize views for the majority of residents to create personal connections with the natural world
- Site will be developed in phases, over an anticipated period of +/-10 years
- Approximately 85,000 square feet of retail and services amenities for residents to enjoy
- 4.0 acres Home Owners Association site and 3 acres Community Association site
- Proposed Public School site (K-9)

As per Section 6.1.1.1 of the Municipal Development Plan, future development is required to achieve between 60 and 70 people/jobs per hectare. The subject site is anticipating between 64-73 people/jobs per hectare, depending on the market phases build out over the community. Over time we anticipate this number to increase with intensification of the retail area, the addition of secondary suites and increased live/work opportunities.

Retail Market Assessments have been prepared by Colliers for the Haskayne ASP area (March 2015) as well as for Rowan Park lands specifically (December 2016). Colliers has also prepared an opinion memorandum to support the Rowan Park development, dated December 15, 2016. All information submitted supported the proposed application.

Internal and external road networks conform to the sizing and general location as stated within the HASP. . The overall residential pattern is of a modified grid. Major road infrastructure, outside the plan area, has been completed (Nose Hill Interchange).

Sanitary, Stormwater and Water Servicing are identified within the HASP to be extended from the east into the HASP lands.

During the Rowan Park design process, Brookfield has remained engaged with adjacent landowners (Marquis to the east, and the Damkar Family to the north) in order to address any grading and/or servicing challenges collectively.

A number of reports were submitted, under separate cover, to support the application including: Transportation Impact Assessment, Biophysical Impact Assessment, Slope Stability Assessment, Deep Fills Report & Cut and Fill Plan, Historical Resources Impact Assessment, Environmental Site Assessments, and Retail Demand Studies.

Public Open Space is being proposed in the form of: one school site (CBE K-9), a 3-acre Community Association site, a 4-acre Homeowners Association site, a variety of programmed neighbourhood parks, local parks and an extensive regional pathway and green corridor system.

The commercial village is proposed to contain approximately 85,000 sq ft of commercial uses and is also the location for a potential emergency services response facility. It is the goal of Brookfield to support the commercial village with an array of higher density housing nearby, in addition to, the potential option of a seniors facility. The village is intended to serve the local neighbourhoods and not be a regional commercial draw, due to its limited exposure to external communities.

Brookfield Residential seeks the support of Calgary Planning Commission and City Council for this new exciting community in west Calgary.