

Planning & Development Report to  
Calgary Planning Commission  
2018 December 13

ISC: UNRESTRICTED  
CPC2018-1420

## Proposed Community Name and Street Names in Residual Sub-Area 01G (Ward 1) SN2017-0007

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### EXECUTIVE SUMMARY

The application for proposed community name and street names was submitted by B&A Planning Group, on behalf of Brookfield Residential, in conjunction with an outline plan and land use application for the area, LOC2017-0229.

The proposed community name is “Haskayne”. The area is currently identified as Sub-Area 01G and is located north of the Bow River and west of Twelve Mile Coulee Road NW. The proposed community name is in alignment with the Haskayne Area Structure Plan.

The developer, Brookfield Residential, intends to market the area as Rowan Park within the Haskayne community. The following street names are proposed for use in the area: Haskayne, Rowan, Rowanbrook, Rowanstone, Rowanwood, Rowarton, Rowdale, Rowden, Rowell, Rowich, Rowley, Rowloch, Rowmont, Royce and Royston.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

1. **ADOPT**, by Resolution, the proposed community name of “Haskayne”.
2. **ADOPT**, by Resolution, the proposed street names: Haskayne, Rowan, Rowanbrook, Rowanstone, Rowanwood, Rowarton, Rowdale, Rowden, Rowell, Rowich, Rowley, Rowloch, Rowmont, Royce and Royston.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

The application for proposed community name and street names was submitted by B&A Planning Group, on behalf of Brookfield Residential, in conjunction with an outline plan and land use application for the area, LOC2017-0229.

The Haskayne Area Structure Plan, Section 3.1 Community Structure, separates the subject area into four neighborhoods, with the remaining northerly area identified as open space. Through the circulation process, for consistency, it was determined that the entire area should be called Haskayne to avoid having the open space area identified as the current sub-area 01G. See Attachment 1.

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The developer intends to market the area as Rowan Park within Haskayne. As it is not The City's current policy to name "neighborhoods", this proposal is to name the "community" as mentioned above.

Rowan Park is generally named after the rowan tree, which is locally known as the mountain ash. Refer to the applicant's letter in Attachment 2.

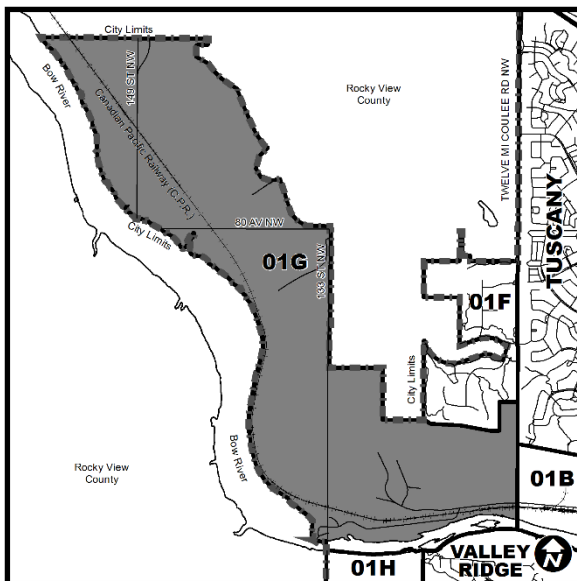
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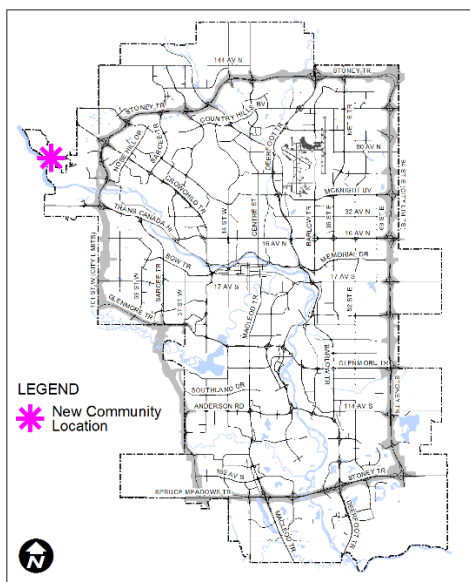
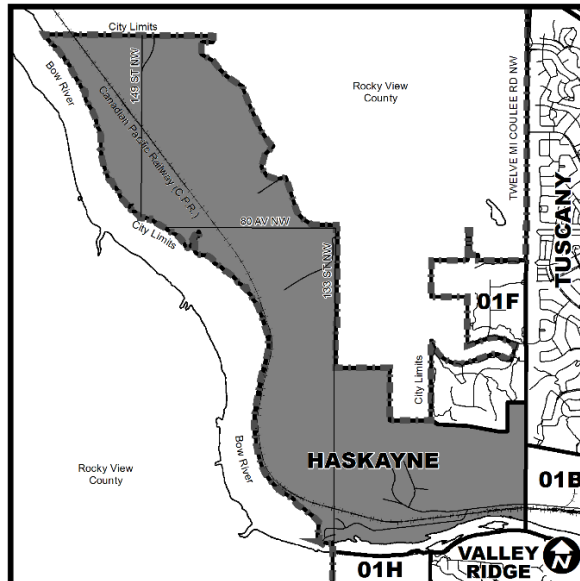
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Location Maps

Existing Community Name:



Proposed Community Name:



## **Proposed Community Name and Street Names in Residual Sub-Area 01G (Ward 1) SN2017-0007**

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### **Site Context**

The subject land is located north of the Bow River and west of Twelve Mile Coulee Road NW. The northerly portion of the proposed Haskayne community abuts the northwest City Limits and Rockyview County. The area is comprised of a decommissioned gravel pit, cultivated agricultural and native pasture lands, Haskayne Legacy Park and part of Glenbow Ranch Provincial Park. The south and west limits of the site overlook the Bow River and Bears paw Reservoir.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed community name is in alignment with the Haskayne Area Structure Plan.

A number of potential street names were submitted for review. The list of names submitted in this report is the final result of several submissions.

There was a concern about two of the proposed names:

- There is a short private road within the University of Calgary campus called Haskayne Place. In the outline plan, there is only one street that will use the Haskayne name. It will be a collector road called Haskayne Drive that traverse the development area from the easterly portion of the plan area to the northwest boundary. Emergency Services considers the risk of confusion with the proposed road name to be minimal.
- The name Rowell may sound similar to Lowell, which is located within the community of Lakeview (Lowell Court SW). It is recommended that the developer not name any streets within the proposed development "Rowell Court".

### **Stakeholder Engagement, Research and Communication**

The proposed community name was circulated to various City of Calgary Business Units and related agencies, Rockyview County and the adjacent property owners. There were no objections to naming the community "Haskayne".

The proposed street names were circulated to various City business units and related agencies. The names are supported, with the conditions noted in the "Investigation" section above.

### **Strategic Alignment**

The proposed community name complies with the Haskayne Area Structure Plan and the Municipal Naming, Sponsorship and Naming Rights Policy.

The proposed street names comply with the Municipal Naming, Sponsorship and Naming Rights Policy.

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**Social, Environmental, Economic (External)**

Not applicable.

**Financial Capacity**

***Current and Future Operating Budget:***

Not applicable.

***Current and Future Capital Budget:***

Not applicable.

**Risk Assessment**

There are no significant risks with the subject proposal.

**REASONS FOR RECOMMENDATIONS:**

Administration recommends approval of the proposed community name “Haskayne”, as it complies with the Haskayne Area Structure Plan, the Municipal Naming, Sponsorship and Naming Rights Policy and no objections were received.

Administration also recommends approval of the proposed street names as they comply with the Municipal Naming, Sponsorship and Naming Rights Policy and no objections were received, with the exception of not duplicating Haskayne Place and not using the street type of Court with the street name of Rowell.

**ATTACHMENTS**

1. Map 3 of the Haskayne Area Structure Plan
2. Applicant’s Submission