

Applicant Submission

Introduction

10110 Rocky Ridge Road NW is located in northwest Calgary in the community of Royal Oak and is 5.32 hectares (13.13 acres) in size. The subject property received land use and outline plan approval in 1999 and was approved for subdivision in 2016. The property has now been purchased by a new developer who has a modified vision for the subject lands. This application is for the rezoning of portions of the property to Multi-Residential – Contextual Low Profile (M-C1) and Special Purpose - Urban Nature (S-UN).

Vision

The vision for the subject property is a conservation design subdivision where two development sites (DC Site 1 and DC Site 3) are established allowing for the majority of the land to be conserved as natural areas and open space. It is intended that the compact design is sensitive to the surrounding neighbourhood residents in terms of building form, height and separation while expanding the choice of housing in the area. The pathway and sidewalk system will be extended to connect the development with surrounding amenities and transit.

Proposed Development

DC Site 1: This site is approximately 0.65 hectares (1.61 acres) in size and is envisioned to be developed for approximately 50 apartment style condominiums situated within one building of 2 to 3 storeys in height. One access is to be provided from Royal Elm Road NW and parking is anticipated to be accommodated through surface and underground lots. This site is proposed to be redesignated from Direct Control 29Z99 to Multi-Residential – Contextual Low Profile (M-C1) to accommodate the proposed development.

DC Site 3: This site is approximately 1.92 hectares (4.76 acres) and is envisioned to be developed for approximately 75 townhouse units of 2 to 2.5 storeys in height. DC Site 3 is not proposed to be redesignated as the current zoning can accommodate this proposed development.

Open Space

2.57 hectares (6.76 acres) or 52% of the subject lands will be conserved as public open space in the form Municipal Reserve and Environmental Reserve. This open space area will conserve the existing wetlands, trees and grasslands. Pathways will be extended through the open spaces to offer access to these areas to the public. A portion is proposed to be rezoned to Special Purpose - Urban Nature (S-UN) to recognize the Environment Reserve character of the land.

Policy Considerations

The subject property falls under the Rocky Ridge Area Structure Plan (ASP) and this plan identifies the subject site to be within the Residential and Related Uses area. The ASP anticipates that the predominant form of housing in Rocky Ridge to be single-family but does encourage multi-family housing in appropriate locations to achieve a mix of housing types.

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Summary

The vision for the proposed development is a conservation design subdivision where two compact development sites allow for a majority of the subject lands to be preserved for the use and enjoyment of the surrounding Royal Oak residents. The two sites are anticipated to be developed for an apartment building and townhouses which, when constructed, will diversify the housing available within the community. In addition, pathways and sidewalks are proposed to be extended to link the development with surrounding amenities and transit. To help achieve this vision, it is proposed that one of the development sites be rezoned to M-C1 to allow for the possible apartment. In addition, it is proposed that portions of the subject lands to be redesignated to S-UN to accommodate the future dedication of Environmental Reserve. In consideration of these benefits, we respectfully request City Administration's, Calgary Planning Commission's and Council's support for this application.