

Applicant Submission

This application for land use redesignation and outline plan approval is located within the East Stoney Area Structure Plan (ASP). The East Stoney ASP was presented to Calgary Planning Commission on March 9, 2017 and will be presented to Council for public hearing on May 8, 2017.

It was prepared to guide the development of +/- 96 ha (238 acres) of land in NE Calgary. The document sets the framework for future development of the community that provides a mix of uses consistent with the City of Calgary's growth objectives.

The subject lands are located along the east boundary of Stoney Trail NE and bordering Rocky View County to the east at 84th Street NE. The property consists of +/- 96.19 hectares (+/- 237.69 acres) and is owned by Pacific Investments and Development Ltd.

The current land uses within the outline plan area are Special Purpose (S-FUD) District and Transportation and Utility Corridor (S-TUC) District. The lands have historically been utilized for farming and have never been developed. The lands are generally flat with surface drainage currently flowing from the west to the east draining to an existing wetland bordering the subject lands to the south. There is a small strip of environmentally sensitive natural grass lands and creek that border the south west boundary of the site. There are no significant historical features within the plan boundary.

The East Stoney community will be developed as a residential area in the northeast limits of Calgary, consistent with the ASP policies. Density and intensity targets specified within the Municipal Development Plan (and New Community Planning Guidebook) are achieved.

The site will be developed in four phases starting at the southeast corner of the site. Development phasing will be based on market demand and logical extensions of infrastructure to the site.

Low density residential will be composed of R-G uses in the form of either single family residential, villas brownstones or townhomes. Semi-detached and "brownstone" homes will be located along the Collector Street for enhanced accessibility and walkability within the community.

One Manufactured home parcel is proposed for a manufactured home park.

Three medium density M-G parcels are proposed. The M-G parcels will be developed a comprehensively designed at grade homes which compliment both the NAC and the manufactured home development.

A small industrial I-G parcel has been located at the north access of the development to provide for local industrial services within the plan area. It is proposed that a beverage recycling depot will be on this site. Proper licenses for this facility have already been secured by the developer.

At the NAC is a local commercial site which will serve the convenience needs of the neighbourhood. This NAC is located along 84th Street NE yet still internal to the community to serve residents and to meet the criteria for NAC's within City policies.

Open spaces are provided throughout the East Stoney community. Green space is linked by the regional pathway system that has excellent connectivity within the community, and meet Municipal Reserve dedication requirements.

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A joint use site (JUS) of 4.86 ha (12 acres) is provided in the north central area of East Stoney in accordance with the East Stoney ASP. The JUS site was relocated north to allow for better distribution of open space, closer proximity to medium density residential, and efficiency of transit service and for development staging purposes.

All streets within the outline plan are sized to meet forecast transportation capacities. Complete Streets Guidelines have been applied to the plan. Transit service is shown to be along north/south collector with transit stops adequately spaced. Transit will service the area through a looped route that ultimately will connect to the future LRT station to the northeast.

A Sanitary Servicing Study for East Stoney was completed by Kellam Berg Engineering & Surveys Ltd. as part of the Area Structure Plan approvals. At the time of study, existing downstream sanitary sewer had sufficient capacity for full build out of the ASP lands and no upgrades were required.

Stormwater servicing for the Outline Plan area will be provided by construction of a stormwater management facility at the south end of the plan and will be sized to handle runoff from all lands within the ASP boundary. There will be two manufactured housing parcels created within the development, each of which will be required to construct a private stormwater management facility. The entire development will be serviced with gravity storm sewer mains that drain towards the main stormwater facility at the south end of the plan.

A formal application for community and street names will follow under a separate application.

On behalf of Pacific Investments & Developments Ltd., Urban Systems respectfully requests approval of the outline plan from the Calgary Planning Commission and approval for the land use to be redesignated to single family, multi-family, multi-residential, commercial, industrial and special purpose districts by City Council.

- Urban Systems