

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0542

Outline Plan in Arbour Lake (Ward 2) at 8321 – 85 Street NW, LOC2017-0160

EXECUTIVE SUMMARY

This outline plan application was submitted by B&A Planning Group on 2017 June 01 on behalf of the landowner Hopewell Arbour Lake Land Corporation. Throughout 2017 and 2018, both the applicant and the City spent significant efforts collecting feedback from local citizens on the proposal and the City completed a series of technical reviews of the plans and information submitted by Hopewell. Over the course of the application review, a series of changes occurred to better reflect areas of alignment between The City, applicant and local citizen interests. The final application proposes an outline plan for a 17.01 hectares ± (42.04 acres ±) site in the Community of Arbour Lake to provide:

- a framework for the future subdivision and development of a large-scale urban infill development with a range of residential building forms;
- a network of new public streets and infrastructure to serve the future development of the plan area;
- the preservation of 0.47 hectares Class III Wetland and an associated vegetated buffer as an Environmental Reserve (ER); and
- a network of Municipal Reserve (MR) lands for publicly accessible parks and open spaces (1.66 hectares) to serve new and existing residents of Arbour Lake and link the new development into the broader existing open space network.

The proposal is supported by the objectives of the *Municipal Development Plan*. The outline plan and associated land use framework strikes an appropriate balance between competing municipal objectives which seek to preserve wetlands while intensifying our established urban areas. The applications will also enable a development that helps meet the housing needs of various household sizes, lifestyles and income levels and provides for appropriate densities to support transit service and usage within an established neighbourhood.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 8321 - 85 Street NW (SE1/4 Section 16-25-2-5) to subdivide 17.01 hectares ± (42.04 acres ±) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by B&A Planning Group on 2017 June 01 on behalf of the landowner Hopewell Arbour Lake Land Corporation. As noted in the Applicant's Submission (Attachment 3), this outline plan application is accompanied by a land use redesignation on today's agenda (CPC2019-0531) that will allow for a range of new housing types to meet the needs of various household sizes, lifestyles and income levels in Arbour Lake.

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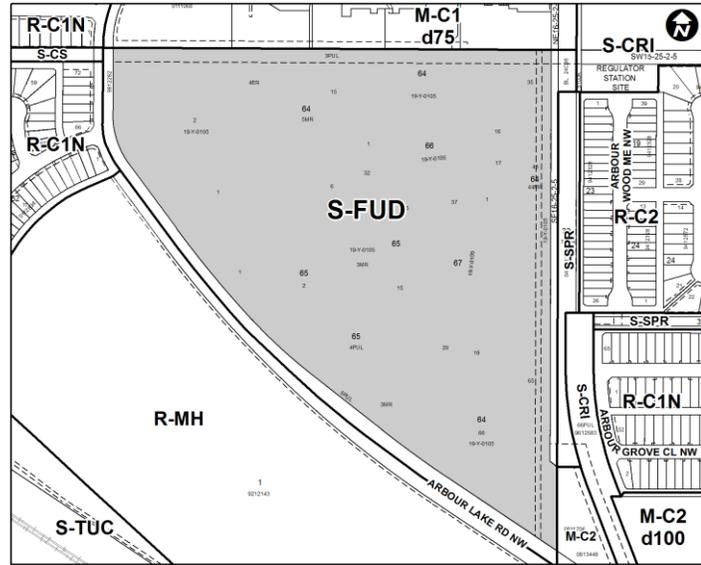
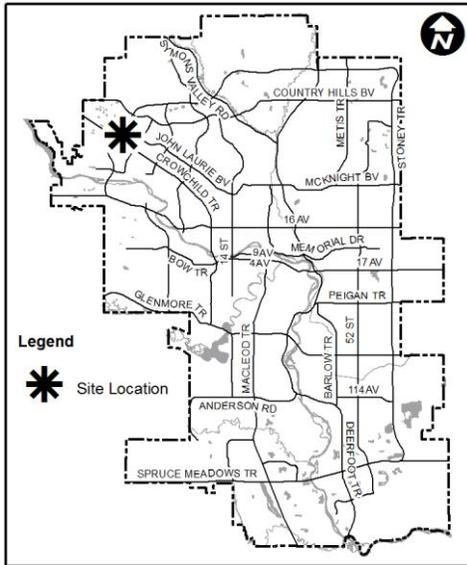
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The subject site is locally known as the "Aurica Hawkwood" homestead. The Hawkwood Family were the original owners of a large proportion of lands which make up the community of Arbour Lake and other portions of northwest Calgary. The site was, until recently, the home of Aurica Hawkwood when it was purchased by Hopewell for the purposes of creating an urban infill development with a mix of residential uses. The site is noteworthy in the context of the surrounding community as it did not develop at the same time as much of the land within Arbour Lake that was built-out for urban uses. Instead, it has remained undeveloped with a "future urban development" (S-FUD) designation. The site is, and has always been, maintained under private ownership and not accessible to the public.

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Location Maps



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Site Context

The subject site is approximately 17.01 hectares (42.04 acres) in size and is located in the developed community of Arbour Lake in northwest Calgary. The site is triangular in shape and is bounded by Arbour Lake Road NW to the south and west and the former 85 Street NW right-of-way to the east, which is currently used as a regional pathway.

The site, has (up until recently), been used as a single residential parcel containing an existing dwelling and associated outbuildings. The site slopes significantly from the northeast and west perimeter towards the southern boundary of the plan area. The lowest points are located in the central portion of the site and along the southern boundary (Attachment 5). The site is primarily comprised of grassland with some small tree-stands. Also of note, a collection of wetlands are present on the site (Attachment 6). These wetlands range from Class II to Class IV in accordance with the City’s wetland classification system and are described in greater detail in the following sections of this report.

The site is located approximately 200 metres west of the Crowfoot Commercial Area. Crowfoot is identified as a Major Activity Centre on Map 1: Urban Structure of the *Municipal Development Plan*. Moreover, the site is located northwest of the Crowfoot LRT Station with the southeast corner of the site located just beyond the 600 metre transit-oriented development radius. A range of other existing services and amenities are within close proximity to the subject site including Arbour Lake School (CBE: 5-9), St. Ambrose School (CSSD: K-9), Robert Thirsk High School (CBE), the Crowfoot Library and the Melcor YMCA at Crowfoot.

Lands immediately bordering the site contain a range of residential uses. Directly southwest of the site on the opposite side of Arbour Lake Road NW is the Watergrove Mobile Home Park. Directly north of the site are a range of multi-residential uses including townhouses, four-storey apartment buildings and a senior’s residence. Lands to the east are primarily comprised of single detached dwellings. Two four-storey apartment buildings exist directly southeast of the site. A high pressure gas line is located along the northern boundary of the plan area. The linear strip of land containing the gas line is subject to an existing maintenance easement with the operator (ATCO).

As identified in Figure 1 below, the community of Arbour Lake reached a peak population of 10,987 residents in 2014. As of 2018, the community had 10,636 residents.

Figure 1: Community Peak Population

Arbour Lake	
Peak Population Year	2014
Peak Population	10,987
2018 Current Population	10,636
Difference in Population (Number)	-351
Difference in Population (Percent)	-3.2%

Source: The City of Calgary 2018 Civic Census

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Additional demographic and socio-demographic information can be obtained online through the [Arbour Lake](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The recommended outline plan (Attachment 2) and associated land use framework (Attachment 4) will enable a large-scale infill development that includes a range of housing types and residential building forms on an undeveloped site in an established community. The following analysis considers the appropriateness of the proposed community design, range of uses and intensities in the context of relevant policy, sound planning principles and local citizen interests.

Of relevance to the following planning analysis, the site is not subject to an existing area structure plan. In absence of a local area plan, this application was primarily guided by the policy direction of the *Municipal Development Plan* with relevant cues taken from the *Developed Areas Guidebook* and the existing community structure.

Significant attention was paid to the neighbourhood design and ensuring future development meshes with the existing character of Arbour Lake. Given the undeveloped nature of these lands, environmental issues were also major points of consideration. Significant efforts were invested in applicant and City-led citizen engagement to consider and incorporate local interests.

Planning Considerations

Given the nature of this application several key factors were considered and are outlined in the following technical analysis.

Subdivision Design

The proposed outline plan (Attachment 2) comprises approximately 17 hectares (42 acres) of land in an existing established community. It provides a framework for subdivision and development that seeks to enable a higher density residential infill development in a manner that complements the existing community of Arbour Lake. The plan provides for a mix of housing types including apartments, townhouses, single and semi-detached dwellings. Overall, the plan anticipates the provision of 803 new residential units to accommodate approximately 2,000 new residents.

Street Network

The proposed street network is based on an internal looped system of new local streets which intersect with Arbour Lake Road NW at two locations to provide access from the existing street network. The configuration of these intersections takes into account safety related setback requirements imposed by the grade and curve of Arbour Lake Road NW to the north of the site. The configuration also considers the logical location siting of the stormwater management pond and intersection spacing requirements outlined in Calgary's *Design Guidelines for Subdivision Servicing* (DGSS). The potential for inclusion of rear lanes to serve the proposed low density mixed housing blocks was explored with the applicant through the review process. Ultimately, the inclusion of lanes is challenging at these locations due to grading issues and the front-drive

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product will allow for a better overall balance of land use efficiency, private amenity space and long-term maintenance costs.

Open Space

The plan provides for 1.66 hectares (4.09 acres) of Municipal Reserve dedicated to new publicly accessible open space. The open space network has been purposefully designed to provide:

- a centrally located programmable park space for new and existing community residents;
- key linkages to the existing regional pathway system to the east of the site; and
- an Environmental Reserve to retain an existing wetland along the north boundary of the site.

The plan includes a diversity of park spaces that can accommodate a range of amenities such as playgrounds, seating areas, pathway connections, etc. Park and street edge conditions have been carefully considered to ensure the land use framework will enable a strong pedestrian environment within key areas of the new neighbourhood. The plan provides for a high proportion of frontage conditions along the central park space to provide for passive neighbourhood surveillance.

Built Form

Multi-residential blocks planned to contain taller building forms such as mid-rise apartment buildings have been strategically located close to Arbour Lake Road and the entranceway streets. This configuration will serve to frame the adjacent right-of-ways, focus higher density uses closest to transit services and provide greater separation from existing residential uses north and east of the site. Multiple land use districts have been included in two of the three large multi-residential blocks to help guide the transition and interface conditions within each block. Multi-residential blocks will be further broken up with a network of internal pedestrian pathways linking internal areas of the site to the existing pathway and street network in Arbour Lake. Key components of this network will be secured through conditions for public access easements on the associated outline plan.

Topography

The proposed outline plan responds to the natural topography of the area by providing for additional residential lot depth along the north and east boundaries of the plan area. The retention of the existing wetland and 30 metre buffer along the north boundary of the plan ensures the preservation of existing slopes and will require a slope-adaptive development design that enhances the character and distinctiveness of the residential development anticipated for the northwest multi-residential block.

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The intent of this district is to identify and protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land. In absence of an area structure plan, this designation signals the overall intention that the lands will be developed for urban uses at some point in the future.

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The proposed outline plan includes a variety of residential land use districts to accommodate a range of housing forms. In some instances, multiple residential districts have been included within a single block. This configuration will help to ensure a range and mix of housing types within each block and considers the block-specific context to place taller buildings in a manner that frames higher-order streets in the plan area. This configuration also serves to place higher densities closer to transit and provides maximum separation from existing residential dwellings to the north and east. Recommended residential land use districts include:

- Multi-Residential – High Density Low Rise (M-H1) District:
M-H1 is a multi-residential District that is primarily for 4 to 8 storey apartment buildings that may include commercial storefronts.
- Multi-Residential – At Grade Housing (M-G) District:
M-G is a multi-residential district that is primarily for townhouses and rowhouses.
- Residential – Low Density Mixed Housing (R-G) District:
The R-G district is for a mix of low density housing forms in suburban locations, including single detached, semi-detached, duplex, cottage housing clusters and rowhouse development, all of which may include secondary suite.

Also included in the proposed outline plan are a range of open spaces that are intended to provide for a mix of environmental reserve land, active open spaces such as parks and pathways, and public utilities. The following land use districts have been applied to those areas:

- Special Purpose – City and Regional Infrastructure (S-CRI) District
The S-CRI District is primarily for infrastructure and utility facilities.
- Special Purpose – Urban Nature (S-UN) District
The S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state.
- Special Purpose – School, Park and Community Reserve (S-SPR) District
The S-SPR District is for public parks, open space, schools and recreation facilities on land designated as 'reserve land' under the Municipal Government Act.

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Table 1: Proposed Land Uses

Land Use Districts	Hectares	Acres	% of Gross Developable Area
Residential			
M-H1	3.38	8.36	20.5
M-G	2.79	6.90	16.9
R-G	5.20	12.86	31.4
TOTAL	11.38	28.12	68.8
Park Space			
S-SPR	1.66	4.09	10.0
Environmental Reserve			
S-UN	0.47	1.16	N/A
Public Utilities (storm pond & gas line)			
S-CRI	1.33	3.28	8.0
Roads	2.18	5.39	13.2

Density

The *Municipal Development Plan* provides broad direction for the consideration of appropriate densities within existing developed residential areas. In the absence of a specific local area plan, as is the case for the subject site, the MDP serves as the primary guiding framework. Section 2.2 of the MDP provides broad policy direction related to shaping a more compact urban form in Calgary. Future growth in developed areas is to foster a more efficient use of land and support the creation of complete communities. The following tables provide an overview of the densities, based on the outline plan statistics, which would be accommodated/enabled by the outline plan and associated land use changes. These tables provide an overview of how various residential intensity and housing diversity indicators were derived in Administration's review. The evaluation that follows examines these indicators in the context of relevant MDP policies, targets and comparative analysis.

Table 2: Anticipated Density (units per hectare)

District	Area (ha)	Min. units (#)	Max. units (#)	Ant. units (#)
M-H1 (e.g. Apartments)	3.38	507	785	524
M-G (e.g. Rowhouses)	2.79	98	223	131
R-G (e.g. Singles and/or semis)	5.20	148	227	148
Parks, Utility Lots, Streets	5.17	N/A		
Totals	16.54	753	1,235	803
Units per hectare	N/A	45.5	74.67	48.55UPH

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Table 3: Anticipated Intensity (people/jobs per hectare)

Dwelling Type	Anticipated units (#)	People/unit (#)	People and/or jobs (#)
Apartments	525	1.6	840
Rowhouses	131	2.4	314
Singles	148	2.8	414
			1,568
Home-based jobs: 3.8 per 100 people			60
Site Area (ha): 16.54			98.4 people & jobs/ha

Note: People/dwelling type assumptions are based on the MDP & CTP interpretation guide and are lower than the Applicant's estimates.

Table 4: Dwelling Type Overview (occupied dwellings per structure type)

	Single-detached (%)	Rowhouse (%)	Apartment (%)
Calgary	58	11	21
Arbour Lake	69	2	17
Proposed Development	18	16	65

Note: Occupied dwellings by structure type data based on 2014 Civic Census.

Minimum intensity thresholds are identified for a range of typologies in the MDP (Section 2.2 and Part 3). They establish the minimum level of residential and employment intensity for strategic areas of the city to support public infrastructure investment and the operation of a Primary Transit Network. The minimum intensity thresholds are not meant to be interpreted or applied as "minimum density" targets for individual sites, land use amendments or development permit applications. However, in absence of a local area plan they can be helpful to guide the overall consideration of appropriate density.

Section 3.5.3 of the *Municipal Development Plan* provides that new developments in Established Areas should incorporate a mix of uses and densities to support an enhanced base or primary transit network. The site's proximity to the Crowfoot LRT Station and the Major Activity Centre are also contextually relevant in the consideration of density for the site. The residential intensities and mix of housing types contemplated for the site are supported by the following indicators:

- the proposed densities exceed the 60-year city-wide density targets for people and job per hectare (i.e. 45 people and jobs per hectare) as outlined in Section 5.3 of the MDP;
- the proposed densities exceed targets outlined in Section 3.6.2 of the MDP which requires that new communities achieve a minimum intensity of 60 people and jobs per hectare;
- the plan provides for densities in line with those generally sought for activity centres in close proximity to primary transit (e.g. the target density for neighbourhood activity centres is 100 people and jobs per hectare);
- the proposed dwelling type mix is comprised of 65 percent apartment units compared to 17 percent within the existing community of Arbour Lake and 21 percent city-wide (i.e. it contributes to a significant broadening of the housing diversity in Arbour Lake); and

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- it generally aligns with (98.4 people and jobs per hectare) the minimum threshold of 100 people or jobs per gross developable hectare identified in Section 2.2 of the MDP as being needed within walking distance of a transit network (approximately 400 metres) to support service levels of 10 minutes or less over extended periods of the day.

Environmental

A Biophysical Impact Assessment (BIA) was prepared by the applicant and reviewed by Administration in support of this application. The BIA includes an inventory and evaluation of existing site conditions, determines the presence and significance of environmental features and identifies potential impacts and/or approaches to mitigate impacts to such features.

The BIA noted the presence of four distinct wetland areas that rank as Class III or higher (Attachment 6) in accordance with the City's wetland classification system. The approach to wetland mitigation employed through the *Calgary Wetland Conservation Plan* is a hierarchy that seeks wetland avoidance, minimization and replacement, with avoidance being the highest priority. In consideration of the policies of the City's *Wetland Conservation Plan*, Administration also recognizes the importance of other key objectives of the *Municipal Development Plan* which include a focus on intensifying our developed residential areas, fostering more compact urban form and providing for complete communities.

As a result of the recommended outline plan and land use framework, three out of four (W02, W02 and W03) of the existing wetlands will be removed. Wetland (W04) will be retained as an Environmental Reserve (ER). It is acknowledged that the removed wetlands do have environmental value, however, there are significant constraints to their viability, function and retention in a post-development scenario. Such constraints generally include:

- the natural topography of the site limits the logical and technically feasible locations for the required stormwater management pond to an area where existing wetlands are impacted;
- requirements to align site access with an existing access to the Watergrove Mobile Home Park on the southwest side of Arbour Lake Road NW;
- provincial regulations in place through the review of this application prohibit the use of naturally occurring wetlands for stormwater treatment;
- the current provincial regulatory framework precludes supplementing wetlands with treated stormwater as a strategy for maintaining their hydrology;
- the preservation of hydrological catchment area needed to sustain W01, W02 and W03 in a post-development scenario would require over 60 percent of the developable land which would significantly impact the ability to meet other MDP objectives on this site; and
- historical disturbance of the broader wetland complexes through surrounding urban development activity (i.e. the build-out of the Arbour Lake community) have isolated the existing on-site wetlands thereby diminishing their contribution to the City's overall ecological network.

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In light of the considerations outlined above, the outline plan and land use framework have been developed in a manner that reflects a balance between the retention of wetlands and goals for urban development on this site outlined in the *Municipal Development Plan*. Wetland W04 provides a viable option for retention in a post-development scenario due to the limited size of the hydrological catchment area and its location on the north end of the site where it is not impacted by the siting of required utilities and roads. The recommend land use amendment applies a Special Purpose – Urban Nature (S-UN) District to the boundaries of the wetland and an associated 30 metre buffer. This designation will ensure the preservation of this feature as a component of the new development. The City will assume ownership of this parcel as an environmental reserve and be responsible for its long term maintenance and stewardship.

It is also important to highlight that the form and density of development contemplated through the proposed land uses provide for a more compact form than targets established for Calgary's new communities. Enabling a more compact urban form has some of the most direct benefits on the region's natural environment including reduced disruption and fragmentation of habitat and wetlands.

Financial compensation for the wetland loss will be required through an application to Alberta Environment and Parks (AEP) for approvals under the *Water Act* prior to each phase of development. This compensation will be coordinated through AEP.

An environmental site assessment was prepared by the Applicant and reviewed by Administration in support of this application. No concerns were noted with regard to the site's suitability to accommodate residential development.

Transportation

The outline plan area connects directly to the City's existing street network by way of Arbour Lake Road NW which directly abuts the site to the south and west. Multiple existing arterial roadways are available within proximity to the site to connect the plan area to the broader municipal and provincial network. These arterial streets include Nose Hill Drive NW, Crowchild Trail and Stoney Trail. Portions of the plan area are located within 650 metres to 1.2 kilometres of the Crowfoot LRT Station providing for convenient access to the primary transit network. Local transit (bus) service also exists along Arbour Lake Road NW (Route 299) providing service to the Crowfoot LRT Station.

A Transportation Impact Assessment (TIA) was submitted by the Applicant in order to support the proposed subdivision design and generally evaluate the off-site transportation impacts of the proposal. It was determined through the review of the TIA that Arbour Lake Road NW will continue to operate within acceptable capacity parameters and will not require any additional intersection improvements or signalization. The internal street network for the proposed outline plan intersects with Arbour Lake Road NW at two locations. The internal street network will provide for collector standard streets where they connect with Arbour Lake Road NW with those streets transitioning to local residential standard to serve the R-G blocks on the internal portion of the plan area.

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The specific location of site accesses and associated private driveways for the proposed multi-residential blocks will ultimately be determined at the development permit stage. The ultimate location of such accesses will include a detailed review of technical feasibility in conjunction with an analysis of the optimal site/neighbourhood design. The proposed outline plan identifies potential locations for mutual access and emergency/secondary accesses. These locations have been analyzed on a preliminary level to ensure implementation of the proposed outline plan and land use framework and is technically feasible.

In conjunction with future development on the subject site, the developer will be required to provide for a pedestrian-actuated crossing signal at the intersection of the proposed Arbour Lake Rise NW and Arbour Lake Road NW. This crossing signal will facilitate pedestrian movements to the existing transit stop on the west side of Arbour Lake Road NW. The developer will also be required to undertake improvements to the existing regional pathway east of the site. Such improvements will include the physical separation of the pathway from the 85 Street NW vehicle carriage-way.

Overall, the plan supports the objectives of the *Municipal Development Plan* by aligning land use decision making with transportation infrastructure and service investments.

Utilities and Servicing

The proposed outline plan will tie into existing sanitary, storm and water servicing infrastructure available along Arbour Lake Road NW. The specific arrangements will continue to be discussed and reviewed in detail through the future subdivision and development permit processes. Standard off-site levies, charges and fees will also be applicable.

A Staged Master Drainage Plan (SMDP) and Pond Design Report have been reviewed and approved by Water Resources. The SMDP provides more detailed guidance on allowable release rates into the receiving storm sewer system and required water quality improvement measures. The Pond Report outlines specific engineering details of the pond including sizing and maintenance access.

A sanitary servicing study was submitted by the Applicant in order to identify and confirm that sufficient downstream capacity exists to accommodate additional flows anticipated through the build-out of the outline plan area. No capacity issues were identified and the study was subsequently approved by Water Resources in April of 2018.

Schools

The Calgary Board of Education and Calgary Catholic School District were both consulted through the application review process. Both of the school authorities confirmed that existing facilities can accommodate the anticipated new population and that they have no objection to the proposal.

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Stakeholder Engagement, Research and Communication

Communications

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

Given the scale of the application and the prominence of the site within the community, a project specific communications plan was developed by Administration to inform the community about the project and related engagement opportunities. Tactics in the communications plan included:

- development of a project website at calgary.ca/arbourlake;
- periodic project email newsletters/updates to subscribers;
- off-site community signage; mailed postcards to all dwellings in Arbour Lake; and
- Facebook advertisements and Twitter posts.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. Commission's recommendation and the date of the Public Hearing will also be advertised.

Applicant-led Engagement

Prior to submission of the submission of the formal outline plan and land use application, Hopewell and B&A Planning Group conducted their own public engagement program. The primary objective of their program was to introduce Hopewell's development concept and receive feedback from the public. The following provides an overview of the engagement approach employed:

Applicant-led Engagement Program Overview:

- Open house held in April 2017 (279 Attendees)
- Project website with relevant project information available from April 2017 to present
- Periodic email updates to subscribers over the lifetime of the application process (113 subscribers)
- 279 participants, 131 ideas and comments shared
- One on one meetings with primary stakeholders (e.g. Community Association, Resident's Association, Adjacent Condo Boards, Watergrove Mobile Home Park)
- Town hall style presentation to Community Association

City-led Engagement

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email. City communications also included a City-led engagement

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program including in-person sessions and online engagement. The City-led program was developed in close coordination with the applicant team.

The engagement program was developed at the *Listen & Learn* level and included a phased approach to engagement to collect input at the key review dates of the application. Phase one engagement including collecting feedback on the initial application, phase two engagement was focused on evaluating the revised application against initial feedback and phase three focused on sharing the final proposal, changes made and the engagement summary.

Given the local context and a higher than average senior's population in the community, consideration was made to include a targeted session held with a local senior's facility. A "Sounding Board" was placed at high-traffic areas in the community and targeted meetings with the Community Association were held to discuss application details.

City-led Engagement Program Overview:

Phase 1:

- Three open houses held on 2017 August 22, 24 and 25.
- One online survey from 2017 August 21 – 2017 September 10.
- Two "sounding boards" located in the community to collect comments.
- 249 participants, 687 ideas and comments shared.

Phase 2:

- One town hall meeting with Community Association in January 2018.
- One Resident's Association meeting in January 2018.
- Online information sharing and email updates.

Phase 3:

- One information session on 2018 July 17.
- 159 participants at the final information session.
- Online information sharing and email updates.

Notice posting responses:

- Administration received 28 comments regarding the application from the notice posting

Comments Received:

Citizens provided a diversity of comments through the City-led engagement process. The main themes identified are highlighted in the chart included in Attachment 7 including a response on how this feedback was considered by The City and/or the applicant to inform the final proposal. Ultimately, a range of changes to the proposal occurred through the review process to reflect areas of alignment between City, applicant and local citizen interests. The What We Heard Report from phase one engagement with verbatim comments can be found here:

- [Phase One: What We Heard Report](#)

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and outline plan builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1 "Urban Structure" of the *Municipal Development Plan (MDP)* identifies the subject lands as a Developed – Established Area. As noted in the background section of this report, there is no existing local area plan in effect for the subject lands. Section 1.4.5 of the MDP identifies that not all areas experiencing development pressures have the benefit of a Local Area Plan to provide guidance to a local community or specific application. In such cases, the MDP should be used to provide guidance on the application of appropriate land use district and the community design.

The recommended outline plan and supporting land use framework are supported by a range of key directions and planning objectives outlined in the MDP. Specifically, it will achieve the following:

- incorporates appropriate densities and a mix of land uses creating a more compact urban form to help reduce the rate of outward growth;
- help support city-wide goals of achieving a balance of growth between established and greenfield communities;
- increase the range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups in Arbour Lake and northwest Calgary;
- optimize the use of existing City infrastructure and services;
- provide a distinctive visual identity through a purposefully configured built form, open space network and retention of existing topography that will contribute to a "sense of place" and complement the character of Arbour Lake;
- integrates natural features of the existing landscape (i.e. an existing wetland and vegetated buffer as an Environmental Reserve) into the design of urban development with improved tie-ins into existing parks and infrastructure; and
- provides for an appropriate transition of development intensity, uses and built form between surrounding residential areas and new more intensive multi-residential uses.

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Social, Environmental, Economic (External)

The recommended outline plan and associated land use framework will provide for a diversity of housing choices to meet the needs of various household sizes, lifestyles and income levels in an existing established area. The plan provides for densities that are transit-supportive and that make efficient use of land and infrastructure. The plan strikes an appropriate balance between competing municipal objectives which seek to preserve/enhance natural features including wetlands while intensifying our established urban areas. The land use and open space network has been purposefully planned to ensure an appropriate transition of development intensity, uses and built form between existing residential areas adjacent to the site and more intensive planned multi-residential development.

Financial Capacity

Current and Future Operating Budget

There are no specific known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendments do 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 recommended outline plan will provide a framework for the development of a range of residential building forms and mix of housing options that will accommodate residents of various life stages and incomes with densities that well exceed minimum targets outlined in the *Municipal Development Plan*. The plan strikes an appropriate balance between municipal planning objectives that support intensification of established residential areas and optimizing existing infrastructure with the preservation of significant environmental features. The outline plan introduces a network of new parks and open spaces that provide connections to the existing neighbourhood. Through the dedication of required Municipal Reserve lands it will also introduce new publicly accessible amenities for existing and new residents to enjoy on what has historically been a private site.

Within the outline plan, higher density housing forms have been strategically located in close proximity to transit stops, along higher-order streets and with separation from existing lower density uses. The plan has been reviewed with the benefit of a significant applicant-led and City-led engagement processes such that local interests have been considered in the process, and where appropriate, have been incorporated into the final plan.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0542

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

ATTACHMENT(S)

1. Conditions of Approval
2. Proposed Outline Plan
3. Applicant Submission
4. Proposed Land Use Map
5. Existing Site Conditions
6. Existing Wetland Map
7. Citizen Feedback Summary
8. Subdivision Data Sheet