

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0468

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140

EXECUTIVE SUMMARY

This application has been submitted by Stantec Consulting on behalf of the landowners Cheryl Rowlandson, Wayne Rowlandson, Cheryl Elaine Rowlandson and Nancy Whatmore and was submitted on 2018 June 15. This application proposes to redesignate the subject property to Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District to allow for:

- a stormwater retention facility to service a related outline plan (LOC2017-0368); and
- to provide associated environmental reserve adjacent to Nose Creek.

The land use redesignation is being pursued in advance of the decision on the related outline plan in order to facilitate a time sensitive subdivision and transfer of the subject lands to the developer of the related outline plan, as the current land use district does not allow for a subdivision of parcel of land of this size.

Administration is prepared to support the proposed land use redesignation in this case as the proposed land use is an appropriate use of the parcel of land, the application will facilitate a necessary transfer of lands and the proposed use does not pose any significant risks. The proposal is in keeping with the intent and policies of the *Glacier Ridge Area Structure Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT** by bylaw the proposed redesignation of 12.98 hectares \pm (32.09 acres \pm) located at 15454 Symons Valley Road NW (Portion of NW1/4 1-26-2-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject lands were previously part of a larger outline plan and land use redesignation application (LOC2017-0368) that was submitted on 2017 December 06 by Stantec Consulting on behalf of the landowners. During the review of that application, Administration was informed that the subject lands were part of a conditional land sale that is intended to transfer the lands to

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0468

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140

the developer of the larger outline plan area subject to LOC2017-0368, owned by Ronmor/Wenzel.

The outline plan included within LOC2017-0368 is an outline plan for 369.57 hectares \pm (913.20 acres \pm), which includes a significant portion of the central portions of the *Glacier Ridge Area Structure Plan (ASP)*, and includes all corresponding land use elements; park and school spaces; and supporting infrastructure requirements; to comprehensively plan and develop this portion of Glacier Ridge.

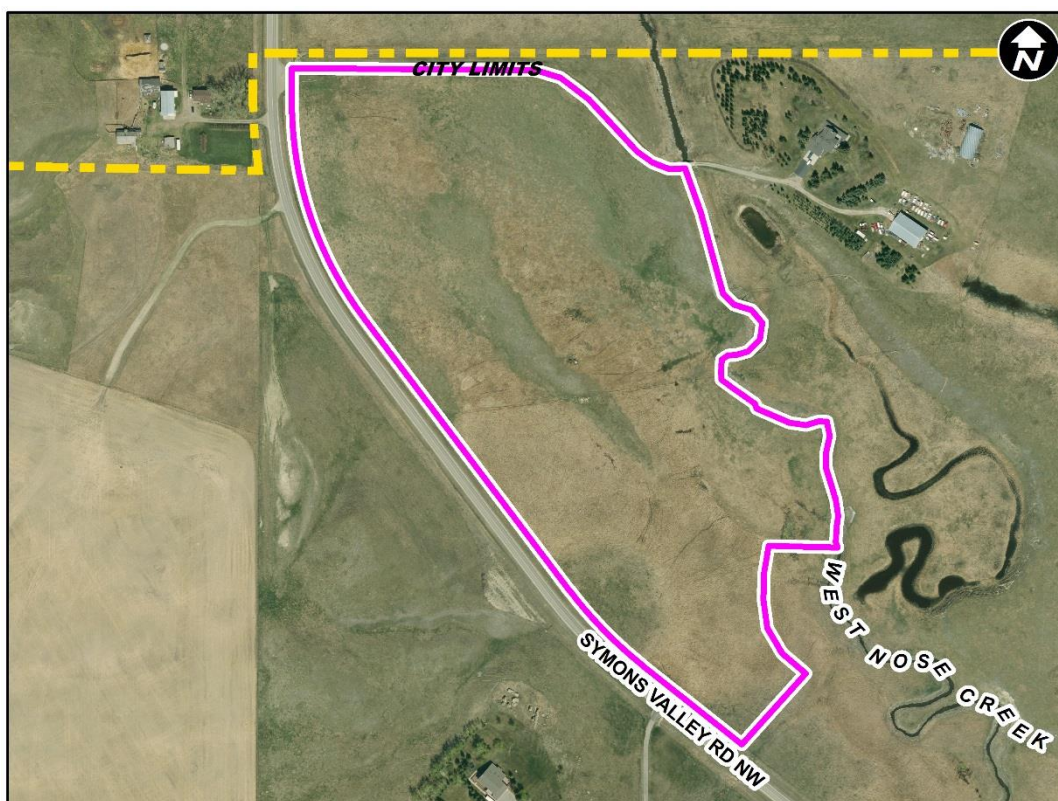
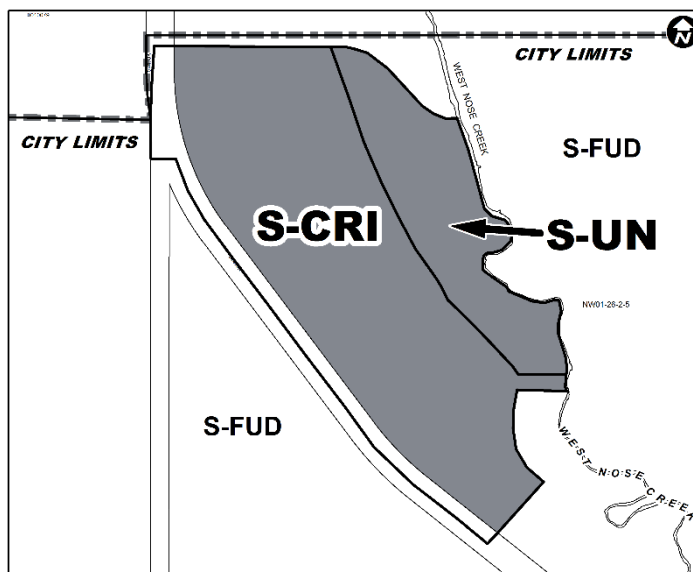
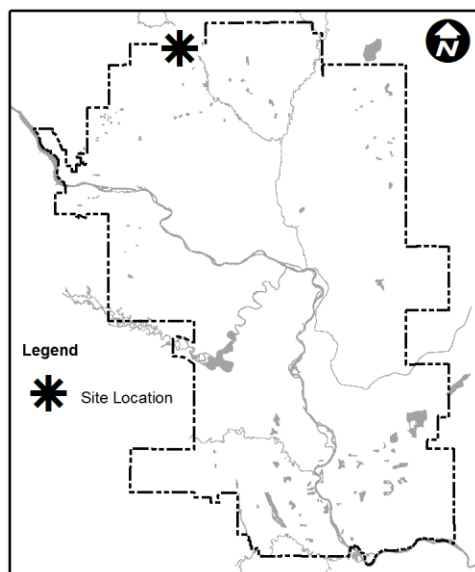
It was identified through the outline plan application review that a subdivision of the subject lands from the parent parcel would first require the approval of a land use redesignation, as the proposed subdivision would not meet parcel area requirements under the Special Purpose – Future Urban Development (S-FUD) District. Given the time constraints on the conditions of sale of the subject lands, the subject lands were accepted under this separate land use redesignation application in order to separate the timelines of the applications and allow for the timely subdivision and transfer of the subject lands prior to the approval of the larger outline plan application.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0468

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley
Road NW, LOC2018-0140

Location Maps



Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0468

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140

Site Context

The subject site is located in the community of Residual Sub-Area 02L, and is situated between Nose Creek and Symons Valley Road. The site consists of a portion of a parcel of land that constitutes approximately 100 acres of land and is located to the northeast of Symons Valley Road NW. The subject site itself is approximately 12.98 hectares (32.09 acres). To the north and northwest of the site is Rocky View County and to the east and south is agricultural land.

The site itself is a generally flat and grassed area adjacent to Nose Creek, and contains a Class III wetland with intermittent streams. The site is bordered by Symons Valley Road NW to the west and south and Nose Creek to the east.

The site is located within the *Glacier Ridge Area Structure Plan* as identified on Attachment 2.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application will facilitate the construction of a future stormwater facility to service an adjacent development, as well as allowing for the subdivision of the subject site from the parent parcel of land.

It is unusual to be proceeding with a land use redesignation for a stormwater pond associated with an unapproved outline plan. The planning considerations below, highlight the specific circumstances and conditions which ultimately led to Administration's recommendation.

Planning Considerations

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The intent of this district is to protect lands for future urban forms of development by restricting premature subdivision and development. The district has a minimum parcel size of 64.0 hectares and does not allow for the subdivision of the subject parcel from the existing "parent" parcel. Therefore, the existing land use district does not allow for the necessary transfer of land to occur.

The proposed land use for the western portion of the subject site is Special Purpose – City and Regional Infrastructure (S-CRI) District. The purpose of this district is to provide for a variety of infrastructure and utility facilities, maintenance facilities and uses operated by various levels of government. In this case, the intention of the proposed land use is to accommodate a stormwater management facility.

The proposed land use for the eastern portion of the subject site, those lands directly adjacent to Nose Creek is Special Purpose – Urban Nature (S-UN) District. This district is intended to be applied to lands that have been dedicated as environmental reserve. This portion of the subject site falls within the 30m setback from Nose Creek and as such are classified as environmental reserve.

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140

These proposed land uses will allow for the future provision of a stormwater facility, protection of the natural areas through the dedication of environmental reserve, as well as allow for the subdivision of the subject lands in order to facilitate a land purchase for the purposes of servicing the future adjacent development. Although that outline plan remains unapproved at this time, Administration notes that the proposed land uses are consistent with the servicing review being contemplated and an appropriate and necessary use of the land, regardless of the final layout of the outline plan.

Development and Site Design

The proposed land use will facilitate a stormwater pond to service a nearby proposed development. The S-CRI portion of the lands will be comprised entirely of a stormwater retention facility and associated infrastructure, while the S-UN portion of land will be left in a natural state and dedicated as Environmental Reserve (ER).

Environmental

An Ecological Inventory was completed as part of *Glacier Ridge Area Structure Plan* (2015) which identified areas for future study within the subject lands at the time of an outline plan application. As required, a subsequent Biophysical Impact Assessment (BIA) was submitted for the LOC2017-0368 outline plan area. Currently, the BIA for LOC2017-0368 is not approved, but has undergone two comprehensive reviews by Parks Urban Conservation, with only minor amendments remaining prior to formal approval of the report. The conclusions and terms identified within the BIA, as well as compliance with provincial and municipal policies for protection of water bodies and wildlife have been well established for this application. This understanding has supported Administration for the advancement of this separate land use application.

Transportation

The site is bound by the existing Symons Valley Road NW to the south-and-west, and by the City limits to the north.

The *Glacier Ridge ASP* identifies changes to the regional (arterial) road network in the area. The changes include an extension of Shaganappi Trail to the north which will facilitate a new intersection with Township Road 261A in Rockyview County; and a future bridge replacement of the existing crossing of West Nose Creek along Symons Valley Road. Symons Valley Road will extend north of the future crossing and tie in with Mountain View Road (known as Range Road 20 further north in Rockyview County).

A closure of Symons Valley Road between Mountain View Road and Shaganappi Trail NW will also be implemented. The closed section of Symons Valley Road NW will be replaced by a Regional Pathway as indicated in Section 4 of the *Glacier Ridge ASP*. Symons Valley Road NW will need to remain open until such time that the extension of Shaganappi Trail to Township Road 261A is complete.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0468

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140

These road network updates are per the *Glacier Ridge ASP* which facilitate a second north-south connection with Rockyview County relative to the one which exists currently.

As the ultimate network is implemented, the south-and-west boundary conditions of the proposed pond will be modified from interfacing an existing road (Symons Valley Road NW), to interface a Regional Pathway per the ASP. A portion of the site will be bound by the future Shaganappi Trail extension.

The applicant provided cross-sections to illustrate the interface of the pond with the future Shaganappi Trail NW extension. The Transportation Impact Assessment provided in support of the larger outline plan application included analysis of the intersection of Shaganappi Trail NW with Township Road 261A, and the applicant provided concepts illustrating potential road alignments adjacent the pond and designs for the intersection of Shaganappi Trail NW and Township Road 261A which comply with the ASP and with the required transportation standards.

There is an existing access from Symons Valley Road NW to a homestead on the Rowlandson property. This access will be maintained, and formalized via an easement at the time of subdivision.

Utilities and Servicing

No services are required to service the proposed development. The site is intended to be utilized for stormwater management purposes to service the greater Glacier Ridge development area. By securing this site for stormwater management purposes, the number of storm ponds required to service the full catchment area will be reduced. This will lead to an overall cost savings from both a capital and operating perspective.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. No comments were received by CPC report submission date. No community association exists in the area.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0468

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley
Road NW, LOC2018-0140

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendments 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)

The site is identified as belonging to the “Future Greenfield” land use typology as identified in Map 1 of the *Municipal Development Plan*. The *Municipal Development Plan* policies for Future Greenfield Areas stipulate that the plans for these areas will be established through Area Structure Plans and outline policies for those Area Structure Plans. The *Glacier Ridge Area Structure Plan*, discussed below, is the relevant Area Structure Plan for the subject site.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The subject site falls within the Environmental Open Space Study Area of the *Glacier Ridge Area Structure Plan*. The Environmental Open Space Study Area identifies areas that may be environmentally significant and may require further study at the outline plan or land use stages. As detailed in the Environmental section above, these studies have been completed and provide more detailed analysis of the environmental significance of the subject lands. The studies identified that the 30 metre setback from Nose Creek is classified as Environmental Reserve, which is reflected in the proposed land use, Special Purpose – Urban Nature (S-UN) District.

Environmental studies identified the portion of the site proposed to contain a stormwater facility as containing a Class III wetland. While it is Administration’s desire to protect wetlands wherever possible, in this situation, the needs of wetland protection had to be balanced against the need to provide stormwater retention for the development, and to provide a consolidated stormwater facility. The proposed location of the stormwater facility was deemed to be preferable to other alternatives for a variety of reasons, including topographical considerations (the proposed pond is located below the proposed development, reducing the need for pumping of stormwater), capital and operating considerations for one consolidated storm pond as opposed to several smaller storm ponds, as well as the effect of several smaller storm ponds would have on the proposed community with regards to the contiguity, functionality and grading challenges.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0468

Land Use Amendment in Residual Sub-Area 02L (Ward 2) at 15454 Symons Valley Road NW, LOC2018-0140

Social, Environmental, Economic (External)

Financial Capacity

Current and Future Operating Budget

The proposed land use redesignation will facilitate the construction of a large, consolidated stormwater facility to serve the adjacent community. Providing a consolidated pond will eliminate the need for multiple ponds within the plan area, reducing ongoing maintenance costs.

Current and Future Capital Budget

The proposed land use redesignation will facilitate the construction of a large, consolidated stormwater facility to serve the adjacent community. Providing a consolidated pond will reduce the City-funded capital requirements for the storm trunk from \$3.9M to \$0.5M, a savings of \$3.4M.

Risk Assessment

The applicant has been informed that approval of the subject land use redesignation does not imply the approval of the associated Staged Master Drainage Plan or of the related outline plan and land use and outline plan application (LOC2017-0368). Furthermore, as the subject site is constrained on all sides either by a road, a meander belt for Nose Creek or a jurisdictional boundary (Rocky View County), there is little risk of a change to the proposed land use boundaries in the future to accommodate a larger stormwater facility. Any additional stormwater management measures that may be required to service the related outline plan area will be managed through measures other than an expansion of the area of the pond. These measures may include increased storage depth, an increased release rate to Nose Creek, or use of stormwater for irrigation purposes.

Approval of the subject application does not carry significant risk of approving uses that would be inappropriate on the site, nor does the proposed land use constrain the ability of Administration to review the related outline plan in a fulsome manner.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation will facilitate the transfer of land to the developer of the adjacent outline plan, providing needed stormwater facilities for the associated outline plan development. The proposed land use is an appropriate use for the parcel and does not pose and significant risks to the City of Calgary.

ATTACHMENT(S)

1. Applicant's submission
2. Location Plan