



Local Plan Amendment & Redesignation Item: Residential

Electoral Division: 3

File: PL20210120/21 / 05618459

Date:	September 10, 2024
Presenter:	Christine Berger, Planner 2
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess the proposed Watermark at Bearspaw Conceptual Scheme amendment and the redesignation of Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M.

- PL20210120: To amend the Watermark at Bearspaw Conceptual Scheme by inserting Appendix 9 to provide a policy framework to guide future subdivision and development of Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M.
- PL20210121: To redesignate Lot 4, Block 1, Plan 1712232 within SE-18-25-02-W05M from Residential, Rural District (R-RUR p4.0) to Direct Control District to facilitate future subdivision.

This item was previously heard on May 14, 2024, where Council made the following motion:

MOVED by Reeve Kissel that Council refer applications PL20210120 and PL20210121 back to Administration to work with the Applicant to address concerns related to:

- *The wastewater treatment plant expansion requirements*
- *HOA - requirement of an agreement between Watermark HOA and Damkar Villas*
- *Recreation space needed and consideration for a Community Centre*
- *Dark skies, lighting to be confirmed*
- *Confirmation of buffer on the north and west boundary of the property*
- *Revised the measurement of the Villa height from 11m to 9m*

A summary of the Applicant's revisions is set out within this report for Council's consideration. Administration continues to advise that the applications align with all County policies and requirements.

ADMINISTRATION'S RECOMMENDATION

PL20210120 (Conceptual Scheme Amendment)

- THAT Bylaw C-8524-2024 be given first reading.
- THAT Bylaw C-8524-2024 be given second reading.
- THAT Bylaw C-8524-2024 be considered for third reading.
- THAT Bylaw C-8524-2024 be given third and final reading.

PL20210121 (Redesignation)

- THAT Bylaw C-8525-2024 be given first reading.
- THAT Bylaw C-8525-2024 be given second reading.
- THAT Bylaw C-8525-2024 be considered for third reading.
- THAT Bylaw C-8525-2024 be given third and final reading.

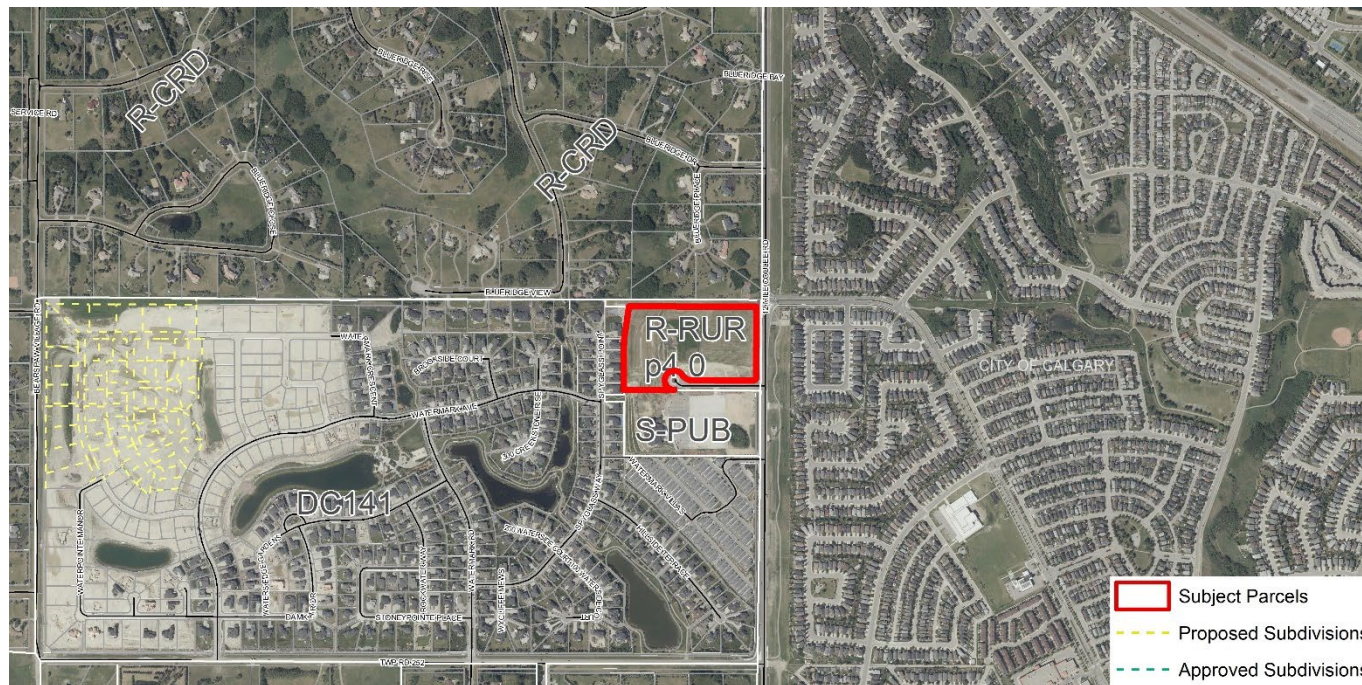


Local Plan Amendment & Redesignation Item: Residential

BACKGROUND

Location (Attachment A)

Located approximately 1.21 kilometres (0.75 miles) south of Highway 1A, on the west side of 12 Mile Coulee Road, and immediately west of the city of Calgary.



Site History (Attachment B)

The Watermark at Bears paw Conceptual Scheme was originally approved in 2009. An amendment (Appendix 8: Damkar Lands) was approved in 2014 to facilitate the development of the Centre Street Church site, which lies to the south of the subject proposal.

A Conceptual Scheme amendment and redesignation application to support a 350-unit residential community catering to seniors on the subject lands was refused by Council in May of 2021.

A Conceptual Scheme amendment and redesignation application to support a 79-unit residential development was brought forward on May 14, 2024; Council referred the item back to the Applicant to address certain criteria.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies.

The City of Calgary's most recent response indicated that it does not oppose the proposed development.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed applications; however, they noted that further review and comments will be provided at the time of future subdivision.

Landowner Circulation (Attachment D)

The application was circulated to 902 adjacent Rocky View County landowners and 190 adjacent City of Calgary landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); three letters in support, one neutral letter, ten letters of concern from seven unique addresses, and five letters in opposition were received. As a result of the Applicant's public engagement, an additional 41 letters of support from 35 unique addresses were received. Of these letters, 23 were from within the County, 16 letters were from adjacent residents in the city of Calgary, one was from a resident in the town of Cochrane, and one was from an unknown address.

Local Plan Amendment & Redesignation Item: Residential

ANALYSIS

Conceptual Scheme Amendment Overview (Attachment F)

The proposed Conceptual Scheme amendment intends to establish a policy framework to facilitate redesignation, future subdivision, and development of a seniors-oriented residential community of up to 79 villa-style units.

Previous direction from Council required the Applicant to address concerns related to the following:

- Wastewater treatment plant expansion requirements
- Requirement for an agreement between Watermark Homeowners' Association (HOA) and Damkar Villas
- Recreation space needed and consideration for a Community Centre
- Confirmation on the use of dark sky lighting
- Confirmation of a buffer on the north and west boundary of the property
- Reducing the height of villas from 11m to 9m

An overview of the Applicant's response to each item has been included below.

Wastewater Treatment Expansion Requirements

The Applicant engaged CIMA+ to provide a technical memorandum regarding the Bears paw Wastewater Treatment Plant (WWTP) upgrade requirements. The memorandum analyzed current sludge management information and concluded the proposed 79-unit development would result in one additional truckload of sludge every three weeks. At the time future of subdivision, should the upgrades to the WWTP be required based on the wastewater generation to service the proposed development, the Applicant would be required to construct required upgrades to the WWTP to the satisfaction of the County.

Agreement between Watermark HOA and Damkar Villas

The Applicant is actively working to finalize an agreement with the Watermark Homeowners' Association (HOA) and has submitted a letter to this effect from the HOA. The final discussion is mainly in relation to the Damkar development's cost contribution toward existing watermark amenities.

Recreation Space and Consideration for Community Centre

A recreation space specifically intended to serve the proposed 79-unit development has not been included in the Conceptual Scheme amendments; instead, the Applicant is proposing that existing amenities in Watermark be utilized by Damkar residents as members of the HOA. Additionally, the Applicant has expanded the open space around the west end of Damkar Court to include more seating around the lookout point and public rock garden for residents to use.

Lighting Considerations

Section 10.2 of the Conceptual Scheme amendment (Appendix 9) addresses lighting regulations. Policy 10.2.2 ensures development within the plan area will adhere to the outdoor lighting regulations in the *Land Use Bylaw*; the Applicant has also committed to following the International Dark Sky Association Guidelines.

Buffer on North and West Boundary

Figures 8 and 8a within Appendix 9 show the proposed buffer along the north and west boundaries. Policy 7.2.6 speaks to requirements in the buffer area; a landscaping plan that provides for appropriate screening would be required at subdivision stage. Figure 8a outlines an additional 15.27 m setback from the northern property line of the development to the boundaries of the country residential parcels to the north as a result of a pipeline right of way.

Local Plan Amendment & Redesignation Item: Residential

Building Height

The Applicant has reduced the proposed maximum height from 11 metres to 10 metres. Due to the existing slopes on site and the intended housing form, as well as the way in which building height is calculated (the average of all elevations), the Applicant has stated that a maximum height greater than 9 metres would be required. As such, they have amended the proposal to allow for a maximum height of 10 metres. For context, Direct Control Bylaw (DC-141) allows for a maximum height of 11 metres, and the Luxury Villas site to the south allows for a maximum height of 9 metres as per the applicable Master Site Development Plan. Adjacent City of Calgary lands to the east are zoned 'Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District', which allows for a maximum principal building height of 10 metres. The maximum height proposal of 10 metres is consistent with surrounding development.

Policy Review (Attachment E)

The amended application was found to align with the direction and intent of all relevant statutory plans. The application was reviewed in accordance with the Calgary Metropolitan Regional Growth Plan (Growth Plan), the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), the Bearspaw Area Structure Plan (ASP), the Watermark at Bearspaw Conceptual Scheme (CS), Appendix 8 (Damkar Lands) to the Watermark at Bearspaw CS, and the *Land Use Bylaw*.

If Council would like more certainty regarding potential WWTP upgrades, they may wish to consider the Alternate Direction to add policy to the conceptual scheme amendment that ensures the applicant provides an update to the sanitary servicing study as per actual wastewater usage for the proposed development at subdivision stage. If upgrades to the WWTP are determined to be required based on the wastewater generation to service the proposed development, the Applicant would be responsible to construct the upgrades to the satisfaction of the County.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

PL20210120 (Conceptual Scheme Amendment)

THAT Policy 9.2.1 in Appendix 9 be amended to read "At subdivision stage, the Applicant shall provide an update to the sanitary servicing study as per actual wastewater usage for the proposed development to the satisfaction of Rocky View County. Any identified improvements to wastewater infrastructure, including obtaining necessary approvals and permits to service the plan area, shall be the responsibility of the developer and shall be completed to the satisfaction of Rocky View County".

THAT Bylaw C-8524-2024 be given first reading, as amended.

THAT Bylaw C-8524-2024 be given second reading, as amended.

THAT Bylaw C-8524-2024 be considered for third reading, as amended.

Local Plan Amendment & Redesignation Item: Residential

THAT Bylaw C-8524-2024 be given third and final reading, as amended.

PL20210121 (Redesignation)

THAT Bylaw C-8525-2024 be given first reading.

THAT Bylaw C-8525-2024 be given second reading.

THAT Bylaw C-8525-2024 be considered for third reading.

THAT Bylaw C-8525-2024 be given third and final reading.

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Bylaw C-8524-2024 (CS Amendment)
- Attachment G: Bylaw C-8525-2024 (Direct Control District)
- Attachment H: May 14th, 2024 Public Hearing Report (No Attachments)

APPROVALS

Manager:	Dominic Kazmierczak, Planning
Executive Director/Director:	Brock Beach, Acting
Chief Administrative Officer:	Byron Riemann

