



Local Plan Amendment & Redesignation Item: Residential

Electoral Division: 3

File: PL20210120/21 / 05618459

Date:	May 14, 2024		
Presenter:	Christine Berger, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the proposed Watermark at Bears paw 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 Bears paw 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.

The subject proposal was assessed 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 Bears paw Area Structure Plan (ASP), the Watermark at Bears paw Conceptual Scheme (CS), Appendix 8 (Damkar Lands) to the Watermark at Bears paw CS, and the *Land Use Bylaw*. The proposal was found to align with all applicable planning documents.

The Watermark at Bears paw Conceptual Scheme is a statutory document, as it is appended to the Bears paw ASP. Under the requirements of the Calgary Metropolitan Region Board's Regional Evaluation Framework (REF), the proposed amendments are not required to be referred to the Board as it proposes less than 80 dwelling units outside of a Preferred Growth Area.

ADMINISTRATION'S RECOMMENDATION

PL20210120:

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:

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.

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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 Bearspaw 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.

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, however, it was noted that due to Growth Plan Policy 3.1.10.3, an exception may have to be submitted to the Calgary Metropolitan Region Growth Board.

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, seven letters of concern from six 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.

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ANALYSIS

Conceptual Scheme Amendment Overview (Attachment F)

The proposed Conceptual Scheme amendment (Appendix 9) 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. Design-related policies have been incorporated into the proposal to ensure consistency with the remaining Watermark community; these policies include architectural and landscaping standards that reflect the surrounding community's character. These standards are to be administered by a condominium board/association, which would be created as a condition of future subdivision.

The proposal would gain an all-turn access from Damkar Court, an internal subdivision road with access from 12 Mile Coulee Road NW (under the City of Calgary jurisdiction). The City of Calgary has confirmed this access plan is sufficient, and that no intersection upgrades would be required at this time.

Wastewater servicing is to be provided through the Watermark gravity collection system, which was expanded during the construction of Damkar Court and includes two mains stubbed into the site. The proposed extension of the stubbed mains is illustrated in Figure 12 (Utility Servicing) of the proposed Conceptual Scheme. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant (WWTP) located within the Watermark development.

Water servicing would be provided through Rocky View County (formerly Blazer Water Systems Ltd.) Water Treatment Plant (WTP). Water distribution mains to service the proposed development were installed during the construction of Damkar Court. Two mains have been stubbed into the site, which would be extended and looped to service the buildings. Fire suppression would also be provided through this system.

An independent review conducted by the County in 2022 indicated that a capacity upgrade of the existing WWTP and WTP would be required to service the full build of Watermark and the proposed Damkar development (including some spare capacity); Policies 9.1.1 and 9.2.1 of the proposed Appendix 9 ensures future improvements to water and wastewater infrastructure are the responsibility of the developer.

The stormwater management concept for the site proposes the utilization of a major and minor system, including trap lows, catch basins, and underground storage to manage stormwater for the proposed development. No stormponds are expected to be required. The minor system is connected to the existing Damkar Phase 1 pipe system. Three stubs exist for future connection along the south side of the proposed development. Section 9.3 of the proposed Appendix 9 includes policy to ensure a Site-Specific Stormwater Implementation Plan that meets the requirements of the Watermark at Bearspaw Master Drainage Plan is to be submitted at subdivision stage.

All other outstanding technical items would be addressed at the future subdivision stage.

Policy Review (Attachment E)

The 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*.

With respect to the Growth Plan, although the subject parcel is not located in a Preferred Growth Area as per Schedule 1 (Regional Growth Structure) of the Growth Plan, Policy 3.1.10.1 states that Area Structure Plans existing prior to adoption of the Growth Plan will remain in effect. Additionally, Policy 3.1.10.3 states that any amendments to an ASP outside of a Preferred Growth Area shall not increase the overall projected population within the plan area. The original Watermark at Bearspaw Conceptual

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Scheme allowed for an overall density of 1.95 units per gross acre; the current application is slightly higher than that figure at 2.05 units per gross acre (across the overall Watermark at Bearspaw Conceptual Scheme area). Originally, 57 units were intended for the Damkar lands, and the current proposal would allow for up to 79 units. Although the 22-unit difference is higher than that approved under the current CS, the intent of Policy 3.1.10.3 has been met, as the difference would not materially impact the projected population of the overall plan area (the Bearspaw ASP area).

The Calgary Metropolitan Region Board's (CMRB) Regional Evaluation Framework (REF) does not require municipalities to refer Statutory Plan amendments to the Calgary Metropolitan Region Growth Board if the amendments meet certain criteria; as per Policy 4.2 (c) iv., statutory plan amendments that propose less than 80 dwelling units outside of a Preferred Growth Area do not require Board referral. Taking into account that the application aligns with the Growth Plan, no objection has been raised by the City of Calgary, and the subject application falls under the REF threshold for referral to the CMRB, Board referral is not considered to be required.

The proposed Direct Control District Bylaw allows for multiple types of housing, ranging from single-detached dwellings, duplex/semi-detached dwellings, and rowhousing. Regulations such as setbacks, maximum site coverage, and maximum height have been included in the proposed Direct Control District bylaw. The proposed maximum height for principal buildings has been set at 11 metres, which is consistent with the remainder of Watermark at Bearspaw, as Direct Control Bylaw (DC-141) also allows for a maximum height of 11 metres.

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

No alternative options have been identified for Council's consideration.

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 H: Bylaw C-8525-2024 (Direct Control District)