



PLANNING POLICY

TO: Council
DATE: May 18, 2021 **DIVISION:** 8
TIME: Morning Appointment
FILE: 05618459 **APPLICATION:** PL20200050
SUBJECT: Redesignation Item – Residential

Note: This application should be considered in conjunction with Conceptual Scheme amendment application PL20200051 (agenda item E-2).

APPLICATION: To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 350 unit residential community catering to seniors.

GENERAL LOCATION: Located immediately adjacent to the city of Calgary, approximately 1.2 kilometres (0.75 miles) south of Highway 1A, and on the west side of 12 Mile Coulee Road.

LAND USE DESIGNATION: Residential, Rural District (p4.0).

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8055-2020 on July 14, 2020. The bylaw has been amended to reflect changes to the Land Use Bylaw and proposal since that time. The application aligns with all statutory plans including relevant policies of the Interim Growth Plan, County Plan, Bearspaw Area Structure Plan (BASP), and the Watermark Conceptual Scheme (WCS); the proposed Direct Control District also provides an appropriate implementation framework for the development. In accordance with the policies of the WCS, an amendment to the Conceptual Scheme (PL20200051 – E-5) has been submitted with this redesignation application to update the planning framework for redesignation, subdivision, and development to proceed.

Noting the concerns of The City of Calgary, Council may wish to consider the tabling of this item (Option 2) to allow for further collaboration and potential resolution of these concerns. If proceeding with approval of second reading, it should be determined whether the proposal is considered to be regionally significant, and motions are available below for Council to provide direction on referral to the CMRB.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8055-2020 be amended in accordance with Attachment 'C'.

Motion #2 THAT Bylaw C-8055-2020 be given second reading, as amended.

If Council wishes to refer Bylaw C-8056-2020 (Watermark Conceptual Scheme amendments) to the CMRB:

Motion #3A THAT consideration of third and final reading of Bylaw C-8055-2020, as amended, be tabled until a decision has been rendered by the Calgary Metropolitan Region Board on Bylaw C-8056-2020 (Watermark Conceptual Scheme amendments).

Administration Resources

Jessica Anderson, Planning Policy



If Council wishes to not refer Bylaw C-8056-2020 (Watermark Conceptual Scheme amendments) to the CMRB:

Motion #3B THAT Bylaw C-8055-2020 be given third and final reading, as amended.

Option #2: Motion #1 THAT Bylaw C-8055-2020 be tabled to allow additional time for continued collaboration with the City of Calgary.

Option #3: THAT application PL20200050 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Interim Growth Plan; • Municipal Development Plan (County Plan); • Rocky View / City of Calgary Intermunicipal Development Plan; • Bearspaw Area Structure Plan; • Watermark Conceptual Scheme; • Land Use Bylaw; and, • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Traffic Impact Assessment (TIA) prepared by Bunt & Associates, dated April 8, 2020; • Damkar Seniors Housing Conceptual Scheme Amendment Utility Servicing Design Brief, prepared by CIMA+, dated April 2020; • Damkar Senior Housing Memo prepared by Blazer Water System, dated June 27, 2020; • Preliminary Stormwater Management Report prepared by Westoff Engineering, dated April 14, 2020; • Phase 1 Environmental Site Assessment prepared by Almor Engineering Associates in 2006.
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POLICY ANALYSIS: This report focuses primarily on the compatibility with relevant statutory plans while the associated conceptual scheme amendment application focuses on the technical aspects of the proposal.



Interim Growth Plan

The IGP includes key Region-Wide Policies on collaboration (3.2.2), and sourcewater protection (3.2.3) to be considered for new ASP's and amendments to existing ASP's. The proposed ASP amendment is site-specific in this case; therefore, the Applicant has addressed these matters through specific policies in the proposed Conceptual Scheme amendment; the updated Conceptual Scheme would be appended to the ASP and in doing so, would be considered part of the statutory ASP requirements.

The proposal is considered to align with the Intensification and Infill Development Type policies within Section 3.4 of the IGP, as it achieves higher density in central core areas and utilizes existing infrastructure.

In addition, the proposal is consistent with the Mobility Corridors policies in Section 3.5 because the proposal sufficiently demonstrates that the land use, built form, and density optimizes the proximity and adjacency to regionally significant mobility corridors; it also provides mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors. Specifically, Policies 8.1.1 to 8.1.7 of the proposed Conceptual Scheme amendment require that necessary upgrades are implemented at time of development.

Interim Regional Evaluation Framework Submission

Per section 4, submission criteria, of the Interim Regional Evaluation Framework (IREF), a Municipality shall refer to the Calgary Metropolitan Region Board:

c) All amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units;

The proposed amendment would increase the number of units permitted on the site from 67 (as currently identified in the Watermark CS) to 350 units. Although no policies in the Bears paw ASP specifically require that conceptual schemes (or conceptual scheme amendments) be appended to the ASP by amendment to the ASP, this has been the practice for all conceptual schemes previously adopted by Council. Appending the conceptual scheme through an amendment to the ASP gives it statutory weight and would appear to necessitate referral to the Calgary Metropolitan Region Board following second reading of the bylaw.

However, Council may also wish to note Section 4.2.2 d. of the IREF; this states that member municipalities do not need to refer statutory plan amendments to the Board where the municipality has determined the amendments not to be regionally significant. As the existing Watermark Conceptual Scheme always identified these lands for senior-living type development, Council may take the position that there is limited merit in referring the proposal to the Board; the proposal is consistent with the intent of the statutory conceptual scheme, and is simply implementing the higher level vision of an already approved plan.

Calgary / Rocky View Intermunicipal Development Plan (IDP)

The subject lands are identified in Map 1: Plan Area and Map 4: Growth Corridors/Areas as a residential growth corridor for the County. Per policy 8.1.2, County growth corridors should be developed in accordance with relevant statutory plans.

In accordance with Section 15.0 of the IDP, the application was circulated, along with supporting technical information, to the City for comment. The City's comments are included in Attachment 'B' and there is overall opposition to the application proceeding at this time. The City also requested additional information, which was provided, although with less than 30 days to review. However, Administration considers that the Applicant has addressed The City's concerns sufficiently to ensure compliance with the IDP and other relevant statutory plans.



Section 6.0, Interface Planning policies in the IDP identifies transition tools that may be used to mitigate impacts on adjacent sites and provide an appropriate transition. The transition tools include density, open space, landscaping, berming, topography, stormwater management facilities, road alignment/access and site/building design. While no negative impacts to the existing development in the City of Calgary is anticipated, the Applicant held additional open houses and completed an aesthetic re-design of the proposed buildings to address and incorporate feedback from residents in the area.

County Plan

The subject lands are identified as a residential growth area with an existing area structure plan in Map 1 (Managing Growth) of the County Plan. Section 10 speaks to the variety in appearance and character of country residential communities. The Plan lists common characteristics of country residential development describing these areas as primarily dispersed low-density development (most common form in the Bearspaw area), but also including a variety of lot sizes; therefore, the proposed WCS amendment reflects this support for varying lot sizes, and the higher densities proposed within the development appear appropriate in providing a transition from urban development in Calgary to lower density to the west as developed through the existing WCS.

Bearspaw Area Structure Plan (BASP)

The proposal has been assessed in accordance with the BASP. The lands are identified on Map 3: Concept Plans as Development Priority Area 2 & 3, where conceptual schemes are required. Policy 8.1.14 of the ASP sets out criteria for all conceptual schemes to consider. Figure 7: Future Land Use Scenario identifies the lands as country residential and Policy 8.1.20 states that proposals contemplating parcels less than 4.0 acres in size shall be supported by conceptual schemes. The adopted Watermark Conceptual Scheme adequately addresses the BASP criteria and provides a policy framework for residential development on the Damkar lands. The proposed conceptual scheme amendment is consistent with the vision of the Watermark Conceptual Scheme, and by extension the BASP, through the attachment of Appendix 9: Damkars Legacy Project.

Land Use Bylaw

The redesignation component of this application would give effect to the Conceptual Scheme amendments by redesignating the subject lands from Residential, Rural District (R-RUR) to Direct Control District for the development of four senior's oriented buildings.

The proposed district provides the appropriate regulatory framework for the intended uses on the site and would implement the vision of the Damkar Conceptual Scheme amendment. The purpose and intent of this District is to permit the development of a comprehensively planned, medium-density, multi-dwelling condominium residential housing development, a portion of which would include a dedicated Senior's Community. The district sets out available uses, development regulations (including building height restrictions) and subdivision regulations.

The application has been evaluated in accordance with the Rocky View / City of Calgary Intermunicipal Development Plan, Bearspaw Area Structure Plan, and Watermark Conceptual Scheme. The proposal is consistent with the above noted plans and Administration recommends approval.

ADDITIONAL CONSIDERATIONS:

The subject site is located immediately west of the city of Calgary, one mile south of Hwy 1A, and adjacent to and west of 12 Mile Coulee Road. A religious assembly use is located immediately south and forms part of the Damkar family legacy project. The subject land is within an area of the County that has experienced significant residential development through the development of the Watermark community. As a result, the majority of the lands within this area have been fragmented into residential parcels with a gross density of two units per acre, with the exception of the subject lands, which currently remain undeveloped. The land consists of generally flat lands that slope from northeast to the western portion of the parcel. The proposed access to the site is through the existing 12 Mile Coulee Road to the east.



Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/sl

ATTACHMENTS:

- ATTACHMENT 'A': Application Information
- ATTACHMENT 'B': Application Referrals
- ATTACHMENT 'C': Bylaw C-8055-2020 and Schedule A
- ATTACHMENT 'D': Map Set
- ATTACHMENT 'E': Public Submissions