



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 20, 2021 **DIVISION:** 7

TIME: Afternoon Appointment

FILE: 06513002/06524001/002/004/007 **APPLICATION:** PL20200173

SUBJECT: Residential and Industrial Conceptual Scheme – Rocky Creek Conceptual Scheme

Note: This application should be considered in conjunction with Redesignation application (E-4 item - PL20200174).

APPLICATION: To adopt the Rocky Creek Conceptual Scheme (CS) that provides a policy framework to guide future redesignation, subdivision, and the development of a residential community with a mix of industrial, commercial, and recreational uses.

GENERAL LOCATION: Located on the northeast junction of Highway 566 and Range Road 11.

LAND USE DESIGNATION: Agricultural, General District (A-GEN) and Direct Control District (DC-80)

EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8132-2021 on February 23, 2021. The proposal is consistent with the following documents:

- The proposal meets the Conceptual Scheme requirements outlined in the County Plan.
- The proposed development is consistent with the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan (IDP), Balzac West Area Structure Plan (ASP), Rocky Creek Country Club Conceptual Scheme (CS).

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8132-2021 be amended in accordance with Attachment 'C'.
Motion #2 THAT Bylaw C-8132-2021 be given second reading, as amended.
Motion #3 THAT Bylaw C-8132-2021 be given third and final reading, as amended
- Option #2: THAT application PL20200173 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i> (MGA); • Rocky View County/City of Calgary IDP; • City of Airdrie / M.D. of Rocky View IDP; • Municipal Development Plan (County Plan); • Balzac West ASP; and • Rocky Creek Country Club CS 	<ul style="list-style-type: none"> • Preliminary Geotechnical Subsoil Investigation (Almor Engineering Associates Ltd. August 2002) • Historical Resource Impact Assessment (Bison Historical Services Ltd. August 5, 2006) • Phase One Environmental Site Assessment (Base Property Consultants Ltd. September 10, 2010) • Water Body Ownership, Boundary Assessment and Research Program (Stantec Consulting Ltd., August 2017) • Environmental Desktop Assessment (Urban System Ltd., December 11, 2020) • Servicing Design Brief (Urban Systems, December 2020) • Sub-Catchment Master Drainage Plan (Urban Systems, December 2020) • Traffic Impact Assessment (ISL Engineering and Land Services Ltd. February 2021)

DEVELOPMENT CONCEPT:

The proposal is to establish a residential community with a mix of industrial, commercial, and recreational uses.

The proposed residential areas are designed through a number of cul-de-sacs and p-loops that back onto a series of open spaces with a comprehensive walkway system. The use of cul-de-sacs and p-loops typically lessen the amount of cut-through traffic and create a more desirable housing product which can lead to higher assessed property values. However, the number of cul-de-sacs proposed may increase the County's long-term winter maintenance costs based on present day levels of service.

The residential lands are anticipated to be developed primarily as single detached dwellings but may include semi-detached and row houses. The overall density is anticipated to be four to five (4-5) units per acre depending on market conditions.

Industrial development is to be situated adjacent to Highway 566 and within the existing Hamlet of Balzac. The location of industrial development is compatible with existing industrial uses in the vicinity. In addition, future industrial development at the north end of the plan area is intended to follow the Balzac West ASP requirements, which envision light industrial, commercial, and offices uses.

Commercial development and a variety of housing types would be situated at the southwest corner of the plan area, serving as a community hub to provide local services to patrons. The following table provides a breakdown of the various components of the plan area.



Residential Area proposed residential density: 4-5 units/acre anticipated 1045 -1306 dwelling units, pending servicing capacity	± 261.27 acres	± 41%
Industrial Area (total)	± 168.32 acres	± 27 %
Mixed Use Area (commercial + residential)	± 16.95 acres	± 3%
Municipal Reserve	± 51.07 acres	± 8%
Municipal School Reserve	± 12.08 acres	± 2%
Public Utility Lot	± 10.75 acres	± 2%
Internal Roads	± 117.52 acres	± 18%

Transportation

The proposed development is to be accessed from Range Road 11 and Highway 566. The intersection of Range Road 11 of Highway 566 is currently being upgraded from stop-controlled to a roundabout by Alberta Transportation and is anticipated to be completed by the end of September 2021. In addition, work for the 40th Ave and the QE II interchange is currently underway with an anticipated completion date of October 2023. It is anticipated that the completion of the 40th Ave interchange at the QE II would help alleviate the current traffic pressures seen on Range Road 11.

The submitted Traffic Impact Assessment (TIA) concluded that the Highway 2 & Highway 566 interchange will be able to accommodate approximately 200 residential units based on existing capacity. It is anticipated that the completion of the 40th Ave interchange at the QE II will likely increase the available capacity of the interchange at the QE II/Hwy 566 to accommodate a total of approximately 400 residential units. At each future subdivision stage, the Applicant will be required to provide an updated TIA to determine the timing for off-site improvements.

Water and Wastewater

Potable water and wastewater servicing would be provided by connection to the East Balzac systems that are currently being extended to West Balzac by the County. Construction is anticipated to be completed later this year. Water capacity is available for the development and also ensures adequate fire protection. Wastewater is to be collected and conveyed to the East Rocky View Wastewater Transmission Line.

Stormwater

The Applicant provided a Sub-Catchment Master Drainage Plan that meets the requirements of the Nose Creek Watershed Water Management Plan. Drainage from the development would be conveyed to the stormwater facilities, including piped and overland drainage systems, vegetated swales, ditches, and the reconstructed wetlands. Approval from Alberta Environment for any wetland disturbance would be required at future development stages. The reconstructed wetlands would form part of the stormwater infrastructure through the use of Public Utility Lots (PULs) that will be owned and maintained by the County. Drainage collected in the PULs would be released to Nose Creek at the stipulated release rates and volume requirements of the Nose Creek Watershed Water Management Plan.

Environmental Reserve

The Applicant provided an Environmental Desktop Assessment and Phase 1 Environmental Site Assessment. The studies confirm that there are no records of a contamination within the property, no sensitive vegetation and wildlife are identified on-site, and no significant environmental impairment.



Several linear wetlands are identified in the plan area and would be dedicated as Environmental Reserve at a future development stage. The large wetland at the east along the railway would act as a buffer to separate the existing railway and industrial development from the new residential development. This buffer places the residential development greater than 30m away from the railway, which meets the *Guidelines for New Development in Proximity to Railway Operations*.

Municipal Reserve and Open Space

The proposed development offers extensive open spaces and parks. The proposed Municipal Reserve accounts for 10% of the net development area, meeting the requirement of the MGA. Municipal Reserve would be owned by the County but maintained by the future Home Owners Association.

A \pm 12.0 acre school site is to be situated in the central area and meets the parcel size requirement of Rocky View Schools for a K-9 school.

Pathways and trails would be constructed within the open space and parks, and along the wetlands to promote connectivity and walkability within the community. The proposed pathway is intended to connect to the regional trail network where appropriate.

Development Phasing

The proposed development is expected to be completed over 14 phases. The development timing and sequence are pending market demand and availability of off-site infrastructure. The initial phase is to be constructed at the southwest of the plan area.

Home Owners Association

A Home Owners Association will be established to maintain and operate the community amenities, including the open space and pathway network, and solid waste management and recycling.

Public Consultation

The Applicant indicated that discussions have taken place with all landowners in the area and previous open houses have taken place regarding the development.

Historical Resource Act Clearance

The Applicant submitted a Historic Resource Impact which concludes that there are no significant archaeological sites identified within the plan area and that no further work is recommended within the proposed development. Historical Resource Act Clearance was granted on October 2, 2006.

Balzac West ASP

The south portion of the lands falls within the Existing Hamlet of Balzac Policy Area. Policy 6.4.1 states that predominant uses would include the approved Rocky Creek Country Club CS (residential uses and golf course), commercial, recreation, institutional, and light industrial uses. The Applicant proposes to replace the previously approved Rocky Creek Country Club CS with the new Rocky Creek CS. The proposed residential use components and open space network meet the intent of the Rocky Creek Country Club CS. In addition, the proposed industrial development along Highway 566 is consistent with the Existing Hamlet of Balzac policy area.

The north end of the plan area is identified as future industrial and is anticipated to include a light industrial business park, commercial, and office uses as per the ASP. As mentioned, prior to redesignation and subdivision, an amendment to the Rocky Creek CS or new CS would be needed to support development on these lands.

Overall, the proposed Rocky Creek CS addresses the Conceptual Scheme requirements within Appendix C of the County Plan.



Respectfully submitted,

"Brock Beach"

Acting Executive Director
Community Development Services

Concurrence,

"Kent Robinson"

Acting Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8132-2021 and Schedule A (Proposed Rocky Creek Conceptual Scheme)

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions