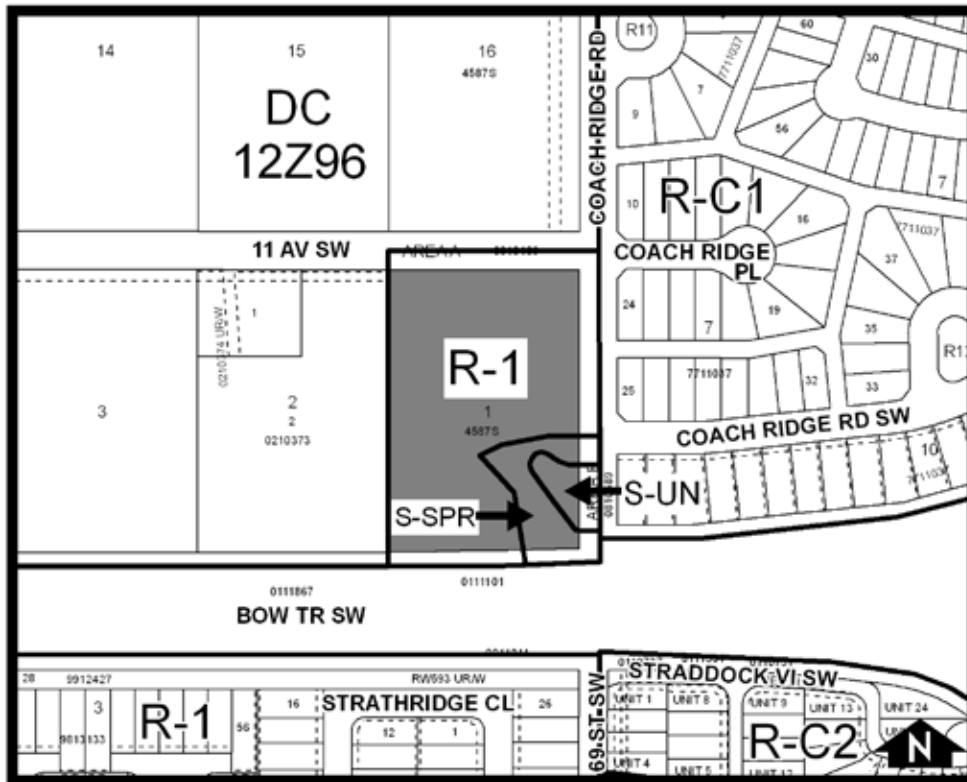


REPORT TO COUNCIL FROM CALGARY PLANNING COMMISSION

LAND USE AMENDMENT & OUTLINE PLAN	ITEM NO: 06	
	FILE NO:	LOC2007-0025
	CPC DATE:	2010 January 21
	COUNCIL DATE:	
	BYLAW NO:	

COACH HILL
(Ward 6 - Alderman Connelly)



PROPOSAL:

To redesignate 1.29 ha ± (3.19 ac ±) located at 7007 – 11 Avenue SW (Plan 4587S, Block 1) from DC Direct Control District to R-1 Residential Single-Detached District, S-UN Special Purpose – Urban Nature District and S-SPR Special Purpose – School, Park, and Community Reserve District.

Outline Plan to Subdivide 1.49 ha ± (3.69 ac ±).

(Map 22W)

APPLICANT:
IBI Group Inc.

OWNER:
1259297 Alberta Ltd.
(Bri-Mor Developments Ltd.)

CURRENT DEVELOPMENT: Residential acreage.

ADJACENT DEVELOPMENT:

NORTH: Residential acreages.

SOUTH: Single-detached residential development.

EAST: Single-detached residential development.

WEST: Residential acreages.

SITE CHARACTERISTICS:

The subject site slopes generally from northwest to southeast, with a shallow draw at the southeast corner of the site. Tree stands cover the majority of the site.

There is one existing residence on the site that will be retained and incorporated into the proposed development.

RELEVANT POLICIES:

East Springbank Area Structure Plan:
Approved by Council 1997 September 15;

East Springbank Area Structure Plan APPENDIX III: East Springbank II Community Plan
Approved by Council 1998 October 5.

RELEVANT PLANNING HISTORY:

On 2000 July 17, Council redesignated 1.65 ha± (4.08 ac±), southeast of the subject site to DC to accommodate single detached and semi-detached residential development (Amendment 99/089, Bylaw 93Z2000).

On 1997 September 22, Council redesignated 2.42 ha± (5.97 ac±) southeast of the subject site to DC and PE to accommodate an existing historical/heritage site and a comprehensively designed residential development (Amendment 96/079, Bylaw 98Z97).

On 1997 June 3, Council redesignated 31.24 ha± (77.20 ac±), south and east of the subject site from DC to R-1 and PE to accommodate single detached residential development and open space (Amendment 97/002, Bylaw 43Z97).

On 1996 April 24, Council redesignated nine square miles in the East Springbank area to DC to accommodate rural residential development (Amendment 96/005, Bylaw 12Z96).

SUMMARY OF CIRCULATION REPLIES				
CIRCULATED TO	NO REPLY	NO OBJECT	EASMT REQ'D	REMARKS
CPAG			X	SEE APPENDIX I
ENMAX	X			
TELUS COMMUN.	X			
ATCO GAS	X			
CABLE TV		X	X	
FIRE DEPT.		X		
CORP. PROPERTIES	X			
CALGARY BRD. ED.		X		
SEP. SCHOOL BRD.		X		
SITE PLANNING		X		
C.H.R.		X		
E.M.S.		X		
COM. & SOC. DEV.	X			
POLICE SERVICE	X			
AB INFRASTRUCTURE		X		
ADJACENT OWNERS				SEE REPORT
COACH HILL/PATTERSON HEIGHTS COMMUNITY ASSOCIATION				SEE APPENDIX VI

PLANNING EVALUATION

Development Context

This Outline Plan, Land Use Redesignation application is located in the community of Coach Hill. The subject site is located on the north side of Bow Trail SW. It is bounded to the east by Coach Ridge Road SW and to the north by 11 Avenue SW.

Proposed Development & Land Use Districts

This application proposes a redesignation of 1.29 hectares \pm (3.19 acres \pm) from DC Direct Control District. The following Bylaw land use districts are proposed:

- | | |
|-------|--|
| R-1 | Residential One Dwelling District: 1.09 hectares \pm (2.69 acres \pm) for single-detached residential development. |
| S-SPR | Special Purpose- School, Park & Community Reserve and District: 0.15 hectares \pm (0.37 acres \pm) for Municipal Reserve. |
| S-UN | S-UN Special Purpose - Urban Nature District: 0.06 hectares \pm (0.15 acres \pm) for Environmental Reserve. |

Legislation & Policy

The East Springbank Area Structure Plan (ASP) and East Springbank Area Structure Plan APPENDIX III: East Springbank II Community Plan identify the subject site as being located in the Standard Density Infill policy area. This policy area allows residential development at a density of 7.4 to 12.4 units per hectare (3 to 5 units per acre). The anticipated density of 11.89 units per hectare (4.8 units per acre) conforms with the density range permitted in the Area Structure Plan.

In order to provide a logical division between this development in Coach Hill and future development to the west in the community of West Springs, to avoid a mid-block crossing of the regional pathway alignment, and as per the Community Plan, the portion of 11 Avenue SW north of the application lands will terminate in a cul-de-sac at the western edge of the Plan Area.

Residential Development

Residential development will consist of an anticipated 17 single-detached residential lots with an average lot width of approximately 13 metres.

The most steeply sloping portions of the site will not be developed; therefore retaining walls will not be required in this development. Treed areas at the backs of lots will be preserved or rehabilitated where possible. The developer will investigate the feasibility of utilizing bio swales rather than concrete drainage gutters to accommodate rear-lot drainage.

Open Space & Pathways

The draw at the southeast corner of the site will be dedicated as Environmental Reserve, and left undisturbed.

Municipal Reserve dedication of 10 percent is owed, and will be located around the Environmental Reserve. The Municipal Reserve will incorporate an area of Low Impact Development (LID) stormwater management, open passive space and tree protection. The LID component will encumber the MR land but to an amount of less than 33 percent of the MR area and thus conforming to Parks Open Space Policy.

Transportation Network

A total of 11 lots will be accessed from a proposed cul-de-sac, Coach Ridge Point SW, which will extend from Coach Ridge Road SW. The remaining 6 lots will be accessed from 11 Avenue SW, which will terminate in a cul-de-sac at the western edge of the Plan Area.

Utilities Servicing

- (a) Water
The subject lands will be serviced through tie-ins to existing 400mm water mains on 11 Avenue SW and Coach Ridge Road SW.
- (b) Sanitary
The subject lands will be serviced via connections to an existing 200mm concrete gravity main in Coach Ridge Road SW.
- (c) Storm
Stormwater will be retained in temporary ponding areas on-site, and channeled into the future interchange at Bow Trail SW and Sarcee Road SW. An amendment to the Master Drainage Plan will be required prior to third reading by Council to ensure that this drainage scheme is acceptable.
- (d) Shallow Utilities
Gas, power, cable and telecommunications will be provided through extension of existing services from adjacent lands.

Environmental Issues

A Level 1 Environmental Site Assessment prepared by Base Property Consultants Ltd. in October 2006 concluded that no significant impairments exist to development of the subject site.

Growth Management

No growth management issues were identified pertaining to this application.

Community Association Comments

The Coach Hill Patterson Heights Community Association provided comments on this application. Concerns included maintaining appropriate lot size for the area, an existing gas line on the property, providing a sidewalk from the regional pathway and that efforts be undertaken to landscape the area of the road closures. The applicant has met with the Association several times to discuss these concerns and Administration is satisfied that their concerns have been addressed. The Community Association's letter is contained in APPENDIX IV

Adjacent Neighbour Comments

Four letters were received from adjacent residents who are in opposition to this application. Concerns included traffic, construction noise and traffic, and loss of open space. Administration has considered the issues that were raised and is satisfied that the application has minimized the impact of the development on the surrounding areas.

CONCLUSION:

The Corporate Planning Applications Group supports this Outline Plan and Land Use Amendment on the basis that:

1. The proposals are consistent with the intent of both the East Springbank Area Structure Plan and the East Springbank Area Structure Plan APPENDIX III: East Springbank II Community Plan.
2. The redesignation to R-1, S-SPR and S-UN is compatible with existing and approved uses on adjacent lands and provides for residential uses and open space.
3. The site can be serviced to the standards of The City of Calgary.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

- A. Recommend that Council **ADOPT**, by bylaw, the redesignation of 1.29 hectares \pm (3.19 acres \pm) from DC Direct Control District **to** R-1 Residential One Dwelling District, S-SPR Special Purpose- School, Park & Community Reserve and S-UN Special Purpose - Urban Nature District.
- B. Recommend that Council **WITHHOLD** third reading of the land use redesignation, until such time as an addendum to the Master Drainage Plan (or a staged master drainage plan for the two sub-catchment areas in the south east area of the MDP) for this area is approved by Water Resources.
- C. Recommend that Calgary Planning Commission **APPROVE** this Outline Plan subject to the conditions contained in APPENDIX I.

A Boire
2010 January 11

Conditions of Approval

Planning

1. At the time of tentative plan application, a Real Property Report shall be submitted for the dwelling that is to remain, with dimensions to the proposed property lines. Compliance with the Land Use Bylaw will be expected.
2. The existing dwelling located in the southern portion of the site shall be removed prior to endorsement of the final instrument.
3. No retaining wall structures over 0.6 metres high shall be permitted in the Outline Plan area.
4. Decorative street lighting to the satisfaction of the approving authority shall be required in this community.
5. As identified in the Community Plan, if considered necessary by the Approving Authority, a homeowners association shall be established, consistent with homeowners associations for the East Springbank area, to maintain entry features, pedestrian-scale decorative streetlighting, etc.
6. All fencing backing onto Environmental Reserve and Municipal Reserve shall be chain link or wrought iron, and shall be to the satisfaction of the Approving Authority.

Urban Development

7. Stormwater management facilities are required to service this area. The facilities may need to be oversized for additional land upstream of the Plan area. A pre-design report that identifies the required storage volume and land requirement for the storm water facility must be approved by Water Resources **prior to the approval of the affected tentative plan.**
8. **Prior to the affected tentative plan approval**, the developer is responsible to close and consolidate all excess road r.o.w. along 11 Avenue SW, Coach Ridge Road SW and the City r.o.w. south of Coach Ridge Road SW. An access easement will be required to provide interim access to Roman & Ana Wesoloski property to the west.
9. **Prior to the affected tentative plan approval**, provide cross-section, drawn to scale and dimensioned from property line and lip-of-gutter showing existing, interim and ultimate grades across 11 Avenue SW, Coach Ridge Road SW and Bow Trail SW. Cross-sections shall indicate and provide dimensions for all proposed widening or required closures.
10. **Prior to the affected tentative plan approval**, the Developer shall provide a plan showing the proposed primary and construction access routes to the plan area.
11. **Prior to release of any permits or permissions to construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.

12. **Prior to Stripping and Rough Grading approval**, an erosion and sedimentation control plan for the site is to be submitted to the Urban Development Business Unit for review and approval.
13. Due to the grades on this site, the developer shall submit the storm and sanitary sewer designs.
14. Show all existing driveway accesses along 11 Avenue SW. Developer is responsible for obtaining all backsloping agreements from adjacent privately-owned parcels.
15. The developer must submit to the Manager of Urban Development an acceptable Deep Fills Report, prepared by a qualified Geotechnical Engineering Consultant in accordance with the Guidelines for Preparing Geotechnical Reports. This Deep Fills Report is to identify the lots to be developed on fills in excess of 2 m above original elevations within the Plan area. Furthermore, the report is to state whether the lots to be developed on these fills will require any specific development restrictions. If required, a Development and Geotechnical Covenant is to be registered against the affected lots, prohibiting the developing of the lots, except in strict accordance with the development restriction recommendations for the Deep Fills Report.
16. The developer shall submit a Geotechnical Report for slope stability satisfactory to the Manager of Urban Development in accordance with the Guidelines for Preparing Geotechnical Reports. The developer shall not develop the lands except in strict accordance with such Geotechnical Report and, if required in the opinion of the Manager of Urban Development, a Development and Geotechnical Covenant is to be registered against the lands to that effect.
17. Separate service connections shall be provided for each proposed lot.
18. Appropriate acreage assessment charges, inspection fees and boundary costs shall apply at the time of development.
19. Development of this site will be subject to the terms and conditions of a Subdivision Development Agreement(s).
20. The Applicant shall make cost sharing arrangements with Dundee Developments for part cost, less the payment for oversize, of the watermain within 11 Avenue SW constructed by Dundee under their Westsprings Phase 1 Development Agreement (1999-3) adjacent to the north boundary of the Land Use Redesignation Plan Area.
21. The Applicant shall make cost sharing arrangements with M.B.W. Developments Ltd for part cost, less the payment for oversize, of the underground utilities and surface improvements within Coach Ridge Rd S.W. constructed by M.B.W. under their Coach Hill Phase 1B Development Agreement (1976-44) adjacent to the east boundary of the Land Use Redesignation Plan Area.
22. The Applicant, at its expense but subject to normal oversize, endeavor to assist and boundary cost recoveries, will be required to:
 - Construct the surface improvements and underground utilities within the full width of 11 Avenue S.W. adjacent to the north boundary of Land Use Redesignation Plan Area,

- Construct the Regional pathway within and abutting the Land Use Redesignation Plan Area.
 - Install any offsite sanitary sewers, storm sewers, water mains and construct any offsite roads required to service the Land Use Redesignation and Outline Plan Area. The Applicant will be required to obtain all rights, permissions, easements or rights of way that may be required to facilitate these offsite improvements.
 - Construct the Storm Water Retention/Sedimentation Ponds and associated storm water management facilities required to service the Outline Plan Area to the satisfaction of the Manager, Urban Development and in accordance with current City policy on storm water wet/dry pond construction.
23. All existing utilities within the right-of-way are to be protected by easement or to be relocated at the applicant's expense.
24. All existing access to the affected properties in the area is to be maintained or alternative access to be constructed at the applicant's expense.
25. The closed right-of-way should be removed from the City's ownership and sold to the adjacent properties.
26. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.

Transportation

27. No direct vehicular access will be permitted to or from Bow Trail SW.
28. Prior to endorsement of the Tentative Plan for registration and subsequent to finalising lot and building grades, a noise analysis shall be submitted to and approved by the Director, Transportation Planning for the residential development adjacent to Bow Trail SW.

Parks

29. The developer shall install and maintain a temporary construction fence on the Municipal Reserve property line with the adjacent Environmental Reserve to protect ER lands **prior to the start of any stripping and grading operations** during all phases of construction. This fence shall be highlighted and noted on the DP drawing. Contact the Parks Development Inspector (Office 268-1381 or Mobile 804-9417) to approve the location prior to installation;
30. The developer shall rehabilitate and restore any damage occurring to naturalized MR or ER lands – including utilities resulting from encroachment onto same during construction. The restored area is to be maintained until established and approved by Parks;
31. Prior to the approval of the affected Tentative Plan, ensure that site grading matches existing grades of the subject ER lands with all grading confined to non ER lands, unless otherwise approved by Parks;
32. The regional pathway alignment shown on the plan is to be built at the expense of the Developer as per the Development Agreement;

33. The Developer shall submit detailed engineered and landscape construction drawings for the MR lot to both Water Resources and Parks for review.
34. Trees being preserved on the R-1 lots, as well as public trees located on the Municipal Reserve / Environmental Reserve within or adjacent to the outline plan area that are to be protected via Reserve dedication, shall be retained and protected during all phases of development by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence.

SUBDIVISION DATA SHEET

	HECTARES	ACRES
GROSS AREA OF PLAN	1.49	3.69
LESS: ENVIRONMENTAL RESERVE	0.06	0.15
NET DEVELOPABLE AREA	1.43	3.54

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI FAMILY)
R-1	1.09	2.69	17	N/A
Total Residential	1.09	2.69	17	N/A

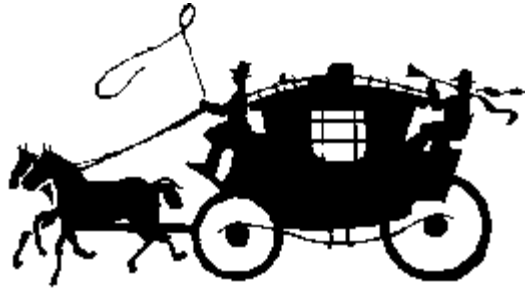
	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0.20	0.50	13.2%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.15	0.37	10%

Applicant's Submission

This application represents an Outline Plan and Land Use Amendment request for a ±1.49 ha (±3.69 ac) development site located in the southwest quadrant of the City of Calgary, to be called Coach Ridge Estates. This site lies on the boundary between the communities of Coach Hill and West Springs. The site currently houses two existing homes, only one will be kept as part of the new Outline Plan. This application seeks to re-designate the site to facilitate a high end, architecturally controlled, low density "estate" residential development. The proposed Outline Plan considers the site within its unique setting.

Coach Ridge Estates is being planned as high-end residential enclave and is intended to fit in with the quality of housing evident in the adjacent communities. The proposed land use and density is consistent with City policy for the subject site and will dedicate land to facilitate the transition of the regional pathway system along the north side of Bow Trail, into the interior of the community to the north and west. The proposed Outline Plan is the result of discussions with the City administration, the local Alderman, and the surrounding communities.



Coach Hill Patterson Heights Community Association

Box 74132 - 148-555 Strathcona Blvd. SW - T3H 3B6

Phone: 403-242-5152

Email: admin@chph.ca

Coach Hill Patterson Heights Community Association

John W. R. Hall
Subdivision Planner 2
The City of Calgary
Development & Business License
Development & Building Approvals
john.w.hall@calgary.ca

LOC2007-0025 re: Proposed 17 lot subdivision on 5 acres, at 7007 11 Avenue SW.

Mr.. Hall,

Within the context of the low density R1 re-designation being sought for the subject site, the plan as given in option 1 is considered to be the most acceptable for a high end, architecturally controlled site. This is because option 1 displays more consistency of lot size and therefore in all probability, also of building size, which is important for a high end development. This concept would be further enhanced if lots 1, 2 and 3 in option 1 were made into two larger lots instead so as to be more compatible with lot 4, which is larger and has the existing large dwelling.

We would also like to draw you attention to the existing gas line on the property to the east of the existing home, (lot 5 & 6 ?), which is a concern to us.

Because the access to this land is a very crude, unfinished, untidy, country road, may we please have a sidewalk along the side of this development to allow safe access to the Regional Pathway.

The adjacent road to the north of the subject property, 11 Avenue, is intended to be closed as part of this re-designation.

As already communicated verbally to Ben Lee, the contact person in the application, that it is the Community Association's desire that in future, the closed portion of this section of 11 Avenue become a small park or play ground which may also facilitate and perhaps become part of the Regional Pathway

In order to achieve the foregoing, the Community Association requests that alongside granting this re-designation, of the subject property, the City pursues the following:

1. Permanent closure of the eastern portion of 11 Avenue adjacent to the subject property.
2. Initiate an agreement with the developer, adjacent land owners, and Community Association to landscape the closed roadway prior to granting the re-designation.
3. An arrangement, on a best effort basis, by all parties to raise funds in order that the landscaping in item 2 of the above is achieved.

The Community Association would like to note that other road closure sites for possible landscaping into park space exists in the vicinity. These potential small parks would uniquely and desirably enhance this corner of Coach Hill.

Thank you,

Rosemary Berglund
President
Coach Hill/Patterson Heights Community Association

