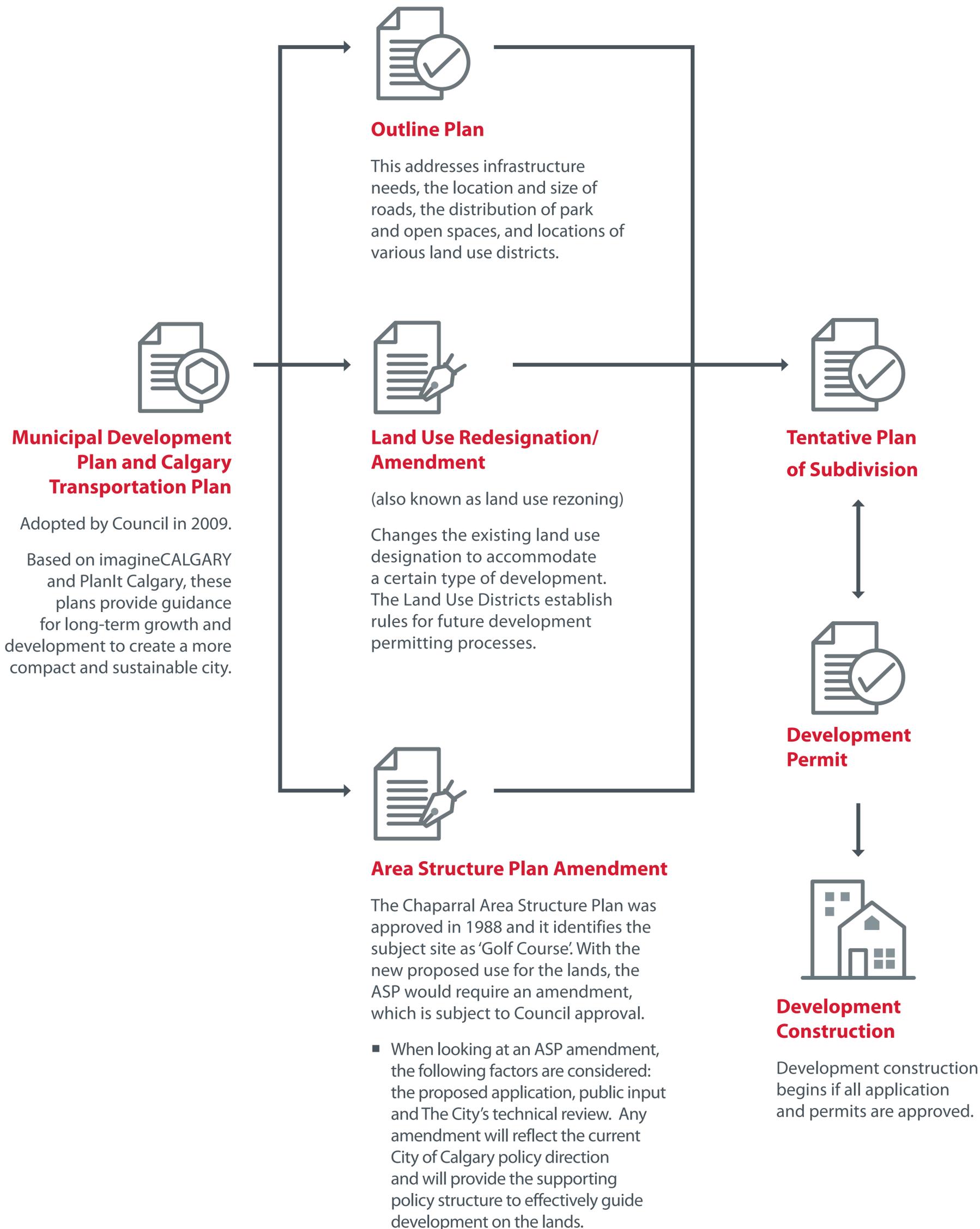


Planning Process



What is Municipal Reserve?

Municipal Reserve (MR) is reserve land used for park space.

When lands are being subdivided, a municipality can:

- Secure land from a landowner/developer to use as a Public Park. The amount of land cannot exceed 10% of the parcel of land (minus conservation or environmental reserves).

OR

- Require a cash-in-lieu payment. The payment cannot exceed 10% of the appraised market value if it is provided as cash-in-lieu.

Are Municipal Reserve lands owed (as part of the subdivision process)?

All land within the site is privately owned. The landowner does not owe Municipal Reserve within the plan area as a cash-in-lieu option was paid to The City in 2009.

- The golf course lands (including the subject parcel which was part of the golf course at that time) were subdivided in 2001. The City agreed to defer the obligation to provide MR or cash-in-lieu payment as long as the golf course was accessible to the public – as protecting the interest of public access is an important underlying principle in the planning of parks and open space.
- When the golf course began to operate as a private course in 2009 and “public access” was no longer feasible, the cash-in-lieu option was implemented as a logical way to address the outstanding reserve commitment.
- The Municipal Reserve requirement has been met and no additional land dedication is required.

Studies to be reviewed in support of this application include:



Preliminary Storm Water Analysis

Plans for the project's management of stormwater.



Geotechnical Report

Assesses site soil conditions to ensure they are suitable for development.



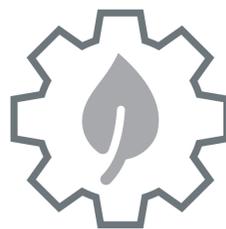
Transportation Impact Assessment

Assess if the proposed development can be supported by existing and proposed transportation infrastructure.



Sanitary Servicing Study

Review existing sanitary system capacity.



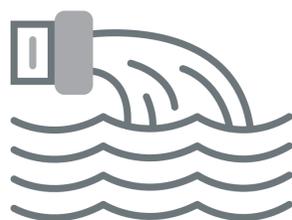
Biophysical Impact Assessment

Assesses biophysical features on the property and identifies potential impacts and mitigation strategies.



Environmental Site Assessment

Research on historical site information and site conditions.

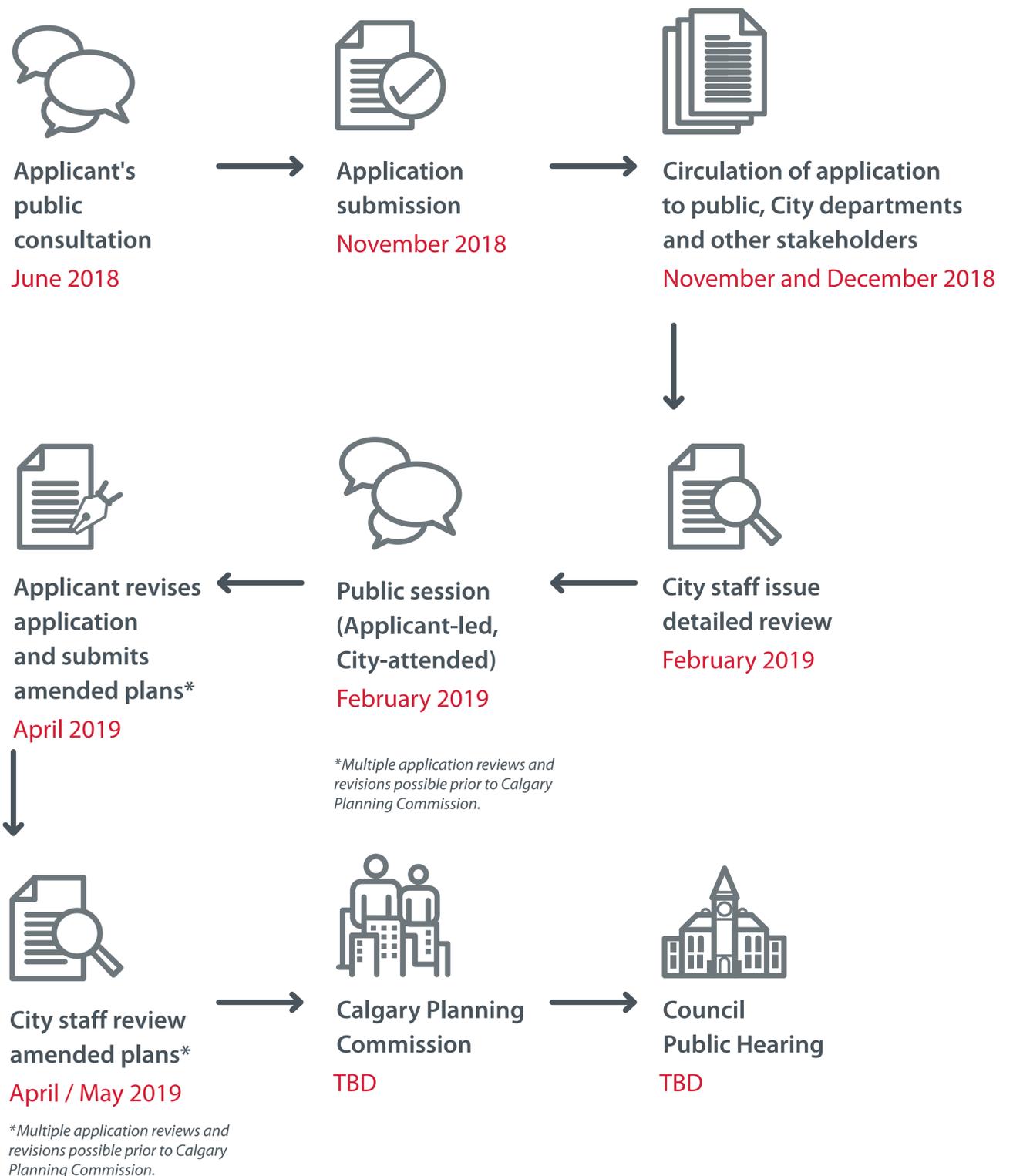


Staged Master Drainage Plan

Identifies required capacity, alignments and land requirements for stormwater infrastructure.

The City of Calgary application review team are still reviewing the supporting information submitted with the application. This involves ensuring they meet the required scope of work and meet City technical standards.

Application Review Process



Did you know City staff do not make the final decision on proposed development?

Here's what we do:

- Review the proposal (based on technical feasibility, City policies, stakeholder feedback, land owner rights) and provide feedback to the property owner.
- Ensure that the public has an opportunity to provide input.
- Negotiate changes to the proposal with the landowner, based upon The City's review of the proposal and feedback from the public.
- Prepare the bylaws and reports that would need to be approved in order for the development to proceed, these bylaws and reports inform City Council and the Calgary Planning Commission of everything that would need to happen if they approve the development.
- Make a recommendation to the Calgary Planning Commission and City Council about whether we think the proposed development should be approved.

Summary of Comments:

Categories	Concerns	City's Response
Traffic	Concerns that the proposed outline plan would create further congestion in the surrounding road network.	A Transportation Impact Assessment was completed in support of this application. All intersections are expected to operate within acceptable levels of service once the development is in place. If approved, traffic signals would be required at the intersections of: 194 Avenue @ Chaparral Valley Drive and 194 Avenue @ Osprey Drive. Intersection improvements including a new eastbound left turn lane would also be required at the intersection of 194 Avenue @ Osprey Drive SE.
Green space	Concerns that open space will be lost and the proposed outline plan does not meet the Municipal Development Plan's target for 10% Municipal Reserve.	There is no Municipal Reserve owing for the outline plan area as cash-in-lieu payment was paid in 2009 once the golf course was no longer public. Voluntary Municipal Reserve dedication of park space proposed by the applicant will need to meet City standards for size and function in order to be supported.
Density	Concerns that the proposed density exceeds the existing Area Structure Plan target and that the community does not have sufficient infrastructure to support the increased population.	Density proposed should align with policy. Alternatively, a proposed policy amendment will need to be proposed and considered.
Flood / Drainage	Concerns that the proposed development is located within the floodway and the proposed development would alter existing drainage system.	The proposed development would be required to provide the appropriate flood protection measures. All developments must avoid drainage impacts by designing to account for existing drainage systems and managing their own drainage requirements.

Summary of Comments continued:

Categories	Concerns	City's Response
Multi-residential development	Concerns that the proposed multi-residential development does not meet the characteristic of the existing neighborhood.	The M-1 (Multi-Residential – Low Profile) district, which is proposed, is intended to be in close proximity or adjacent to low density residential development. The specific design of the development will be reviewed at the development permit stage.
Property values	Concerns related to loss in property values due to adjacent development.	Property assessment is the value placed on a property for municipal and provincial taxation purposes which comes from measurement, analysis and interpretation of the real estate market. It is a separate, independent process from local area planning and The City does not manage property values through the planning process.
Land use and policy amendment	Request to keep the area zoned for recreation use.	The site is privately owned and the owner has the right to apply to change the use of their private land. Council will render the final decision on the land use and policy amendment.
Wildlife	Concerns related to the disturbance of animals in the golf course.	Through BIA (Biophysical Impact Assessment), the applicant is required to identify all wild life habitat features in the plan area, as well as conduct a nesting bird and an amphibian survey. An avoidance and mitigation strategy will be required within the report. Accepted methodology is to be followed.
Construction	Concerns related to construction activities and resulting noise and safety issues for residents.	If the application were approved, construction management mitigation measures will need to be adhered to.

What will be done with the feedback?

City staff will consider public feedback in the second detailed review and analysis of the project. City staff will also summarize public feedback in the report to Calgary Planning Commission and Council.