



March 19, 2021

Dear Sir/Madam:

Re: Pre-Application Enquiry - Preliminary Assessment Form
CPAG Pre-Application number: PE2021-00444

The Corporate Planning Applications Group has completed an initial review of your Pre-Application Enquiry submission. Please note that these comments are preliminary and are intended to highlight major issues only. These comments do not represent a full evaluation (i.e. Detailed Team Review) or endorsement of the proposal.

Please review the attached Pre-Application Preliminary Assessment Form and provide a proposed meeting agenda to the file manager prior to the Pre-Application meeting. Note only one pre-application meeting will be accommodated per Pre-Application Enquiry. Subsequent review and evaluation will be completed through the formal application process.

We look forward to receiving your proposed meeting agenda.

Sincerely,

Planner

Attachment

Application Number:	PE2021-00444
Application Description:	CPAG Pre-App Request for: Land Use, Development - Proposed Development on Parcel
Site Address:	15 SANTANA HL NW
Community:	SANDSTONE VALLEY
Applicant:	The City of Calgary
Meeting Date:	March 10, 2021
Date Comments Sent:	March 19, 2021

A Pre-Application Enquiry (PE) is a non-legislated process. The objective of a PE is to identify major issues or concerns that may be specific to the application and the impact of same on the surrounding context prior to a formal application submission. A PE may also identify applicable policies and application requirements.

This assessment contains 4 sections:

- **Applicant's Submission** – The applicant's explanation of the proposal/project
- **Application Timeline** – This includes dates of the key milestones that affect this project. A Customized Timeline based on the discussion between the CPAG team and the applicant may be required based on the complexity of the project.
- **Application Requirements** – The information and reports/studies that must be provided in addition to the Complete Application Requirement List (CARL). CPAG may refuse acceptance or place the application on hold after the Initial Team Review (ITR) where these have not been addressed.
- **Preliminary Assessment** – Identifies issues, obstacles and challenges that the Applicant and/or the Property Owner are expected to address prior to submitting the formal application.

These preliminary comments are based on information provided with the submission and on policy in effect at the date of the meeting. The formal application will be subject to further review and evaluation and based on policy in effect at the time of the formal application submission. As such, new or additional comments, clarification or alterations may be forthcoming.

Furthermore, the submitted application may be subject to a Calgary Planning Commission (CPC) Review; any subsequent fees shall be borne by the applicant. CPAG will make every effort to inform, as early as possible, when an application is to be referred to CPC for their review and their subsequent endorsement/decision.



Applicant's Submission

Affordable Housing is undertaking due diligence on the subject parcel (part) to determine if the lands are suitable for contribution to Council's approved Non-Market Land Sale program. At this early stage, Affordable Housing is in discovery seeking out CPAG comments on opportunities and constraints that would affect the development potential of the site. The applicant is proposing a redesignation to M-CG given the contextual location of the site. Rough calculations could possibly yield upwards of 50-55 new non-market housing units in a townhouse form based on density limitations in the M-CG district.

Required Information

In addition to the applicable Complete Application Requirement List (CARL), the following requirements must be addressed prior to submission of the formal application. The City of Calgary will place an application on hold after the Initial Team Review (ITR) where the Required Information comments have not been addressed.

Planning:

No comments

Development Engineering:

No comments

Transportation:

No comments

Parks:

No comments.

Preliminary Assessment

The following comments identify issues, obstacles and challenges with the proposal that the Applicant and Property Owner are expected to address prior to the submission of the formal application.

Planning:

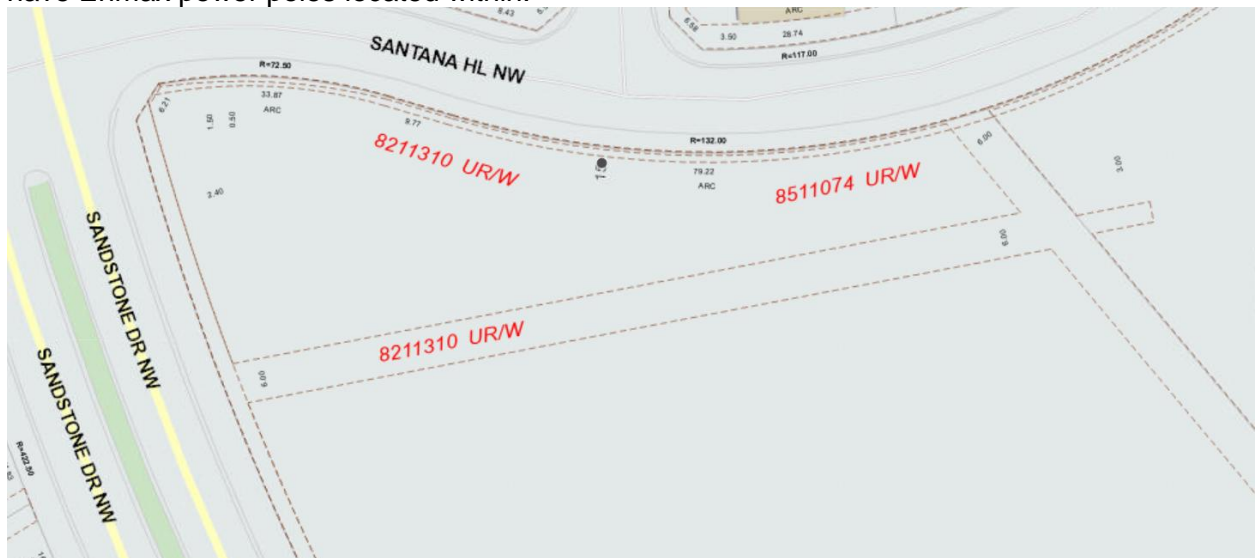
1. Reserves have been previously provided for the site. The proper land use must be assigned to the parcel/parcels before subdivision can occur, thus a land use redesignation application would be needed prior to subdivision.

2. The subject site falls within the Crowchild Phase 3 ASP. The Plan currently indicates the parcel as a Transit Loop. A minor amendment to the ASP may be required to support a land use redesignation of the site.

3. A land use redesignation to the M-CG District would seem supportable at this location given the surrounding context and land use in the area. A density modifier is available as part of the M-CG District if there was a desire to cap the units per hectare at a density lower than that prescribed in the District (111 uph).

Development Engineering:

1. This parcel is encumbered by some utility rights-of-way which could impact future development on the site. No encroachments into the UR/W are permitted. Alternatively, work with the affected utility provider to relocate the utilities in order to achieve a more usable development site. The 6.0m wide UR/W that runs through the site appears to have Enmax power poles located within.



2. Water, sanitary sewer and storm sewer are available for connection from Santana HL NW. Depending on the proposed intensity of development, a Sanitary Servicing Study will be required, likely at the Development Permit stage.
3. This site was included in a previous Development Agreement (Sandstone Valley, Phase 3 by Jager Holdings) and therefore the Off-site Levy will not apply to future development.
4. Multi-family developments require waste containers for garbage, recycling, and organic materials. Multi-family projects typically produce 0.23m³ of combined waste per week, so the number of waste containers required will be dependent on the number of units proposed.
5. Fire access to the site shall comply with the City of Calgary Fire Department Access Standard <https://www.calgary.ca/content/dam/www/csps/fire/documents/fire-department-access-standard.pdf>

Transportation:

1. Preliminary feedback is limited to high level conceptual information only pending a Site plan concept detailing proposed vehicular access, site layout etc.
2. Provide a vehicular access design to the satisfaction of Transportation Planning. Options for the applicant to explore include shared access through the Park N Ride site. New access to the site should be taken from Santana Hill, in alignment with Santana Place.

3. Confirm whether there is an intention to work with the existing site grades / boulevard grades or whether they will be re-worked as part of the project. Vehicular access to Santana Hill may require re grading of the boulevard.
4. Regarding pedestrian connectivity:
 - The existing pedestrian pathway connecting the Park N Ride lot to Santana Hill must be maintained or a suitable alternative connection made instead. If subdivision occurs, a Public Access Easement will be required on the prevailing pedestrian connection.

Parks:

1. Parks encourages the retention of the walkway connection or the construction of a similar connection along the eastern edge of the site.
2. The developer shall submit a detailed landscape plan at the time of Development Permit. Please note that all trees provided within the boulevards will require to be planted in accordance with *Parks Development Guidelines and Standard Specifications – Landscape Construction (current version)*. In addition, tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the General Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the General Manager, Engineering.
3. The developer shall endeavour to retain boulevard trees adjacent to the site as per the Tree Protection Bylaw (23M2002). At the Development Permit stage, servicing and walkways should be located in such a way that minimizes impact to adjacent boulevard trees.

If the removal of existing public trees along the adjacent boulevards is necessary, as per the City of Calgary Tree Protection Bylaw, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email tree.protection@calgary.ca to make arrangements for the letter and compensation.

****Please note that all trees on site are City owned trees and compensation will be required for removal.**