



Welcome

Why are we here?

The City of Calgary received an application to develop a parcel of land in the Cougar Ridge community. If Council approves the application, Administration would need to update the East Springbank Hill Area Structure Plan (ASP) - Appendix 5.

At this session you can:

- Learn about the planning process for the ASP amendments.
- Learn about the application and how it may impact the Cougar Ridge area.
- Share your thoughts, ideas and concerns about the application.
- Ask questions to City of Calgary staff.

Coulee Way

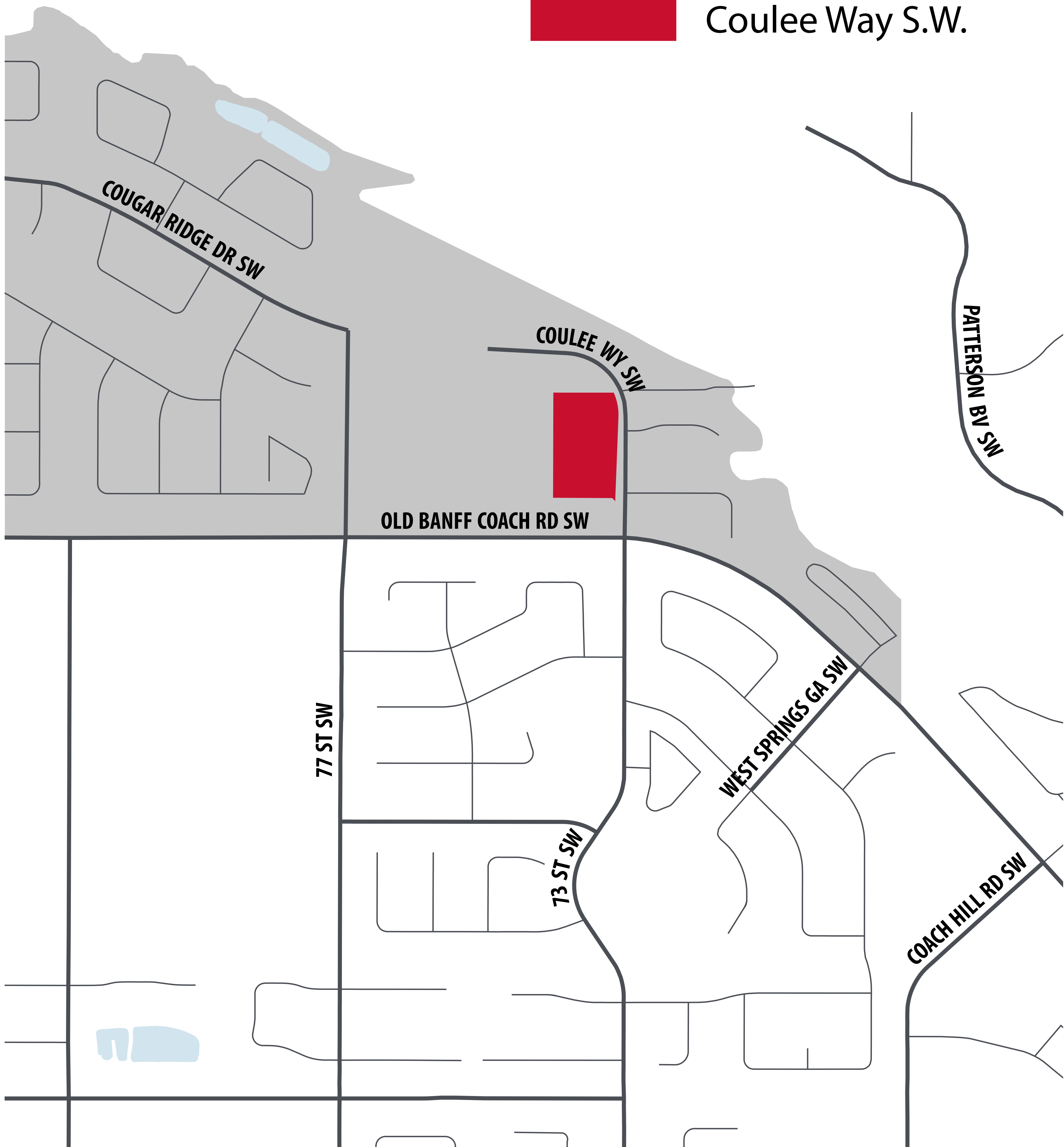
Application Site



East Springbank ASP
Appendix 5
Plan Area



Application Site
Coulee Way S.W.



Coulee Way

The planning process



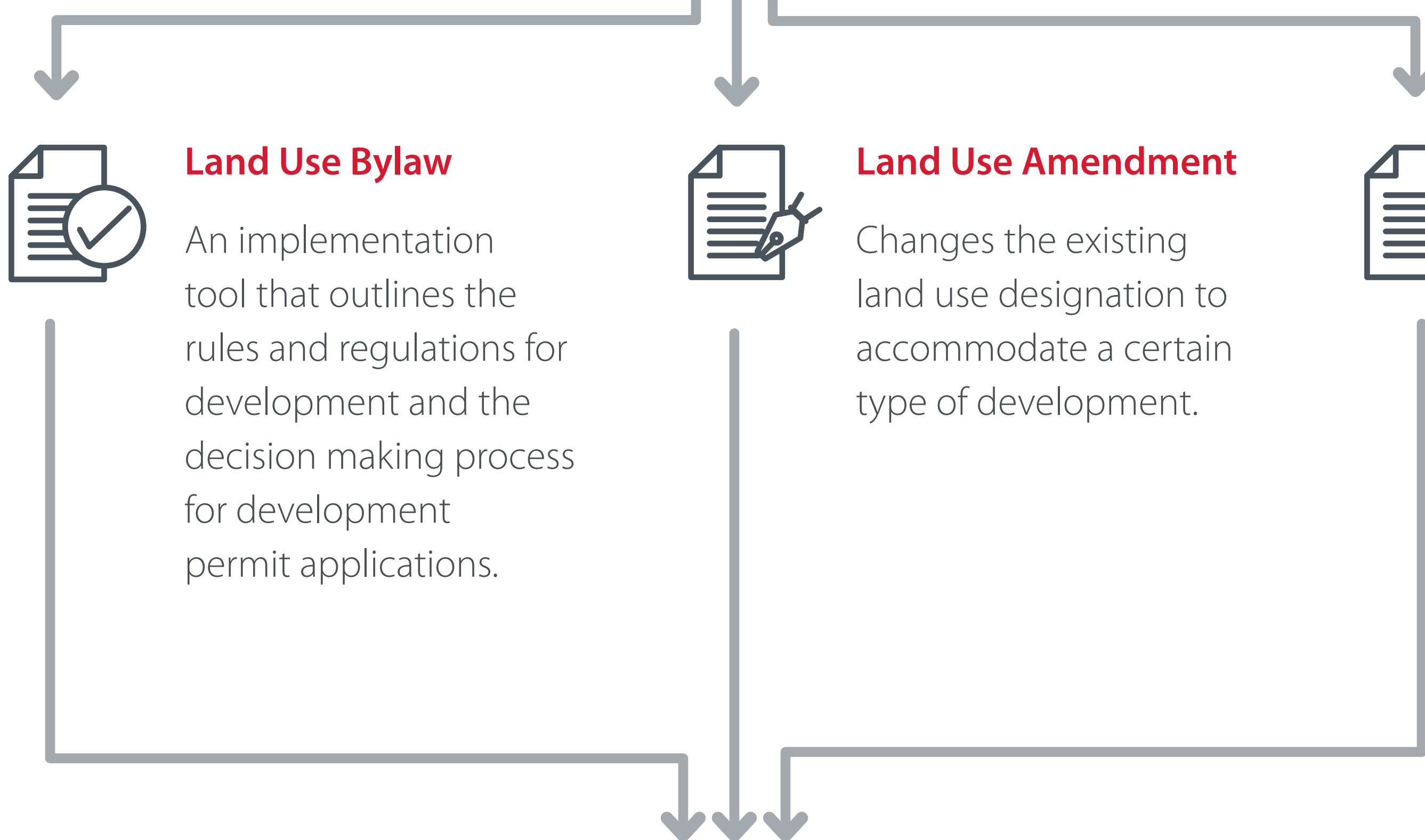
Municipal Development Plan vol. 1 and Calgary Transportation Plan

Adopted by City Council in 2009. Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



Area Structure Plan

A long-range planning document that includes policy to support a common vision, and outlines neighbourhood-specific policies such as density, priority streets and open spaces.



Land Use Bylaw

An implementation tool that outlines the rules and regulations for development and the decision making process for development permit applications.



Land Use Amendment

Changes the existing land use designation to accommodate a certain type of development.



Outline Plan

Addresses infrastructure needs, the location and size of roads, the distribution of parks and open spaces, and the location of various land use districts.



Development Permit



Development Construction

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There are 3 parts to this application

1 The Area Structure Plan Amendment

An Area Structure Plan (ASP) implements the overall objectives of the city-wide Municipal Development Plan and the Calgary Transportation Plan.

The ASP for this community encourages a mix of housing units including multi-residential, but only in select locations. The proposed amendments would:

- Identify this property as appropriate for multi-residential development.
- Increase the allowable density to 50 units per hectare.

2 The Outline Plan

An Outline Plan identifies how land is subdivided into individual lots, and shows the location of municipal and school reserve that will be dedicated to The City.

Municipal reserve land exists on this property. This application proposes to relocate the reserve to the north, where it will be located next to City-owned park land that has yet to be developed.

3 The Land Use Redesignation

This application proposes to change the land use designation of this property to accommodate a development. In order to construct the development, the applicant would need to apply for a development permit that meets all the requirements of the land use district.

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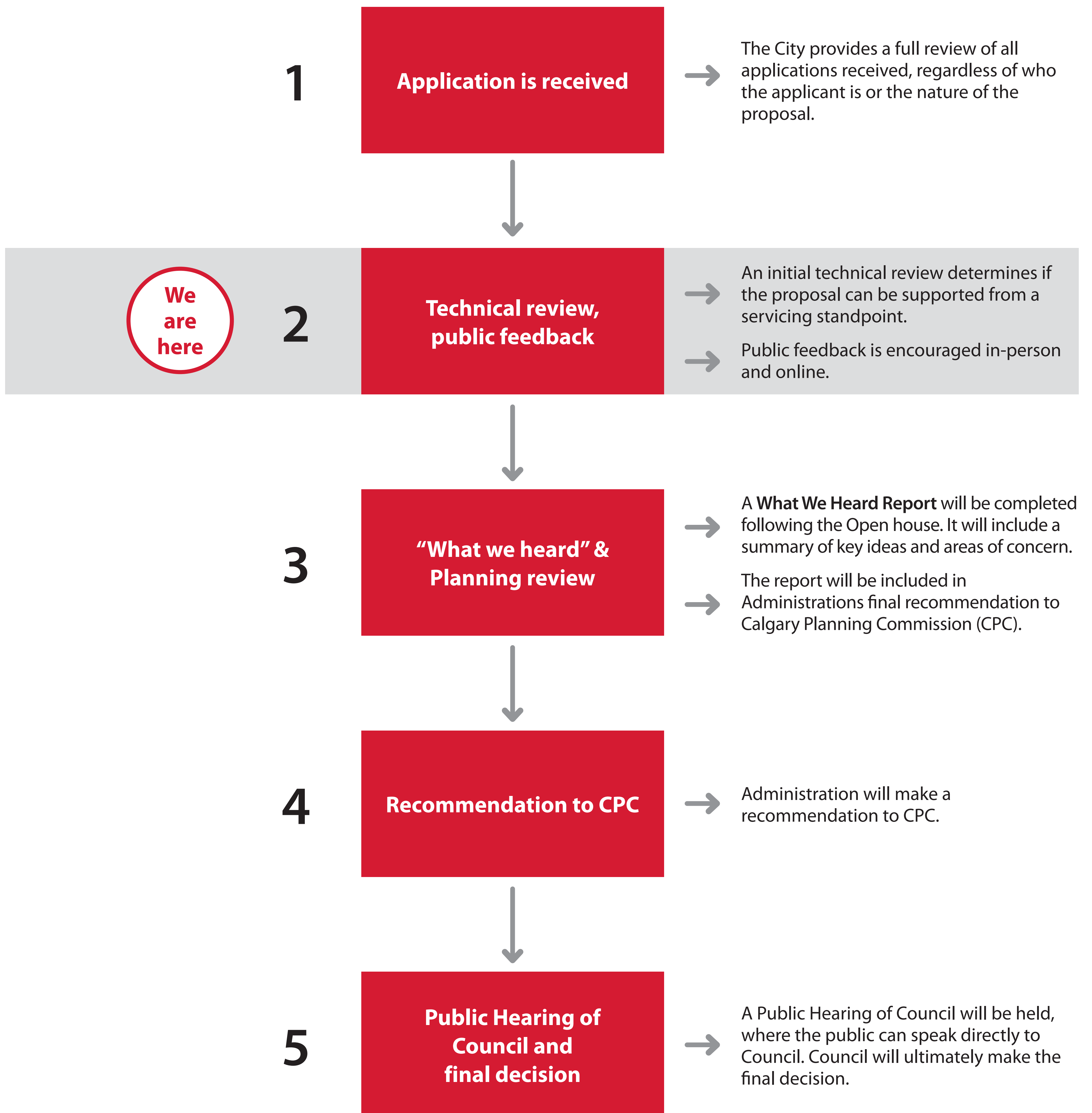
Current and proposed land uses



	Current Land Use	Proposed Land Use
	Residential One Dwelling (R-1)	Multi-Residential Low Profile (M-1)
Designed For ▶	Single-detached dwellings only.	Multi-unit development, in close proximity to low-density development.
Maximum Density ▶	Maximum density of 30 units per hectare.	Density between 50 and 148 units per hectare. <ul style="list-style-type: none"> ■ On this 1.2 hectare site, 65-180 units would be allowed.
Maximum Height ▶	Maximum height of 12.0 metres on large parcels.	Maximum height of 14.0 metres, but must be shorter at a property line.
Required Parking ▶	1 stall per unit, no visitor parking required.	1 stall per unit, plus visitor parking.

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The application process



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Provide Your Input

The proposed land use could change several aspects of the property. Of the following list, let us know your top three priorities for consideration:

Use the dots provided to make your selections.

Maximum number of units

Different building types allowed

Maximum height

Traffic

Location of park space

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Provide Your Input

Place a post-it note on the board with your explanation.

What are your issues or concerns with this application? Please give special consideration to:

- maximum number of units
- different building types allowed
- maximum height
- traffic
- location of park space

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Provide Your Input

Place a post-it note on the board with your explanation.

How would you change the proposed application to better fit your community?

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Timeline

2017

January

Meeting held between applicant and City staff.

March

- Land Use / Outline Plan application received by The City of Calgary
- Notification sent out to adjacent landowners
- File distributed to internal City departments for review

We
are
here

April

In-person and online public engagement.

May

Review of public comments and thorough technical review of the application.

July 27

Tentative date for Calgary Planning Commission.

September 11

Tentative date for Public Hearing of Council.

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This is not the final decision.

Who at The City is involved in this application?

When an application is submitted, City staff (Planning, Parks, Transportation and Development Engineering) review the details based on technical feasibility, City policies, Council priorities, stakeholder feedback and landowner rights. Administration takes the proposed application forward to Calgary Planning Commission (CPC) and makes a recommendation. CPC then makes a recommendation to Council, to either approve or refuse the application. The final decision is made by City Council at a Public Hearing.

What is the role of City Administration?

City staff ensure that relevant stakeholders are aware of the application, the timelines and processes involved, and have an opportunity to provide informed input. Our goal is to provide a comprehensive recommendation based on The City's broad planning objectives, policies of the Municipal Development Plan and the Calgary Transportation Plan, and stakeholder input.

What is the role of Calgary Planning Commission (CPC)?

CPC reviews Administration's report and the proposed application, and may comment or change the recommendation provided by Administration.

CPC may form an independent recommendation from that provided by Administration, which is forwarded on to Council for its consideration.

What is the role of City Council?

City Council reviews the bylaws, reports and recommendation provided by Administration and CPC. Council makes a decision whether or not to approve the application. All land use changes are debated at a Public Hearing where any member of the public is free to speak either in favour of or opposition to the proposal.

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Next steps

- 1 Stay up to date on project information**
 - Visit calgary.ca/couleeway for upcoming dates and details
 - Fill out an online survey at calgary.ca/couleeway between April 24 and May 8.
 - Send comments or questions to the project manager:
 - Derek Pomreinke at Derek.Pomreinke@calgary.ca

- 2 Participate at the Public Hearing of Council**
 - This isn't the final decision for the application. You can still get involved by submitting your written comments to City Administration or members of Council, and by attending the Public Hearing of Council.
 - You can speak directly to Council at the hearing or submit written comments to the City Clerk's office in advance. To ensure you are prepared for the hearing, please keep in mind the following:
 - If you attend the hearing in person, you are given five minutes to speak, excluding any questions Council members may ask of you.
 - Your comments should be brief and address land use planning issues.
 - Details about the date and time of the Public Hearing are advertised in the Calgary Herald and will be posted to calgary.ca/couleeway.