

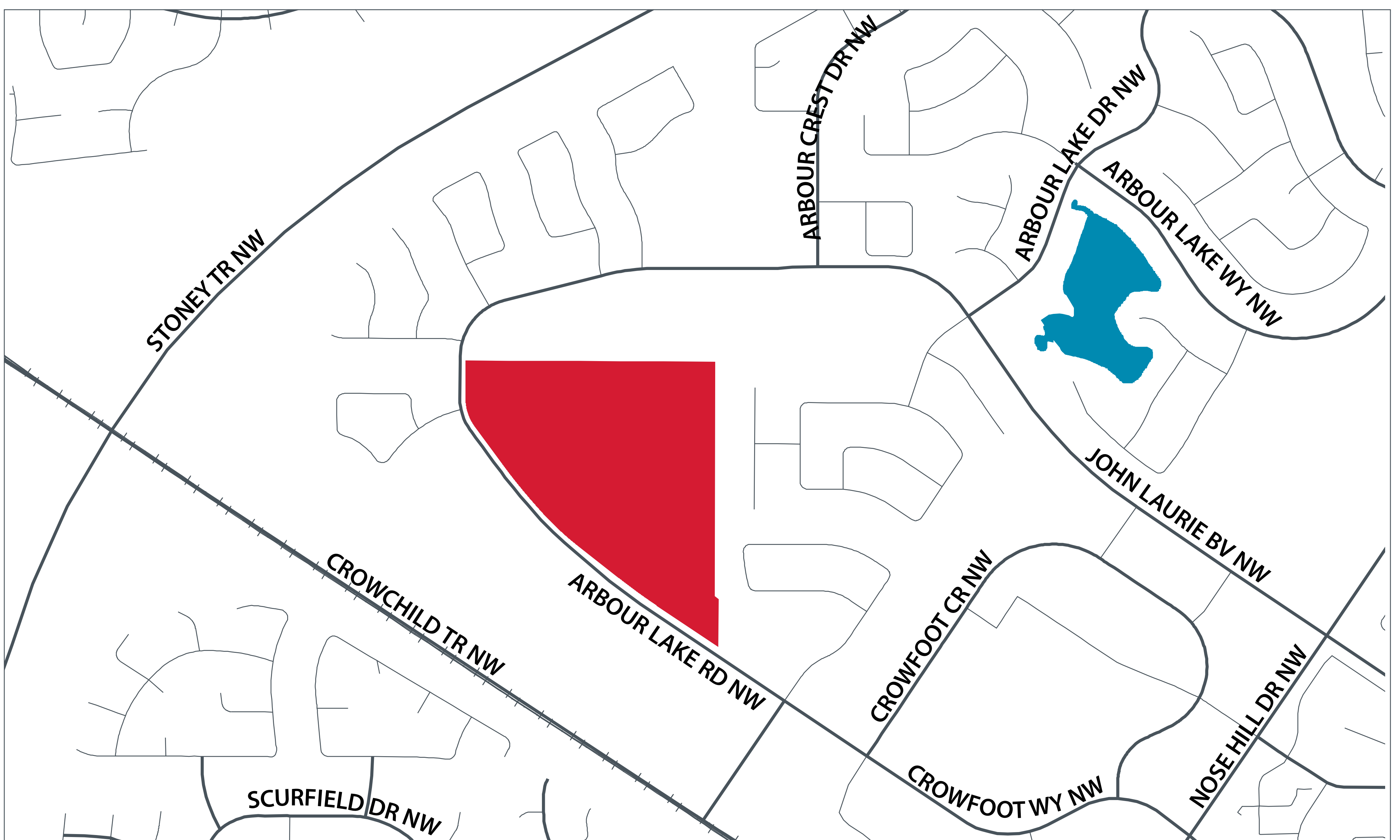
Arbour Lake Development Application

This public information session is intended to provide information about the final revised proposal to develop the Hawkwood Farm and changes that have occurred to the proposal through citizen feedback and technical review by City administration. You will find display boards that provide an overview of the process The City has undertaken in reviewing this application, an explanation of key components of the proposal and a description of the major changes that have occurred throughout the process.

At this session you can

- Understand the details of the final revised development application for the former Hawkwood Farm lands.
- Learn more about the City's policies, review processes and public engagement plan.
- Learn more about major changes that have occurred to the plan as a result of citizen feedback and technical input from City administration
- Ask Questions of City Staff and the Applicant
- Learn about next steps and how to be involved in the future public hearing

These display boards and the details about the final revised application can be found online at calgary.ca/arburlake



Application overview

In June of 2017, Hopewell Residential submitted an application to develop the former Hawkwood Farm with the intention of building a new residential community that included approximately 890 new residential units. The proposal included a mix of housing types including single detached dwellings, townhouses and apartment buildings. The proposal also included new streets, public parks and public pathways.

After a comprehensive technical review and citizen engagement process, in June of 2018 Hopewell submitted a final revised application which now anticipates approximately 805 new residential units. The proposal still includes a mix of housing types including single detached dwellings, townhouses and low to mid-rise apartment buildings (approximately 4-6 storeys). In addition to new streets, public parks and public pathways the final revised proposal includes an environmental reserve to retain an existing wetland and vegetated area in the northwest portion of the site.



1-3 storeys-singles, semi-detached, duplex, suites, row house, town houses.



Approximately 4 to 6 storeys.

Why is The City considering this application?

The former Hawkwood Farm is a privately owned piece of land. The landowner has the right to apply to The City through a land use redesignation application, to change the way they use their land. The City is obliged to conduct an impartial review of these applications.

Application review process



Step 1 | Plans submitted

Land Use Redesignation, Outline Plan and Master Plan and Design Guidelines submitted.



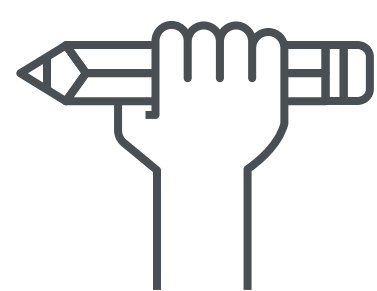
Step 2 | Review

The City reviews the application and circulates them to internal and external stakeholders for technical review and comments.



Step 3 | Engagement

The City hosts multiple public engagement activities to garner feedback from the community.



Step 4 | Feedback

Suggested changes are provided to the applicant from The City, based on technical studies and public input.



Step 5 | Updated application

The applicant provides an updated application in response to The City's suggested amendments.



Step 6 | Analyses and final review

Further technical analysis and public engagement activities are conducted based on the revised application.



Step 7 | Calgary Planning Commission and City Council

The City presents the application to Calgary Planning Commission (CPC). CPC then makes a recommendation to Council, who makes the final decision on the application.

Development application detail

There are three parts to this application:

Part 1 | Land Use Redesignation

Current	Proposed
<p>Special Purpose Future Urban Development (S-FUD) District.</p> <p>The S-FUD designation is applied to lands that are awaiting urban development. The allowable land uses are limited to uses that can easily be removed to allow for future urban development.</p>	<p>A range of residential districts that will allow for the future development of:</p> <ul style="list-style-type: none"> • 148 dwelling units within low density housing forms such as single detached dwellings (R-G) • 131 dwelling units within grade oriented multi-residential housing forms such as rowhouses and townhouse buildings • 525 dwelling units within multi-residential housing forms such as apartment buildings with opportunities for small-scale support commercial uses (e.g. café, day care, etc.)) • 1.59 hectares of new public park space connected to the existing neighbourhood by pedestrian pathways (S-SPR) • 0.47 hectares of environmental reserve to allow for the preservation of an existing wetland and vegetated area on the north edge of the site (S-UN)

Part 2 | Outline Plan

The Outline Plan informs the future subdivision of the lands within the plan area. The Outline Plan establishes the alignment of new infrastructure, location and size of new streets, distribution of parks and open spaces and the location of various land uses. The Outline Plan will also include conditions of approval to deal with issues that are implemented during future subdivision and construction stages.

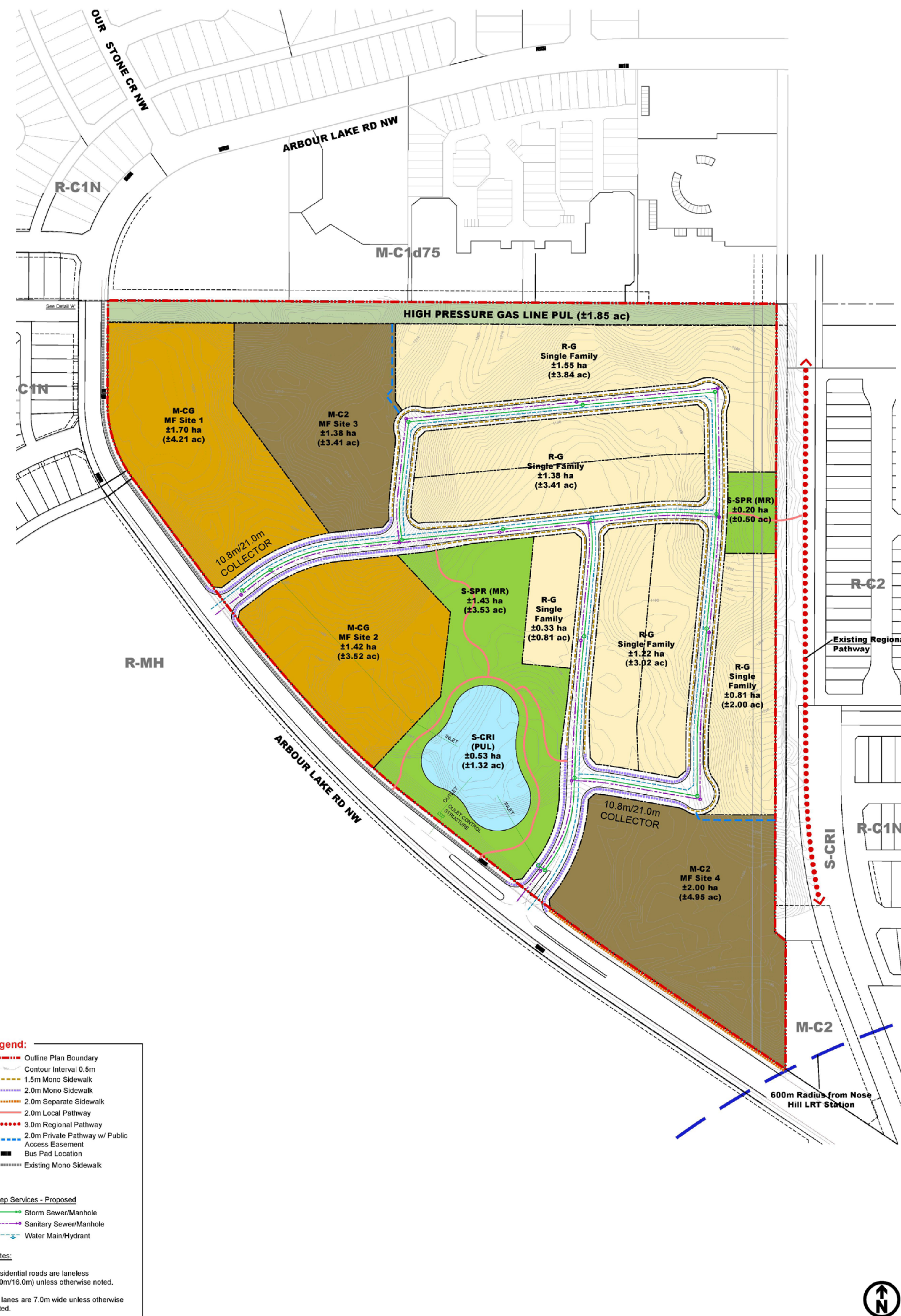
Part 3 | Design Guidelines

The Design Guidelines are meant to provide direction to designers, builders, property owners and community members for future developments on this site. The guidelines include specific direction on urban design matters such as building placement, interface conditions and parking. These guidelines are non-statutory but will be used to help City staff and other decision makers when reviewing future development permit applications on the property.

Original plans

Original land use and outline plan (June 2017)

This map has been provided by the applicant. It has not been approved by The City.



Original concept plan (June 2017)

This map has been provided by the applicant. It has not been approved by The City.



Updated plans

Updated land use and outline plan (July 2018)

This map has been provided by the applicant. It has not been approved by The City.

What has changed?

Environmental reserve

The retention of a 0.47ha wetland and vegetated buffer as an "Environmental Reserve"

Green space

25% more green space

Number of units

A decrease in the number of anticipated dwelling units from 890 to 805 (9.5% decrease)

Views

Shifting the location of taller buildings southward along Arbour Lake Road to help mitigate loss of views

Pathways

2 new public pathways to provide better linkages to the environmental reserve, central park and Arbour Lake Road



Updated concept plan (June 2018)

This map has been provided by the applicant. It has not been approved by The City.



Engagement overview

For this project, we took a multi-phased engagement approach that included three phases of engagement with multiple engagement opportunities between August 2017 and July 2018.

Phase one engagement

First application review

- 3 open houses
- 1 online survey
- 2 sounding boards
- 249 participants
- 687 ideas, comments and concerns shared

Phase two engagement

Revised application review

- Online information sharing and email updates
- Multiple targeted stakeholder meetings
- 1 Community Association Town Hall meeting
- 1 Residents' Association meeting

Phase three engagement

Information sharing (**we are here**)

- Online information sharing and email updates
- 1 Information Session

Public input

How does public input influence The City's recommendation to Calgary Planning Commission?

Public input is a vital ingredient in developing a recommendation to Calgary Planning Commission but there are also three other factors that are equally considered:

- Market viability: to understand what is economically realistic for the area.
- Professional expertise: to understand best practices and to know what's technically possible.
- The City of Calgary policy: to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.



All feedback collected throughout our engagement program will be summarized and included in the final report to Calgary Planning Commission and City Council.

What we heard/ what was done

The City has reviewed all feedback that was collected through the citizen engagement process. The feedback gathered through past open houses, online surveys, on-site sounding boards and letters to the file manager addressed a range of common themes. The following chart responds to the issues that were most frequently raised.

The responses include a detailed summary of how the key themes from citizen engagement influenced the final development plan or an explanation as to why the specific issue raised did not result in changes to the plan.



Green space

Citizen Feedback

Concern about the loss of green space and existing natural features on the site.

Response

The proposed development will provide for 1.59 hectares of new publically accessible park space for residents of Arbour Lake to utilize (currently none of the land is publically accessible). The revised plan now also includes the protection of a 0.47 hectare wetland and vegetated buffer in the northern portion of the site as an “environmental reserve”. The Municipal Development Plan strongly supports new residential development within existing communities to make better use of existing infrastructure and minimize land consumption. The final version of the plan presents an appropriate balance of new housing and preservation of existing significant natural features.



Density

Citizen Feedback

Concern about the increase in density and potential for additional congestion in the neighbourhood.

Response

Due to the protection of the wetland as an environmental reserve there has been a decrease in the anticipated density from the original version to the final version of the plan (i.e. 890 units to 805 units). The overall density is in line with the Municipal Development Plan targets and further decreases to the density or range of housing types was not contemplated for this reason. A Transportation Impact Assessment was completed for the project and it was determined that Arbour Lake Road will continue to function within acceptable levels without any signalization.

What we heard/what was done (continued)



School capacity

Citizen Feedback

Worry about the strain on the capacity of area schools.

Response

The Calgary Board of Education was consulted through the application review process and has confirmed that existing facilities can accommodate the projected new population and that they have no objection to the proposal.



Building heights/views

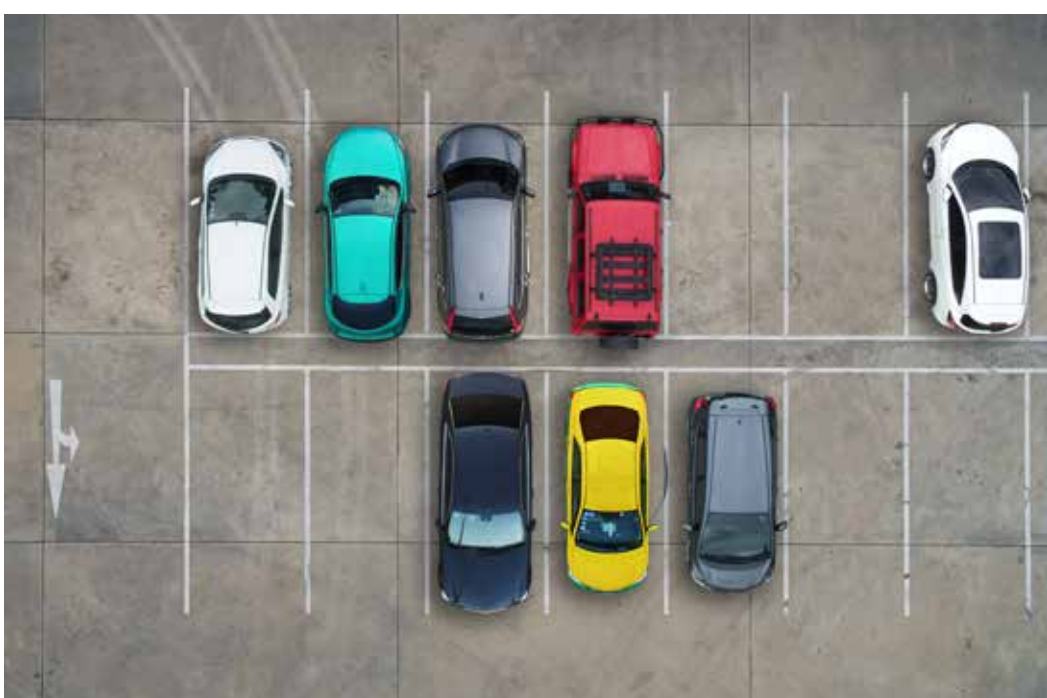
Citizen Feedback

Building heights were discussed with most respondents supporting two to three storeys, with very few people wanting buildings with more storeys.

Respondents added that the loss of mountain views was an issue, as was perceived overcrowding, which would result in shadowing of other properties as well as loss of site lines and privacy.

Response

Apartment buildings have been shifted southward, adjacent to Arbour Lake Road to provide greater separation from existing apartment buildings along the northern boundary of the site to minimize the loss of views from the development of taller buildings. The preservation of the environmental reserve (wetland) will provide greater separation between new and existing development to the north. The associated design guidelines provide guidance to consider impacts to existing views in the specific siting and architectural design of new buildings on the site. The removal of apartment buildings was not considered as they are important to the MDP goals of providing for increased densities and a broader range of housing options.



Parking

Citizen Feedback

Ensuring an adequate supply of parking.

Response

All future buildings on this site will be required to provide on-site parking in accordance with the standards outline in the Land Use Bylaw (1P2007). Additionally, the plan proposes on-street parking on all new public streets within the site.

What we heard/what was done (continued)



Small business

Citizen Feedback

Desire for some businesses to be considered (such as daycare, coffee shops, etc.).

Response

The final version of the plan proposes a Multi-Residential – High Density Low Rise (M-H1) District to accommodate the larger apartment buildings as opposed to the M-C2 district proposed in the original plan. The M-H1 district allows for a limited range of small-scale support commercial uses (e.g. daycare, coffee shops) so that some small businesses could be accommodated on the ground floor of apartment buildings.



Arbour Lake

Citizen Feedback

Strain on the Resident’s Association amenities such as the lake.

Response

The City of Calgary is not involved in any decision to grant access to Resident’s Association amenities. The City considers the availability/capacity of public infrastructure such as streets and parks when making decisions about development but cannot consider access to private amenities that it does not control.



Walkability

Citizen Feedback

Desire for better and more pedestrian connections.

Response

The final version of the plan presents new pathways and sidewalks that will link the existing pathway network to the new central park and provide connections to the environmental reserve. Additionally, a condition of approval will be placed on the outline plan requiring the developer to make improvements to the existing north-south pathway that extends along the eastern boundary of the site.

Timeline

- Jun. 1, 2017

 - Application submitted.
- Jun. 2017

 - Application circulated to internal City departments.
- Aug. 2017

 - The City hosts in-person and online public engagement activities.
- Sep. 2017

 - The City provides technical review comments to the applicant.
- Nov. 2017

 - Applicant submits an amended application.
- Jan. 2018

 - The City reviews the amended application and provides additional opportunities for public feedback.
- Feb. 2018

 - The City provides second set of technical review comments to the Applicant
- Jun. 2018

 - The Applicant submits the final version of the amended application and the City shares the details with the public.
- Jul. 2018

 - The City hosts information session to share the final proposal with the community (**we are here**).
- Aug. 2018

 - Tentative date for presentation to Calgary Planning Commission.
- Oct. 2018

 - Tentative date for City Council Public Hearing.

What's next and how to participate in Public Hearing of Council

Stay in touch

- Sign-up for email updates to stay up-to-date on project information and timelines.
- Visit calgary.ca/arburlake

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/arburlake