



## SESSION AGENDA



FORMAL PRESENTATION



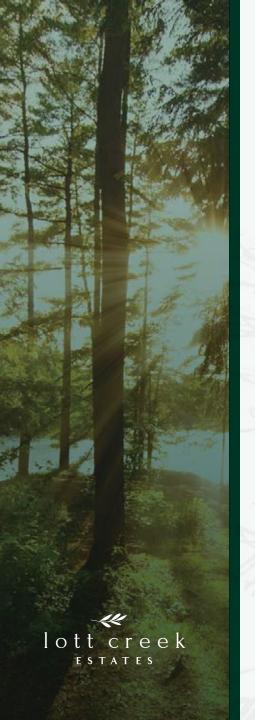
QUESTION AND ANSWER PERIOD



OPTIONAL ONLINE SURVEY







### FEEDBACK

Community input submitted to Rocky View County and the project team by email

- · In response to a circulated notification letter
- · In response to the postcard mailout advertising the Virtual Information Session
  - » Circulated to surrounding landowners in Rocky View County, City of Calgary, and the Tsuut'ina Nation

### The most common themes include:

- Traffic
- Environmentally Sensitive Areas Degradation
- Flooding

- Wildlife Protection
- Water Servicing
- Property Tax Increase

- Emergency Access
- Roadway Capacity
- Safety
- Density

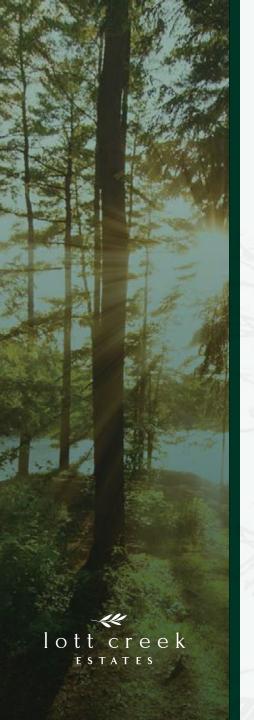
- More Information Required
- Impact on Rural Character





# PROJECT LOCATION

Located in Rocky View County in the Elbow Valley area along the western border of the City of Calgary



## PROJECT BACKGROUND

### Timeline:

- · Original Elbow Valley ASP (C-3524-90) adopted **September 1990**
- · Current Elbow Valley ASP (C-4762-97) adopted May 1997
- · Schedule A: Lott Creek Landowners Land Use Concept adopted **September 2005** 
  - » Outlined a concept for residential development of the Lott Creek Estates lands
- Direct Control 119 Land Use District adopted July 2007
  - » Established residential land use for the Lott Creek Estates lands

The Lott Creek Estates Lands have been considered a part of the Elbow Valley community since the adoption of the original ASP in 1990 and have been designated for residential development since 2007.

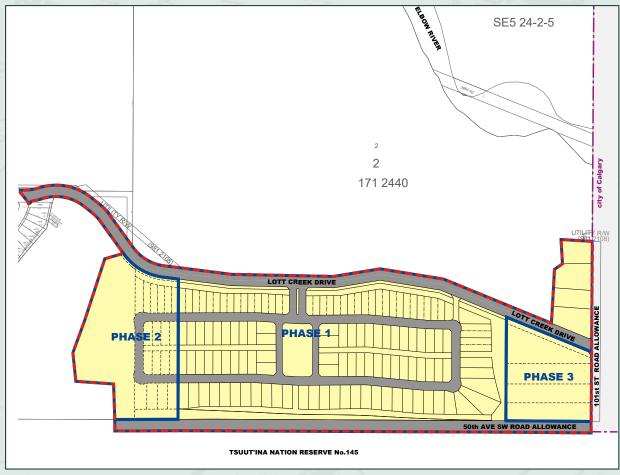


### PROPOSED AMENDMENTS

#### LOTT CREEK LANDOWNERS LAND USE CONCEPT (2005)

# BLOCK 2 PLAN No. 961 0433 NOT TO SCALE Calgary SEC. 5 - W.5M. S.E. 1/4 SEC. 5 - 24 - 2 - W.5M. PROPOSED PATHWAY CELL CELL CELL CELL CELL CELL TSUU T'INA NATION RESERVE No. 145

#### PROPOSED LOTT CREEK ESTATES LAND USE CONCEPT (2022)

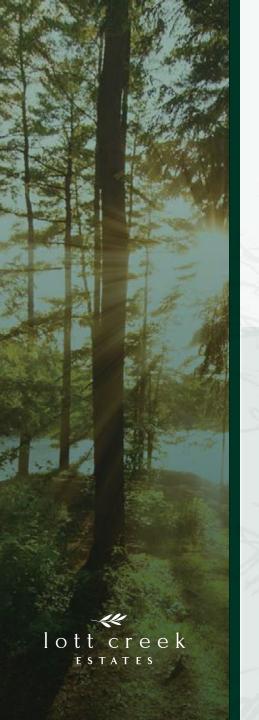




# PROPOSED AMENDMENTS

# Comparison Table

	2005 APPROVAL	2022 PROPOSED	DIFFERENCE
Maximum # units (entire plan area)	Maximum 150	Maximum 150	N/A
Estimated # single-detached (Phase 1)	77	87	+10
Estimated # semi-detached (Phase 1)	54	40	-14
Minimum single-detached parcel size	0.25 acres	0.15 acres	10 acres
Minimum semi-detached parcel size	0.18 acres	0.08 acres	10 acres
Minimum single-detached lot width	18.29 m	13.50 m	- 4.79 m
Minimum semi-detached lot width	12.19 m	7.92 m	- 4.27 m
Open space	0 acres	2.25 acres	+2.25 acres

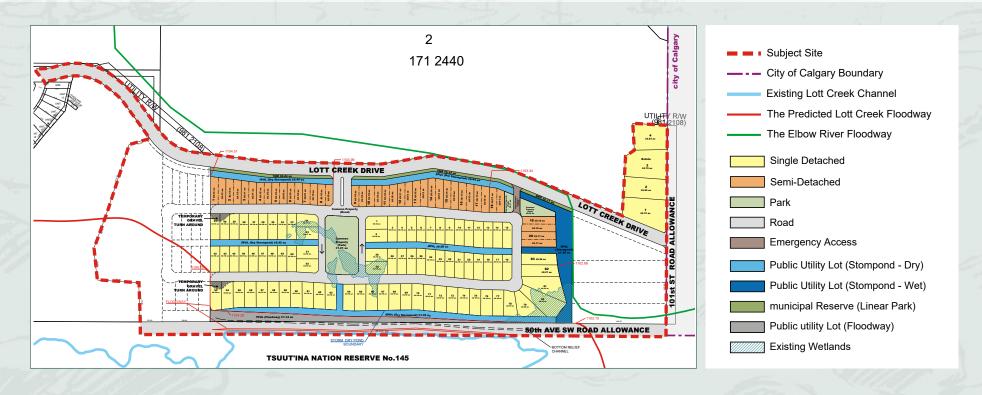


## PROPOSED DEVELOPMENT CONCEPT

Influencing factors that have changed since the 2005 concept approval:

- Changing ownership
- · Further technical evaluation of the lands
- Evolution of Rocky View County development standards

- Analysis of lands required for Open Space and Stormwater Management
- Anticipated flood impacts on the lands





### PROPOSED AMENDMENTS TO THE ASP

Proposed amendments to the Elbow Valley ASP, Schedule A: Lott Creek Landowners Land Use Concept, and the Direct Control (DC) 119 land use district are intended to support the following changes:

- 1. To establish smaller minimum parcel sizes to accommodate the additional lands allocated for open space and stormwater management, and to align with current County Land Use Bylaw standards. Proposed amendments to the lot dimensions align with the R-SML and R-MID land use districts.
- 2. To account for **updated provincial flood modeling.**

- 3. To reflect an **updated stormwater management strategy** based on current modeling standards.
- 4. To introduce a **phased development approach** instead of the previous development cell model to reflect current land ownership and landowner aspirations.

There is no increase in density that would occur as a result of the proposed amendments. The Lott Creek Landowners Land Use Concept plan area will not exceed 150 units as noted by the approved ASP and DC119 district.

### What is an ASP?

Area Structure Plans are statutory documents adopted by County Council as bylaw to provide a framework for:

- 1. Proposed land uses
- 2. Density of population and sequence of development
- 3. General location of major roadways
- 4. Public utilities
- 5. Any other additional requirements from County Council

### LAND USE

### Land Use Map

- The current land use will not change. Residential lots will remain designated under the DC 119 District as amended to accommodate residential development of single-detached and semi-detached dwellings.
- · Additional land uses will accommodate open space, public utility lands, and roadways.





# Lott Creek Estates - Character -

Lott Creek Estates will emulate the established character of the existing Elbow Valley Community, honoring the beauty of it's natural setting, with high quality development and closeknit neighbourhood feel.



### OPEN SPACE

- Overall, the proposed land use concept allocates 2.25 acres for open space, consisting of a 5m wide linear green along the south edge of Lott Creek Drive, and a central open space 1.58 acres in size. Programming of the park space would be determined at a future stage.
- Lands reserved for stormwater management will also provide benefits of increasing open space connectivity with linear connections and contribute to the natural setting of the Elbow Valley community.

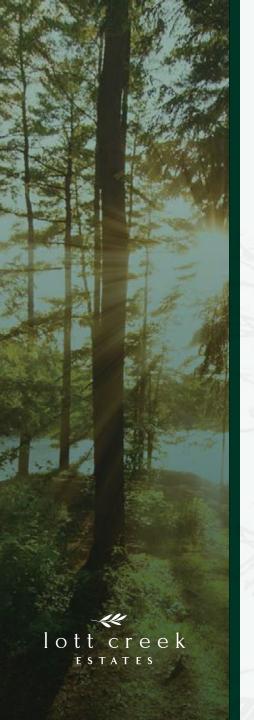


### TRANSPORTATION

# Transportation Impact Assessment

- A Transportation Impact Assessment (TIA) was completed by Watt Consulting Group in October of 2020
- The TIA considered Highway 8, Lott
   Creek Boulevard and Lott Creek
   Drive as well as the Highway 8 / Lott
   Creek Boulevard / Clearwater Drive
   intersection and Lott Creek Boulevard /
   Lott Creek Drive intersection
- TIA considered the future development of 150 units
- The TIA determined that the capacity of Lott Creek can easily accommodate the anticipated traffic volumes of the proposed development





## TRANSPORTATION

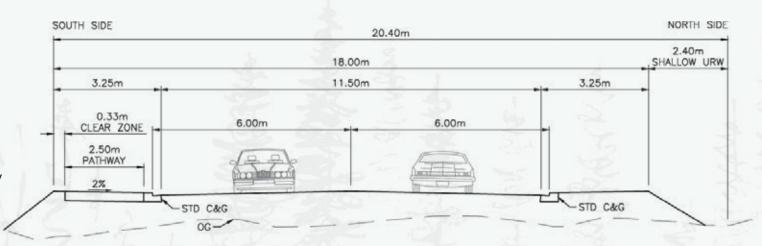
### **Lott Creek Drive**

- Lott Creek Drive will be extended east to 101st Street
- The current road is in an access right-of-way and would need to be dedicated as road allowance to facilitate future subdivision
- · A regional pathway is to be constructed within the right-of-way extending to 101st Street
- To accommodate pinch points related to the Golf Course parking lot and cart path,
   a modified Urban Residential Collector standard is proposed.
- Lott Creek Drive fronting the proposed development would be a 20m wide right-of-way with pathway in an adjacent 5m wide ROW

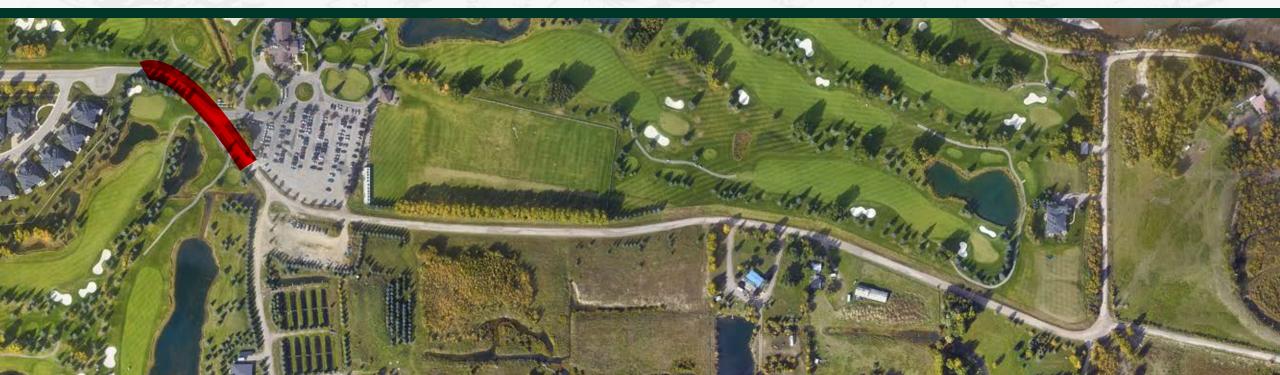
## LOTT CREEK DRIVE

# Modified Urban Residential Collector Standard:

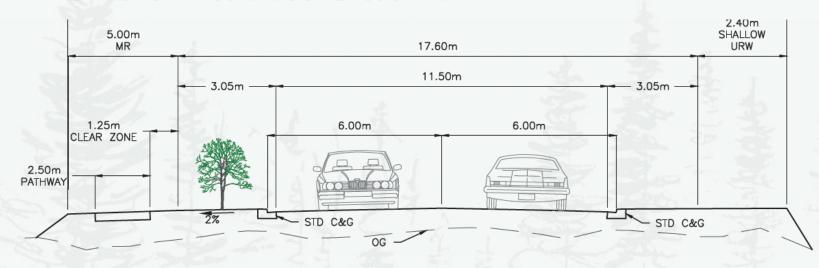
- · curb and gutter
- · 2.50 m wide pathway
- · two 6 m wide lanes
- able to accommodate two-way temporary access in the event of a lane closure







# LOTT CREEK DRIVE



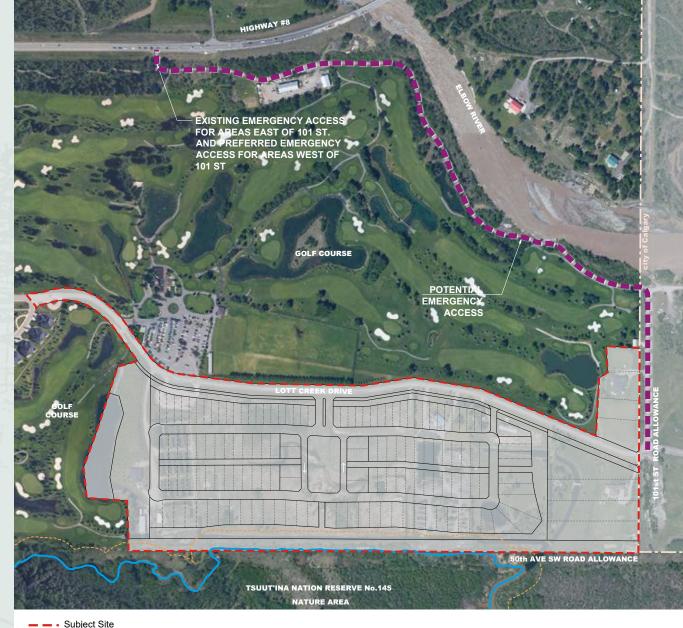




### TRANSPORTATION

### Emergency access

- Two Options for Emergency Access to Highway 8:
  - » Further extension of the existing maintenance road
  - » Access at the existing maintenance sheds
- Emergency access will be confirmed at the detailed design stage
- Traffic calming measures such as speed humps or curb extensions can be explored along Lott Creek Drive at the detailed design stage.



City of Calgary Boundary
 Potential Emergency Access
 Existing Lott Creek Channel
 30m Setback from Existing Lott Creek Channel



## MUNICIPAL SERVICING

### Water

- The Elbow Valley ASP requires service by an existing water provider and to an existing water distribution system
- Potable water service will be by piped tie-in to one of two existing water systems:
  - » The City of Calgary
  - » Westridge Utilities Inc.
- Discussions between the Developer, the County and The City of Calgary are ongoing to determine the best strategy for water servicing

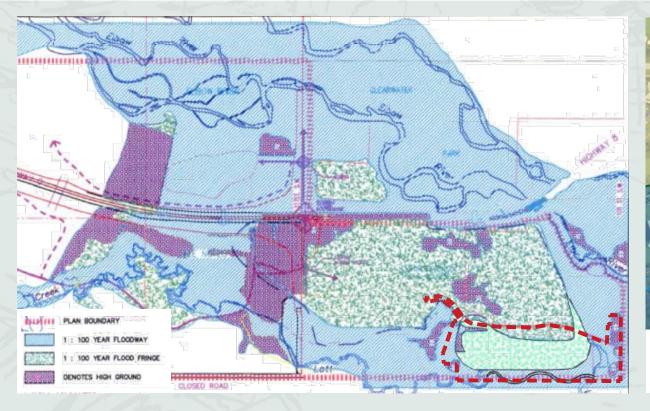
### Wastewater

- There are two primary options available for wastewater servicing:
  - 1. Connection to a regional system
  - 2. Connection to a decentralized wastewater system
- As per the Elbow Valley ASP the County must first apply to the City of Calgary for wastewater servicing. If servicing is denied, an alternative system may be permitted.
- The existing Master Servicing Agreement between with County and City does not include the subject lands within the current service area of the agreement, and amendment to the agreement would be required.

### FLOOD RISK

### The Upper Bow River Flood Study is underway

- Upper Bow River flood study engagement | Alberta.ca
- Feedback on draft reports was collected from November 30 2020 to January 15 2021
- · Maps have not been released but the standards/conditions of the model have been; our team has applied the model to the lands and determined the built area will not be within the floodway









## FLOOD RISK DEFINITIONS

**"Flood Fringe"** means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway.

"Flood Hazard Area" means the area of land bordering a water course or water body that would be affected by a design flood and includes the flood fringe, floodway, and may include areas of overland flow, as determined by the Province of Alberta.

"Floodway" means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area.

### STORMWATER MANAGEMENT

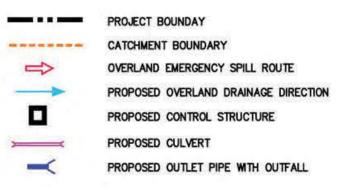


The Stormwater management concept and flood study will be reviewed by the City of Calgary and the County engineering teams to ensure mitigation of offsite impacts are sufficient (for the development and the surrounding community/lands)

Strategy consists of a series of lined dry ponds, wet ponds, and and water re-use for irrigation

- This differs from the original proposal (which was based on infiltration)
- In response to City of Calgary comments, the proposal limited the amount of infiltration and introduced oil grit separators for removal of pollutants







### ENVIRONMENT

### **Existing conditions:**

- · Significant disturbance from past events
- · Little residual landscape features remaining
- Waterbodies are predominantly artificial with steep banks reflecting historical site modifications
- Lott Creek bed and shore is off-site and aligned with the south site boundary while an artificial channel runs parallel within the site

The approved Elbow Valley ASP contemplated a "re-naturalization" of the altered Lott Creek intended to reflect a meandering condition as existed prior to it being altered. This is no longer being contemplated due to the following:

- · Significant regulatory procedures and associated approvals required
- The existing creek is outside the project site
- · Re-establishment of the creek would cause considerable disturbance to existing riparian habitat





## ENVIRONMENT

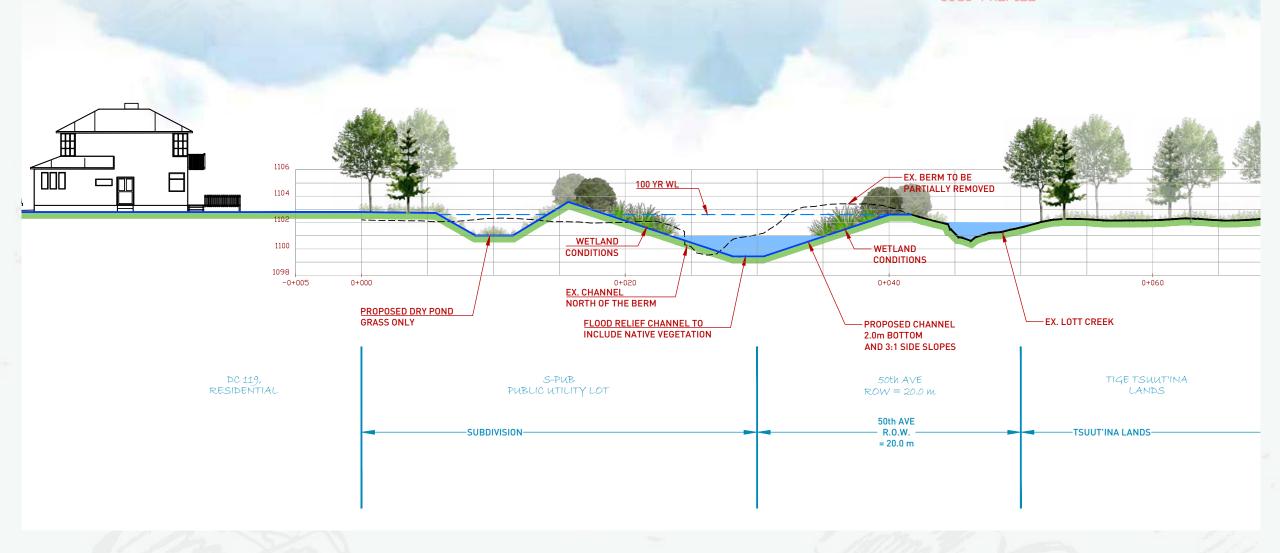
Proposed amendments to the ASP seek to incorporate an updated, naturalization and restoration process as follows:

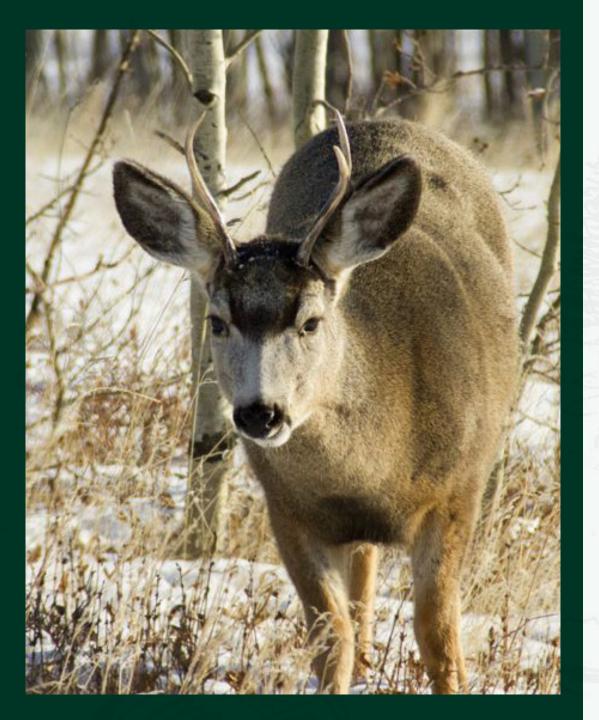
- Riparian restoration and habitat enhancement on the banks of the proposed flood relief channel parallel to the south property boundary
- Redevelopment of a flood relief channel will occur in place of the current steep sided channel
- Flood relief channel design includes shallow side slopes and plantings of riparian vegetation

## ENVIRONMENT











### Wildlife Protection/Corridors

- On a regional scale, the Project Site is within the Elbow River Valley, which may be considered a regional wildlife corridor. However, the majority of wildlife are likely to favor travelling through areas of the valley that are less developed, such as Lott Creek riparian area, forested areas of the Tsuut'ina Nation Reserve.
- The proposed Lott Creek development is positioned within an area of existing developed lands to the west, north and south. The Proposed development does not expand south beyond the existing developed area and; therefore, does not introduce any complexity to the corridor boundary that might otherwise potentially deter wildlife use of areas closer to the development, little or no human access to wildlife habitat south of the Site is anticipated given the physical barriers of the storm pond, Lott Creek, and the berm, as well as the requirement for access authorization through Tsuu Tina Nation.



### NEXT STEPS

**Anticipated Project Timeline** 

Public Hearing
/ First Reading
Q4 2023

County will
request
amendment
to servicing
agreement with
City of Calgary

Second and Third Reading Q4 2023 / Q1 2024 Application for Subdivision ~6 months Q2 / Q3 2024 Conditional Approval of Subdivision Q3 / Q4 2024

Construction estimated Q4 2024 / Q1 2025

What We Heard Report will be prepared to summarize the entirety of the engagement process and will be submitted to the County

· Post to project website once complete



# QUESTION & ANSWER PERIOD



If you have any remaining questions or comments, please submit them into the chat.

Questions will be filtered to the most appropriate project team member



## STAY CONNECTED

On behalf of the project team, thank you for attending this Virtual Information Session.

To stay updated, please visit the project website lottcreekestates.com

Virtual Information Session slides to be uploaded after the event



Connect with a project representative

Darby Henshaw dhenshaw@bastudios.ca

## ONLINE SURVEY

# We want to hear from you.

To submit an online survey, please follow the QR code



The link to the survey can also be found on the project website

lottcreekestates.com

Thank you!

