

# Heritage Pointe “Serenity” - Area Structure Plan Amendment

## IREF Evaluation Criteria Alignment Summary Report

Interim Growth Plan Policies	Heritage Pointe “Serenity” ASP Amendment Alignment
<b>3.2 Region-wide Policies</b>	
<b>3.2.1</b> Principles, Objectives, and Policies	<p><b><i>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</i></b></p> <p>The lands that are the subject of the ASP amendment are within the existing hamlet of Heritage Pointe. The hamlet is serviced with water and wastewater piped servicing by CORIX Utilities. The applicant has provided a letter from CORIX confirming that they have the capacity to provide piped water and wastewater servicing to the proposed development. Densifying the hamlet to take advantage of existing infrastructure with excess capacity promotes efficient use of that infrastructure.</p> <p>The existing hamlet is located between Highway 2 and Highway 2A (Macleod Trail) along the south boundary of the City of Calgary. It accesses these two highways via Dunbow Road, an existing municipal road that has been constructed to a two-lane rural standard. Dunbow Road functions as a major collector and ultimately is planned to be upgraded to a four-lane standard. There is an existing interchange at Dunbow Road and Highway 2. The intersection of Dunbow Road at Highway 2A was recently upgraded by Foothills County to a signalized intersection, and Alberta Transportation completed a study to determine the land requirements and design of a future interchange. The ASP amendment will promote the efficient use of this existing and planned regional transportation infrastructure.</p> <p>There are no power transmission corridors within 1.6 km of the plan area. Transmission corridors for gas that are in proximity to the plan area are identified on the Context map (Figure 1). There are no transmission corridors that go through the plan area.</p> <p><b><i>Principle 2: Protect Water Quality and Promote Water Conservation</i></b></p> <p>The ASP amendment contemplates piped water and wastewater servicing utilizing the existing private piped systems owned and operated by Corix utilities. This ensures availability of safe</p>

	<p>drinking water and appropriate treatment of wastewater and limits the impact on nearby country residential parcels that are serviced by groundwater wells. Corix provides metered connections for water servicing and so customers are charged based on the amount of water utilized, this promotes conservation of water. Corix also provides water conservation tips for customers on their website. In addition, Policy 0.6.3.4 of the ASP amendment indicates that future developments within the Plan Area must implement water conservation measures, such as low flow fixtures and water meters.</p> <p>Policies 0.6.5.2. and 0.6.5.3 of the ASP amendment speak to stormwater management including conservation methods such as Low Impact Development (LID) and Best Management Practices (BMPs), incorporating stormwater reuse principles in subdivision and development designs and providing wetland treatment systems that improve stormwater quality.</p> <p>There are no mapped floodways in the plan area.</p> <p><b><i>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</i></b></p> <p>The Serenity ASP amendment encourages efficient growth by densifying an underutilized portion of an existing hamlet that has piped servicing. The intensive engagement process that was undertaken and the incorporation of a set of “Shared Community Goals” in the ASP document ensures that the new development will fit with the existing development within the hamlet and promotes the formation of a cohesive community.</p> <p>It is proposed that a higher density may be achieved in the plan area than in the hamlet overall by accommodating attached housing in about 1/3 of the proposed lots, which also provides more housing choices in the hamlet. The ASP amendment leverages the existing commercial development in the Hamlet as well as the location of the existing Heritage Pointe Fire Hall.</p> <p>Servicing the proposed development via an existing piped system and being mindful of how stormwater is managed will help to ensure the sustainability of the community.</p>
<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<p>Prior to the formal application for the ASP amendment being received by Foothills County, administration from Foothills reached out to City of Calgary administration to inform them of the pending application and to inquire if they felt an engagement process over and above what is contemplated in the City of Calgary and Foothills County IDP was warranted. City staff indicated that due to the size and scope of the application and the fact that it was located</p>

	<p>within an existing hamlet, the standard circulation procedures as outlined in the IDP would be sufficient. Once a formal application had been received by the County, City of Calgary staff were given an extended 45-day circulation (the IDP requires 30 days) to provide comment on the application. Further to their review, City of Calgary administration indicated they had no objections to the application.</p> <p>When the proposed ASP amendment evolved from the original circulated version in response to concerns from nearby residents, The City was provided with another opportunity to provide comments and once again staff indicated they had no objections to the proposal.</p>
<p><b>3.2.3</b> Water, wetlands and stormwater</p>	<p>In the northeast portion of the subject lands there is an existing man-made pond that collects pre-development drainage both from the subject lands and from adjacent lands and discharges water north into an existing drainage course that ultimately discharges into Pine Creek. The pond was originally created for the purposes of irrigation of a former tree farm, and a portion of the pond is still licensed for irrigation.</p> <p>In Section 05.7 of the ASP it proposes to dedicate the portion of the pond that is within the plan area as Environmental Reserve to maintain the natural characteristics of the amenity. The area to be dedicated as ER encompasses the pond itself as well as associated riparian areas. Section 06.5 of the ASP indicates that the pond will continue to provide stormwater management functions, and that it has the capacity to accommodate additional flows. Further, it is indicated that an oil grit separator will be installed in advance of the pond inlet to improve the quality of the water in the pond.</p> <p>A stormwater management plan is to be provided to the County as a condition of first reading of the land use redesignation application which was submitted concurrently with the ASP. The proposed stormwater management strategy will be formulated with consideration to applicable design criteria for runoff rates and volumes to Pine Creek.</p>

<b>3.3 Flood Prone Areas</b>	
<b>3.3.1</b> Development in the floodways	There are no identified floodways in the plan area.
<b>3.3.2</b> Flood protection in flood fringe areas	There are no identified flood fringe areas in the plan area.

<b>3.4 Development Types</b>	
<b>3.4.1 Intensification and Infill Development</b>	
<b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages	Not applicable.
<b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities	<p>The plan area for this ASP amendment is located within the boundaries of the Hamlet of Heritage Pointe and has been within the ASP area since the original ASP was adopted in 1995.</p> <p>It proposes to develop an underutilized portion of the Hamlet by creating a new development cell. What is currently one Country Residential parcel will accommodate 45-58 Hamlet Residential parcels and 20 Residential Multi-family Villas.</p> <p>As previously mentioned the proposed development leverages the existing commercial area, servicing, facilities and amenities of Heritage Pointe as well as the existing fire hall, rather than creating a stand-alone development with few amenities.</p>

<b>3.4.2 Expansion of Settlement Areas</b>	
<b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern	Not applicable.
<b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units	Not applicable.
<b>3.4.2.3</b> Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2	Not applicable.
<b>3.4.3 New Freestanding Settlement Areas</b>	
<b>3.4.3.1</b> New freestanding settlement areas	Not applicable.
<b>3.4.3.2</b> New freestanding settlement areas with 500 or greater new dwelling units	Not applicable.

<b>3.4.3.3</b> Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2	Not applicable.
<b>3.4.4 Country Residential Development</b>	
<b>3.4.4</b> Country Residential Development	Not applicable.
<b>3.4.5 Employment Areas</b>	
<b>3.4.5.1</b> New employment areas	Not applicable
<b>3.4.5.2</b> Connections to transit stations and corridors	Not applicable.

3.5 Regional Corridors	
<p><b>3.5.1.1</b> Mobility Corridors</p>	<p>Figure 1 - Site Context illustrates the mobility corridors identified in Schedule 3 and/or 4 of the IGP that are within 1.6 km of the plan area, this includes Highway 2A and Deerfoot Trail (Highway 2).</p> <p>The intensification of development in the hamlet that is contemplated in the ASP amendment makes better use of the adjacency to the Level 1 Highway (Highway 2) and the Level 2 Highway (Highway 2A) as well as the interchange at Dunbow Road and Highway 2 and the signalized intersection at Dunbow Road and Highway 2A. The signalized intersection on this provincial highway was installed by Foothills County as an interim measure to improve safety until such time as the Province deems the construction of the planned interchange is warranted.</p> <p>The main entry to the proposed development cell is planned via Dunbow Road which is an existing municipal road that has been constructed to a two-lane rural standard.</p>
<p><b>3.5.2.1</b> Transmission Corridors</p>	<p>Figure 1 - Site Context illustrates transmission corridor rights-of-way and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP in proximity to the plan area.</p> <p>There are no transmission corridors that are located within the plan area. Nearby energy transmission corridors are located in the right of way of Dunbow Road. The proposed development has no foreseeable adverse impacts on these transmission corridors.</p>