

CRESTMONT SOUTH
CONCEPTUAL SCHEME

Bylaw C-6083-2005, Adopted June 28, 2005

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Development

Crestmont Conceptual Scheme
Portion of NE30-24-2-W5M

Prepared for:
The Municipal District of Rocky View No. 44

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On behalf of:
Crestmont Developments Inc.

June 2005

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6083-2005

A Bylaw of the Municipal District of Rocky View No. 44 to adopt the attached Schedule "A" referred to as the "Conceptual Scheme", pursuant to Divisions 7 & 12 of Part 17 of the Municipal Government Act.

WHEREAS the Council of the Municipal District of Rocky View No. 44 has received an application to adopt a Conceptual Scheme in accordance with the Central Springbank Area Structure Plan, to provide a policy framework to guide and evaluate future development within a portion of Block 2, Plan 7510024, located within the NE ¼ of Section 30-24-2-W5M comprising approximately ±13.8 hectares (± 34 acres); and

WHEREAS the Council deems it desirable to adopt the Conceptual Scheme; and

WHEREAS a notice was published on May 31, 2005 and June 7, 2005 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for June 28, 2005; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692, Section 230 and Section 606 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Conceptual Scheme be adopted to provide a framework to guide and evaluate future development within a portion of Block 2, Plan 7510024, located within the NE ¼ of Section 30-24-2-W5M comprising approximately ±13.8 hectares (± 34 acres), as shown on Schedule "A" attached to and forming part of this Bylaw; and
2. This Bylaw shall come into effect upon the date of its third and final reading thereof.

DIVISION 3

File: 04630003-2004-RV-206

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on May 24th, 2005, on a motion by Councillor Branson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 28th, 2005, on a motion by Councillor Habberfield.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 28th, 2005, on a motion by Councillor Goode.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'

A Conceptual Scheme for a portion of Block 2, Plan 7510024, located within the NE $\frac{1}{4}$ of Section 30-24-2-W5M comprising approximately ± 13.8 hectares (± 34 acres).

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Vision: A Rural Enclave within an Urban Community

The boundary between the municipalities of the City of Calgary and Municipal District of Rocky View creates an artificial barrier for a logical planning process. The Crestmont South conceptual scheme area is unique in that, for the most part, the site is geographically oriented to the urban community of Crestmont in west Calgary rather than the rural setting within the Municipal District of Rocky View.

Notwithstanding this observation, it is anticipated that Crestmont South will retain certain rural elements that will distinguish it from its urban counterpart. Homes will be constructed with minimal intrusion on the landscape. This includes earth moving and vegetation clearing. Slope adaptive housing techniques will be initiated, where feasible.

Residential: A Transitional Approach

Varying lot sizes, from one and two-acres lots adjacent to the existing Artist View community to 0.22-acre lots next to the City of Calgary, provides a transitional approach in addressing local concerns. This approach can only be achieved through inter-municipal cooperation and ultimate acceptance.

Open Space: A Unique Approach

There are two forms of open space proposed in Crestmont South:

1. Retention of the steeper undevelopable lands in open space. This is typically required in order to prevent unsafe conditions to the general public, and
2. Introduce Environmental Reserve Easements as per Section 664(2) of the Municipal Government Act at the rear of the larger lots, located adjacent to the south boundary of Crestmont South. The opportunity exists to link these areas to the steeper undevelopable lands in order to provide a contiguous parcel for localized wildlife movements.

Sustainable

The low impact approach proposed by the developer in developing the conceptual scheme area will assist in creating a sustainable, rural enclave with an urban transition influence. Servicing for the most part of Crestmont South will tie directly to the existing infrastructure located in the Crestmont community within the City of Calgary.

1.0 Introduction

The residential development titled "*Crestmont South*" is located adjacent to and immediately south of the existing urban community of Crestmont within the City of Calgary. In addition, it is likewise located to the north of the existing country residential community of Artist View.

The subject land is currently vacant and in its natural state, contains grasslands and deciduous treed areas.

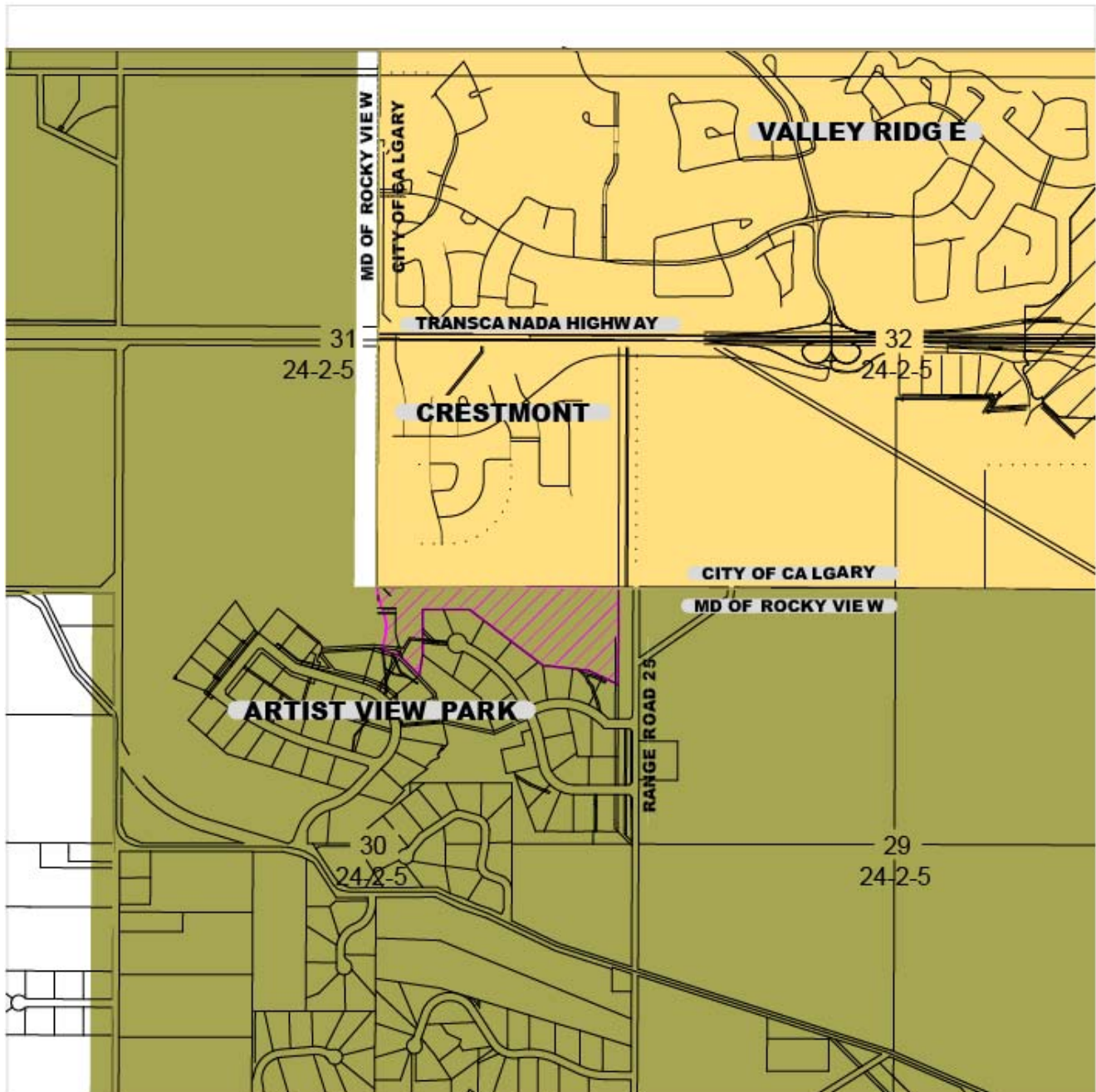
A number of factors make the Crestmont South lands appropriate for a residential transition area as proposed. Most important of these is the philosophy of its logical extension from the existing urban fabric within the City of Calgary.

1.1 Conceptual Scheme

The purpose of the conceptual scheme is to provide a comprehensive planning framework for the subject land as defined in Figures 1 and 2. This conceptual scheme is a non-statutory planning document that is adopted via bylaw by the Council of the Municipal District of Rocky View No. 44. It addresses planning and development issues such as generalized land uses, infrastructure provisions, environmental issues, traffic, and the impact of the development on surrounding lands. This conceptual scheme and its supplementary information are intended to provide clear and concise policy direction for the development of the subject lands.

1.2 Planning History

The subject land is located between the City of Calgary to the north and the existing Artist View community to the south. Urban development has occurred on much of the land within the City of Calgary. In December 2004, Council of the City of Calgary approved lands within its jurisdiction for single-detached residential and open space uses located immediately adjacent and to the north of the subject land.



LEGEND:

- CRESTMONT SOUTH CONCEPTUAL SCHEME BOUNDARY
- INTERMUNICIPAL DEVELOPMENT AREA



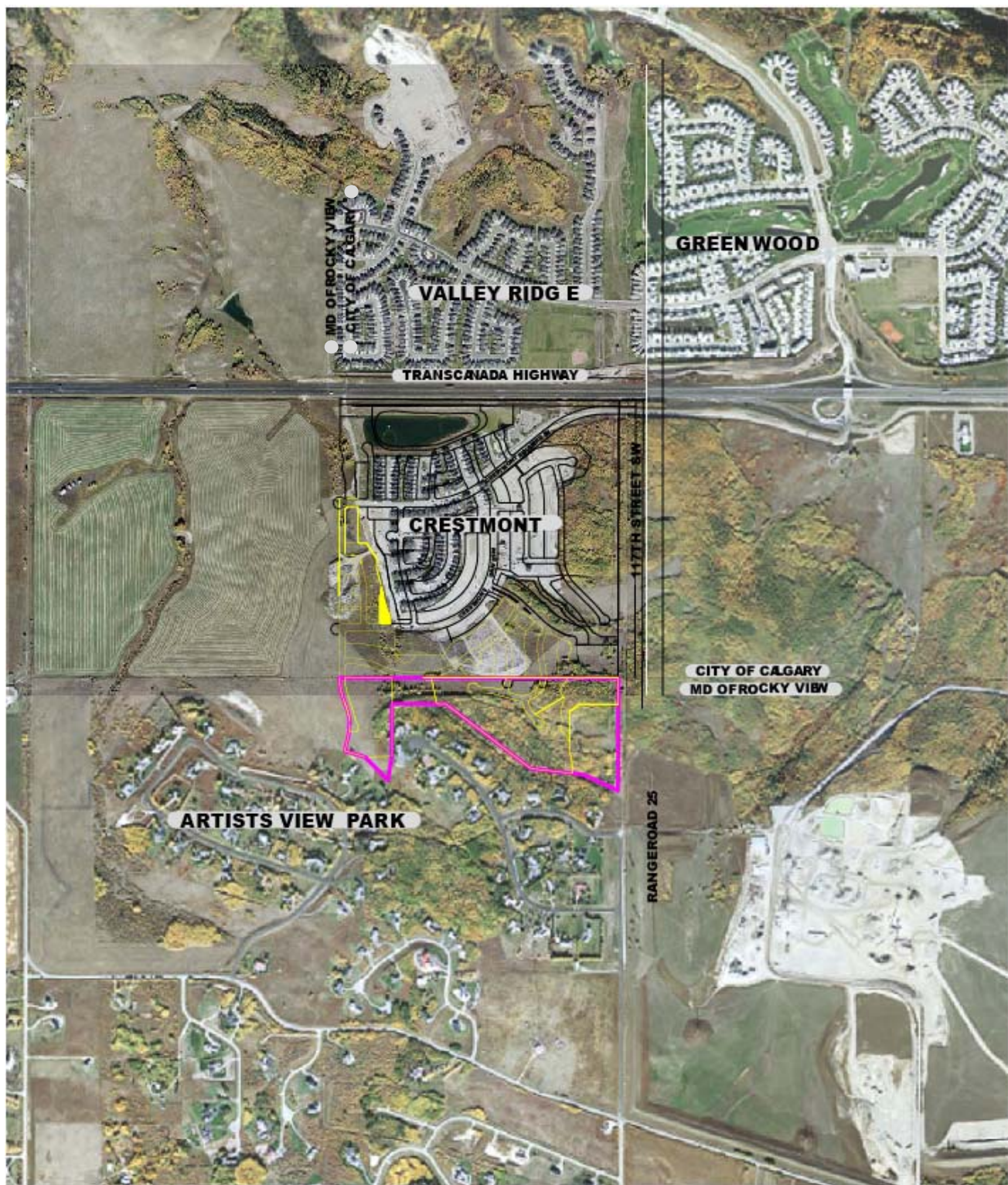
CRESTMONT

CRESTMONT SOUTH
CONCEPTUAL SCHEME

LOCATION MAP

FIGURE 1

JUNE 2005



LEGEND:

— CRESTMONT SOUTH CONCEPTUAL SCHEME BOUNDARY



CRESTMONT



CRESTMONT SOUTH
CONCEPTUAL SCHEME

APPLICATION AREA A

FIGURE 2

JUNE 2005

As part of the requirements of the Central Springbank Area Structure Plan (Section 2.3.2.2, page 54), which governs the subject lands, a conceptual scheme is required to be prepared with the following criteria:

- *A future land use scenario – including lot design and configuration, parcel size, on and offsite visual impacts, open space connections, servicing strategy and compatibility with adjacent land use*
- *A scenario for the integration of the proposed development with existing and adjacent development including the preservation or improvement of existing site-lines*
- *Development phasing illustrating full build-out*
- *Any and all constraints to development including, but not limited to topography, environmentally sensitive areas as determined by a biophysical inventory, archeological or historical sites*
- *Architectural controls to guide structural style, building materials and structural siting*
- *A Landscaping Plan*
- *A Master Drainage Plan and/or site implementation plan including possible alternatives for Best Management Practices for storm water management*
- *The location of municipal, school and if necessary, environmental reserve areas,*
- *The provision of open areas for the purposes of habitat preservation*
- *archeological or historical sites, regional Best Management Practices*
- *Agricultural uses, recreation, highway interface, City of Calgary interface*
- *A Traffic Impact Assessment that addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network including the necessary improvements*
- *Utility servicing strategies*
- *Population densities and projections*
- *Input from all directly and indirectly affected landowners within and adjacent to the conceptual scheme boundary throughout the preparation of the conceptual scheme, including a minimum of one (1) open house for the proposal*
- *The support of proposed conceptual scheme by the majority of the affected landowners*
- *Road names incorporating neighbourhood themes or heritage names*
- *Any other matter deemed necessary by the municipality*

In addition to the requirements of the conceptual scheme, other requirements (Section 2.3.2.3 Special Planning Areas) address interface planning with urban development within the City of Calgary and include, but are not limited to the following:

- *Parcel sizes*
- *Site design and building envelopes*
- *Visual separation and sound attenuation*
- *Integration of open space alternatives*
- *Vegetation and building materials*
- *Wildlife corridors*

- *Transportation links*
- *Sensitivity to existing land uses and community characteristics within the City of Calgary*
- *Demonstration of initiatives to include City of Calgary residents and planning stages in preparation of conceptual schemes*

1.3 Conceptual Scheme Objectives

This conceptual scheme shall:

1. Provide a planning and development framework for the subject lands;
2. Identify how planning and development issues will be resolved during the planning and development process;
3. Identify and describe the proposed infrastructure system;
4. Summarize community input and public participation initiatives that were taken as a part of the conceptual scheme preparation process; and
5. Provide policy statements as the landowner's commitment detailing what will be undertaken during the development of the subject lands.

The conceptual scheme will demonstrate the following points:

1. That the subjects lands logically tie to the City of Calgary road and servicing infrastructure for the most part, thereby minimizing its impact on the Municipal District's infrastructure system;
2. That the Municipal District of Rocky View in its approved municipal planning policies supports the development of this nature in this location; and
3. That the proposed development conforms to sound planning principles of interface/transition planning between two municipalities.

1.4 Municipal Development Plan

The Municipal District's long-term planning policy document, the Municipal District of Rocky View No. 44 Municipal Development Plan, sets eleven main goals, several of which apply to this conceptual scheme:

- *To accommodate growth and change in the municipality in accordance with sound planning principles.*
- *To facilitate residential developments which create safe and livable environments.*
- *To encourage and facilitate the development, maintenance and expansion of a sound and economical transportation and utility infrastructure.*
- *To encourage the availability of affordable and effective community services in order to maintain and improve quality of life.*
- *To facilitate the preservation and/or conservation of significant and/or sensitive natural environments.*
- *To facilitate communication and cooperation between the Municipality and neighbouring municipalities.*

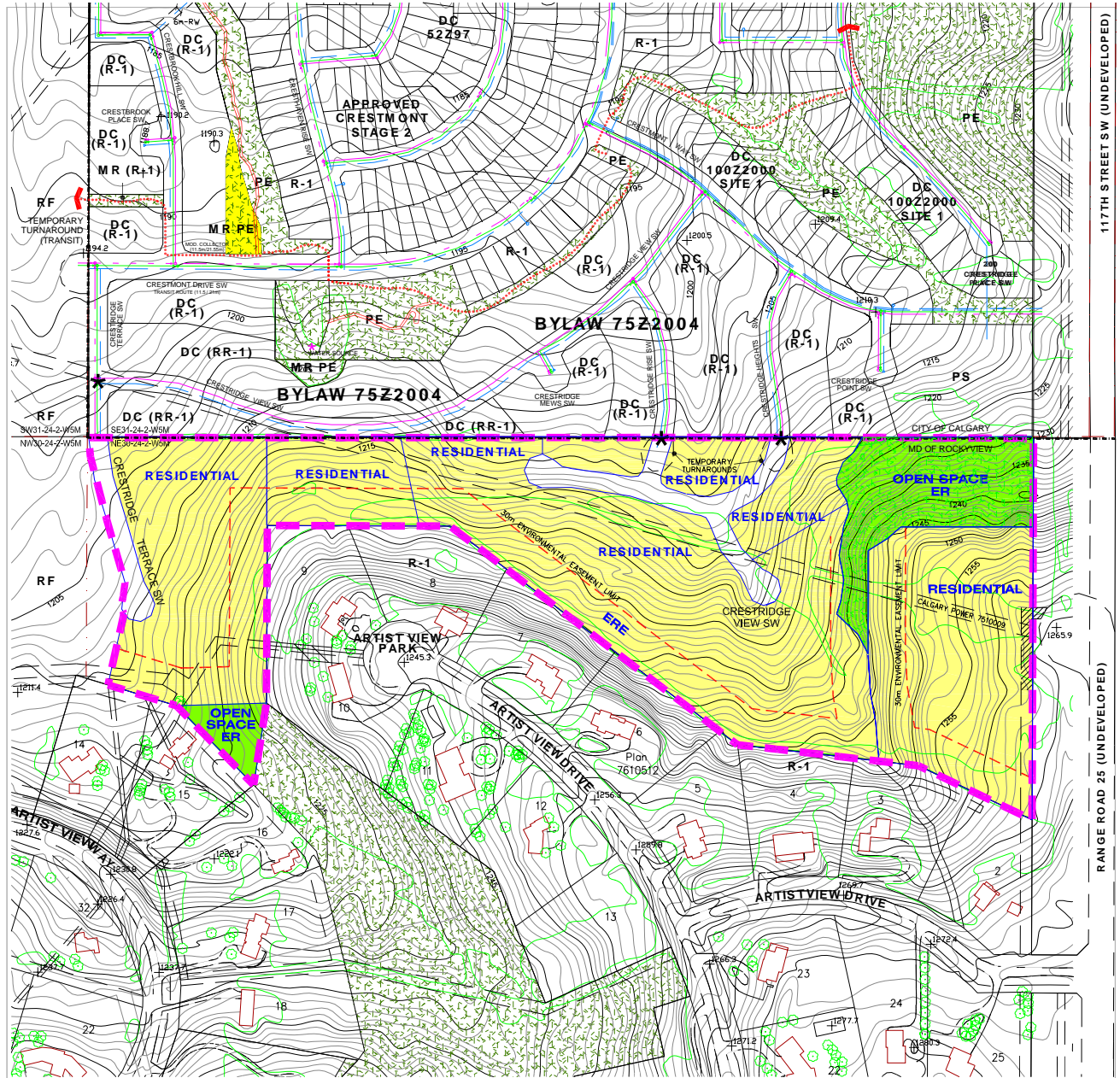
1.4.1 Intermunicipal Development Plan (IDP)

The M.D. of Rocky View / City of Calgary IDP was endorsed by both municipal councils in October 1998. It established goals of which the following are most applicable to this conceptual scheme:

- *To provide more certainty for planning and development decisions within a broad policy framework, through the adoption of a statutory plan by bylaw.*
- *To establish the Intermunicipal planning process as the preferred means to address planning issues on a mutual basis.*
- *To address Municipal Government Act requirements with respect to Intermunicipal conflict resolution procedures, plan administration and plan amendment or repeal procedures.*
- *To establish an Intermunicipal transition area within which planning and development decisions are coordinated (e.g. by addressing land use compatibility and urban overlay principles).*
- *To plan future servicing and transportation corridors and facilities and to protect logical sewer and stormwater catchment areas.*
- *To protect all sources of drinking water, particularly the Bow and Elbow Rivers.*
- *To encourage the identification, protection and/or rehabilitation of key natural feature and habitat areas within the Intermunicipal Development Plan.*

1.5 Plan Definitions

1. "Concept Plan and/or Concept Plan Area" refer to the land use concept that has been developed and illustrated for the subject land, as illustrated on Figure 3.
2. "Conceptual Scheme" refers to this document – a comprehensive planning and development framework that applies to the subject lands, in accordance with the definition outlined in the Central Springbank Area Structure Plan.
3. "Council" refers to the Council of the Municipal District of Rocky View No. 44.
4. "Crestmont Developments and/or Developer" refers to the developer of the subject lands, Crestmont Developments Inc, or any future owner of the subject land.
5. "Municipal District, Municipal District of Rocky View, MD of Rocky View and/or MD" refer to the Municipal District of Rocky View No. 44.
6. "Subject site, subject lands, Crestmont South, and/or plan area" refer to the 34-acre more or less area bounded; on the north by the Crestmont community of the City of Calgary, and on the south by the Artist View community as shown on Figure 2.
7. "Artist View community" refers to the existing country residential developments located south of the Crestmont South conceptual scheme area and includes the subdivisions more appropriately named: Artist View West, Artist View East, and Artist View Pointe.
8. "Crestmont" refers to the existing community located north of the Crestmont South conceptual scheme area and within the City of Calgary.
9. "MDP" refers to the MD of Rocky View Municipal Development Plan.



LEGEND:

- CRESTMONT SOUTH CONCEPTUAL SCHEME BOUNDARY
- 30m ENVIRONMENTAL RESERVE EASEMENT (ERE)



CRESTMONT

CRESTMONT SOUTH
CONCEPTUAL SCHEME

CONCEPT PLAN

FIGURE 3

JUNE 2005

2.0 Conceptual Scheme Planning Area

2.1 Location

As shown on Figure 1, the subject land is located south of and immediately adjacent to the City of Calgary, north of the Artist View community and west of Range Road 25, an undeveloped road allowance.

2.2 Plan Area Ownership and Legal Description

Crestmont Developments Inc. is the registered owner of the subject lands and its holdings includes lands located immediately north, west and northwest of the subject lands. Total area of the subject site is 34 acres \pm (13.8 hectares \pm). It is legally described as a portion of Block 2, Plan 7510024, all located within NE30-24-2-W5M.

The boundaries and any areas indicated on maps contained within this conceptual scheme are approximate only. Minor variations to map boundaries and land areas at subsequent planning stages (e.g. land use redesignation and/or development permit) shall not require an amendment to this conceptual scheme.

2.3 Policy Framework

This conceptual scheme shall conform to the intent and policies of: the MD of Rocky View Municipal Development Plan, the MD of Rocky View / City of Calgary Intermunicipal Development Plan, and the Central Springbank Area Structure Plan.

2.4 Current and Proposed Land Use Designation

The subject land is currently designated as RF (Ranch and Farm District) in the Municipal District of Rocky View Land Use Bylaw C-4841-97. A new Direct Control District is required for the redesignation of the subject lands in order to accommodate future single detached, residential lots.

2.5 Land Use Context and Adjacent Land Uses

As seen in Figure 2, uses surrounding the subject lands include; the Artist View country residential development located immediately to the south; the Crestmont community within the City of Calgary located immediately to the north, where urban development by Crestmont Developments is taking place; Altalink Management Ltd's 240kV overhead transmission line running in a north-south direction located to the east; and farmland presently owned by Crestmont Developments located to the west.

2.6 Site Features

2.6.1 Existing Structures

There are no buildings situated on the subject land.

2.6.2 Topography and Site Description

The subject lands form part of the north facing slope of the Paskapoo Escarpment formation, ranging in elevation from 1265 metres in the extreme southeast corner to 1201 metres in the northwest corner of the subject lands. The land surface is characterized by marked slopes from south to north and is bisected by one ephemeral drainage system running diagonally through the south-central portion of the subject land. There is a natural spring source located in the southeast corner of the subject land. While water intermittently exits the source location, it re-infiltrates locally without sustaining any type of water course. This spring source is located within the 30-metre Environmental Reserve Easement.

Slopes vary from less than 15% in three general areas: in the west, along the north boundary, and in the east in the upper lands. Slopes greater than 15% are located throughout the balance of the subject site with a band of slopes greater than 30% in the east, delineating the upper lands. Figure 4 illustrates a slope analysis for the subject lands.

Soils comprise well-developed, dark silty loams, underlain by lighter grey silts to basal clays with alluvial gravels underlying the clays. Ash is found in some isolated areas associated with trapped Aeolian silts.

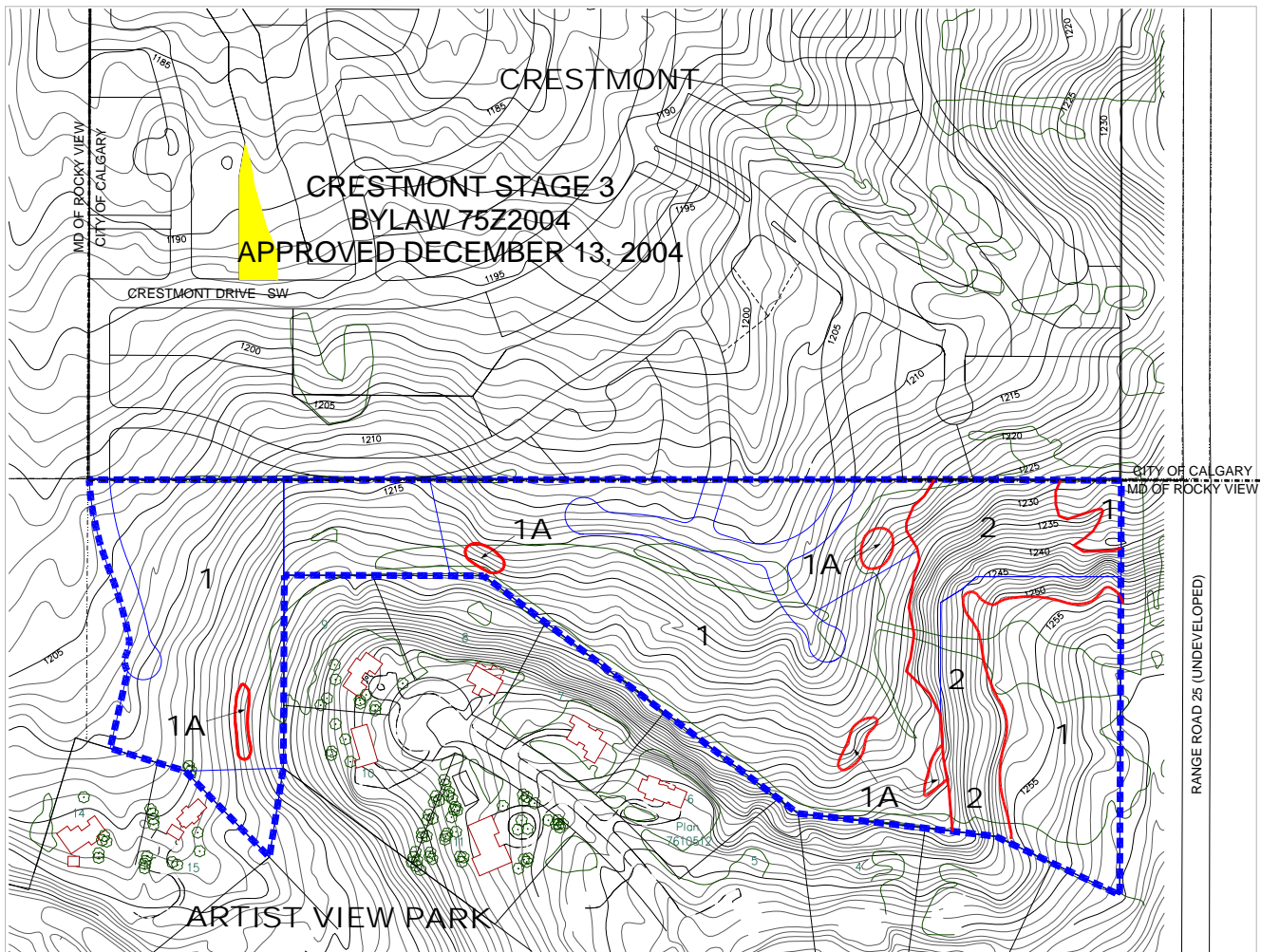
Vegetation consists of deciduous forest cover characterized by a mix of aspen, willow, rosebushes and other shrubs. Much of the land remains undisturbed with some open grassland pasture along the west and extreme north areas of the subject lands.

2.6.3 Further Studies

Several reports have been completed by various, qualified consultants in support of this conceptual scheme. The following information summarizes these findings:

2.6.3.1 *Historical Resources Impact Assessment (HRIA)*

In January 2003, Crestmont Developments retained Lifeways of Canada Limited to complete an HRIA for the subject land. In summary, six sites were identified on the subject land of which three had a recommendation that no further work is required and three were recommended for further mitigation should they be developed. The findings of this report will be submitted to Alberta Community Development in 2005.



LEGEND:

- CRESTMONT SOUTH CONCEPTUAL SCHEME BOUNDARY
- 1 ZONE 1 (GRADES LESS THAN 7:1 AND DEVELOPABLE)
- 1A ZONE 1A (GRADES SLIGHTLY GREATER THAN 7:1 BUT DEVELOPABLE WITH MINOR GRADING)
- 2 ZONE 2 (GRADES GREATER THAN 7:1 AND RECOMMENDED AS UNDEVELOPABLE)



SOURCE: CRESTMONT RESIDENTIAL SUBDIVISION (SOUTH), JANUARY 2004, Almor Testing Services Ltd.



CRESTMONT

CRESTMONT SOUTH
CONCEPTUAL SCHEME

DEVELOPMENT ZONES

FIGURE 4

JUNE 2005

2.6.3.2 Phase I Environmental Site Assessment (ESA)

In November 2003, Almor Testing Ltd. (Almor) was retained by Crestmont Developments to provide a Phase I ESA for the subject land. No signs of environmental disturbances have occurred on the subject site, as indicative of an area that has had little human influence over the past century.

2.6.3.3 Biophysical Impact Assessment (BIA)

In October 2003, Dynamic Ecosystems Ltd. was retained by Crestmont Developments to complete a BIA for the subject site. Its findings concluded that certain mitigative measures, including a proposed, Environment Reserve Easement on the larger parcels would assist in addressing certain wildlife movements as well as preserve existing tree cover. Minimizing tree clearings (for house construction) and designing roads along the contours are other methods in which the developer proposes to minimize development affects on the existing landscape.

2.6.3.4 Geotechnical Evaluation and Slope Stability

Almor and Geo-Engineering Ltd. were retained in 2003 by Crestmont Developments to prepare the necessary information for geotechnical evaluation and slope stability of the subject site. Three zones were identified:

Zone 1

These lands, with less than 25% slope, are developable for the most part, with the exception of a localized area along the south boundary adjacent to the Artist View community (Lots 5,6, and 7 , Plan 7610512), where a 7-metre setback is recommended. This poses no problem as this area falls within the rear yard, private environment easement of 30 metres. An ephemeral stream is to be properly addressed in post-development via underground or surface conveyance.

Zone 1A

There are a few pockets of land that are marginally steeper than 25%. It is recommended that, if development is necessary, that grading be done to reduce the slope to less than 25%. Otherwise, a development setback of 3 metres is recommended from this sub-zone if left in its current state. In most cases, these areas fall within the rear yards of the larger lots and are therefore, most likely to be left alone.

Zone 2

No development is recommended in this area as the slopes are greater than 25% and considered unstable. This band is proposed to be retained as public open space and / or Environment Reserve Easement and therefore, not to be developed. An additional 3-metre development setback is recommended from this zone.

2.6.3.5 *Soil Classification*

According to the Canada Land Inventory mapping for soil classifications, the subject site contains a combination of Classes 4 (20%) and 5 (80%) with a topographical subclass. These classifications signify severe to very severe limitations to crop production, other than native or tame species of perennial forage plants (extreme case Class 5). Farm machinery practices may only improve this productivity marginally in the case of the Class 5 soils. Specialized crop adaptability is feasible in the Class 4 soils however, soils are generally low to fair in productivity. The topography subclass denotes a greater percentage of sloped lands with varying directions and where erosion is possible, all which contribute to severe limitations to crop farming.

3.0 Planning Area – Future Land Use Concept

3.1 The Concept

The subject land will be redesignated from Ranch and Farm District (RF) to Direct Control District (DC) in order to accommodate low density single-detached residential dwellings and public open space. All land uses will become part of the same Direct Control District as would constitute the development known as Crestmont South as illustrated on the Concept Plan on Figure 3.

3.1.1 Public Open Space

Public open space in the form of environmental and municipal reserves is proposed in the conceptual scheme and is designed to limit new residents' ability to access directly to the existing Artist View community's open space. Private properties, rather than public open space (see Section 3.1.2 Environmental Reserve Easement), will be used to interface with the existing Artist View community in order to minimize access of the general public to existing Artist View lots.

3.1.2 Environmental Reserve Easement

Each proposed residential lot abutting the existing Artist View community will have registered on its title a restrictive covenant that will delineate a 30-metre Environmental Reserve Easement at the rear of the property. This area is secured in order to; retain existing tree cover; and to provide for wildlife movements. The covenant will protect the easement from; additional clearings (other than for fire safety purposes), construction of any buildings, habitable or otherwise, and if the landowner chooses to delineate the area, that it be constructed with a non-intrusive material such as a two-rail wooden fence of 1.2 metres (four feet) in height or less.

3.1.3 Residential Lot Sizes

A variety of lot sizes is proposed on the subject lands. These categories are in response to providing a logical transition between existing urban (Crestmont community) and rural (Artist View community) densities. Lot sizes are proposed to be a minimum average lot area of 0.22 acre at the north end of the subject site, adjacent to the City of Calgary, and increasing in size to a minimum of one acre for each lot adjacent to the existing Artist View community. Three two-acre lots are proposed along the top of the escarpment in the east that will access directly on to Range Road 25.

Architectural design guidelines are proposed to form part of the DC land use district for the subject lands. These will be administered by the developer and will address items such as: building style, type, size, massing, exterior materials, facades, accessory buildings, fencing, and lighting. Sample architectural styles form part of the appendices.

3.1.4 Population

Approximately 30 single-detached, residential lots will be created in the proposed concept plan. This equates to approximately 90 to 105 residents based on an expected occupancy rate range of 3.0 to 3.5 persons per unit.

3.1.5 Phasing of Development

Phasing of development in Crestmont South will most likely occur from its boundary with the City of Calgary and it is conceivable that only one phase of development will be required due to the area of the subject lands.

3.2 Land Use Breakdown (approximate)

Use	hectares	acres	Percent of Total
Residential	11.58	28.62	83.6%
Public Open Space	1.59	3.93	11.5%
Roads	<u>0.69</u>	<u>1.70</u>	<u>4.9%</u>
TOTAL	13.86	34.25	100%

3.3 Transitional Plan Concept – Opportunities at Subdivision

Crestmont South is envisioned as a transitional community in that it blends existing urban development to the north (Crestmont community in the City of Calgary) with the existing country residential development to the south (Artist View community in the MD of Rocky View). Lot sizes are graduated to address the respective municipalities' existing development policies.

Servicing requirements will be determined at the subdivision approval stage. The development of residential lots will be permitted provided they meet environmental standards at the time of subdivision which will include piped potable water and sewage systems. Stormwater management will promote best management practices to encourage homeowners to minimize hard surfaces, and to encourage the use of on-site water retention techniques (e.g. rain barrels). Deferred services agreements will be registered on the two-acre parcels in order that they can ultimately be connected to future piped systems.

3.4 Transportation

3.4.1 Access

The subject site is proposed to have as its primary access, connections to three City of Calgary roads – Crestridge Terrace, Rise and Heights - that form part of the Crestmont community in west Calgary.

Three residential lots each of a minimum of two acres in size will access Old Banff Coach Road via Range Road 25 as it extends northward from Artist View Drive.

3.4.2 Road Standards

It is the intent to retain a rural appearance to the subject land. Notwithstanding this goal, proposed road standards will be established at the plan of subdivision stage and in accordance with the current municipal standards of the accommodating municipality.

3.4.3 Traffic Impact Assessment

Three two-acre lots are proposed to be added to the MD of Rocky View's road infrastructure via Range Road 25 (Artist View East). This number is considered small and therefore, will not negatively impact the existing road infrastructure and as such, should not significantly affect Artist View East residents.

Based on the distribution of the lot sizes for the subject site, approximately 27 residential lots are expected to directly access the City of Calgary road infrastructure via the Crestmont community, therefore, having no impact on the MD of Rocky View's road system.

3.4.4 Transit

Due to the subject site's proximity to the City of Calgary, transit service will be available to future residents. The closest residential lot within the subject land to a future transit service on Crestmont Drive SW is approximately 150 metres (490 feet)

4.0 Conformity to Approved Policies

This section will illustrate how the MD of Rocky View in its approved municipal planning policies supports a community of this nature in this location.

4.1 MD OF Rocky View Municipal Development Plan (MDP)

The MD of Rocky MDP, adopted by the MD of Rocky View's Council in July 1998, provides the fundamental goals and policies for the social, economic and physical development of its rural in nature community. In addition, it requires new development areas to establish Area Structure Plans for lands where significant developments within its municipality are expected occur.

Eleven goals were established in the MDP, of which the following apply to this conceptual scheme:

"To accommodate growth and change in the Municipality in accordance with sound land use planning"

"To facilitate residential developments which create safe and livable environments"

"To encourage and facilitate the development, maintenance and expansion of a sound and economical transportation and utility infrastructure"

"To facilitate the preservation and/or conservation of significant and/or sensitive natural environments"

"To facilitate communication and cooperation between the Municipality and neighbouring municipalities" (Section 1.8 Plan Goals)

The conceptual scheme, while small in area, accommodates these goals by providing a transitional plan between the urban development of the City of Calgary (Crestmont) and the rural development of the MD of Rocky View (Artist View), while continuing to offer a safe and livable environment with appropriate open space and logical connectivity to the City of Calgary (road and utility infrastructures). Certain areas of the conceptual scheme are environmentally sensitive and this has been appropriately addressed through the preservation of public (municipal and environmental reserves) and open spaces. It is anticipated that cooperation between the municipalities prevails in addressing the need to establish maintenance and operational policies regarding the road and utility infrastructures.

Specific MDP policies with which this conceptual scheme conforms include the following:

Residential Policies (MDP Section 5.0)

"The availability and adequacy of potable water supply and sewage disposal systems necessary to support the proposed residential development and the management of stormwater." (Section 5.1 (4) Residential Policies)

Prior to subdivision, piped systems for potable water and sewage disposal systems and an approved stormwater management plan will be necessary in order to address environmental responsibility concerns.

"Comprehensive subdivision design principles that result in innovative communities, efficient use of the land base, municipal infrastructure, public and private utility systems and on-site development opportunities." (Section 5.1 (5) Residential Policies)

Efficient use of the land base through transitional lot sizes combined with innovative Environmental Reserve Easements, and environmental sensitivity to future building sites all provide the necessary elements in creating an innovative residential enclave within this part of the MD.

"The density of any residential development shall be directly related to the following: ... c) compatibility of the proposed density with that of the surrounding area and the rural character of the Municipality and consistency with the provisions of any area structure plan containing the subject lands." (Section 5.6 (c) Residential Policies)

Crestmont South is unique in that it is geographically "squeezed" between rural (Artist View) and urban (Crestmont) communities. As a result, the density in this conceptual scheme of just under 1 unit per acre (2.16 units per hectare) provides a transitional consideration which respects the existing 2-acre lots within the MD and the existing urban densities located within the City. The rural character of the MD is maintained through the policies of this conceptual scheme whereby altering the landscape is minimized.

Natural Environment Policies (MDP Section 8.0)

"...to prepare and submit an environmental impact assessment prepared by a qualified professional, which is satisfactory in form and content to the Municipality ... comprises a a) biophysical analysis of the subject lands..." (Sections 8.1.1 and 8.1.2 Natural Environment Policies)

This work was prepared by Dynamic Ecosystems Ltd. (Biophysical Impact Assessment) over the latter part of 2003 and addressed items such as: topography, soil, flora and fauna, hydrology, and wildlife migration routes. It concluded that the proposed conceptual scheme provided sufficient mitigative measures to address any outstanding issues.

"... require a Geotechnical report at the developers expense prepared by a qualified professional, satisfactory in form and content to the Municipality, and in accordance with all pertinent Alberta Environment Protection Guidelines, as amended." (Section 8.2.1 Natural Environment Policies)

Almor Testing Ltd. in conjunction with Geo-Engineering Ltd., prepared this report in the Fall of 2003 and addressed general topographical, geological, hydrological conditions including slope stability analysis and mitigative measures to address unsafe conditions.

"...preparation of an historical impact assessment, prepared by a qualified professional, in form and substance satisfactory to the requirements of the Provincial department, al to the satisfaction of the Municipality." (Section 8.3.2 Natural Environment Policies)

Lifeways of Canada Limited has prepared a Historical Resources Impact Assessment (HRIA) for the subject land, resulting in suggested mitigative measures on three of the six sites. These recommendations will proceed to the Provincial body in 2005.

Infrastructure Policies (MDP Section 9.0)

"When considering subdivision and development proposals, the Municipality may require an assessment of the infrastructure necessary to assess and service the proposed subdivision or development and may require the upgrading or a contribution towards future upgrading of required infrastructure." (Section 9.1 Infrastructure Policies)

Assessment by the MD will be required at the time of the plan of subdivision and will form part of any services agreement for the subject land.

"When considering proposals for subdivision and development, it shall be the policy of the Municipality to consider: ...c) entering into agreements with developers regarding existing or new roadway construction which may include joint ventures, pro-rated costs etc.,..." (Section 9.2.4 (c) Infrastructure Policies)

As an example, the future access for three two-acre lots within the conceptual scheme will occur at Range Road 25, north of the Artist View East subdivision. New road construction and agreements with the MD will be required along this undeveloped road allowance to provide the necessary access for these lots.

Open Space and Recreation Policies (MDP Section 10.0)

"When considering proposals for subdivision, the Municipality may require the registers owners to provide Municipal and/or School reserve, in accordance with the provisions of the Municipal Government Act. This shall be in the form of: a) land; b) money in place of land; or c) a combination of land and money." (Section 10.1.1 Open Space and Recreation Policies)

and

"...the Municipality may consider deferral of Municipal or School Reserve when the: ...b) proposed subdivision comprises a portion of the titled lands proposed for subdivision and reserve could be provided through future subdivision, to the satisfaction of the Municipality; (or) c) proposed subdivision is part of a phased proposal involving a number of parcels and Municipal and/or School Reserve could be provided in a subsequent phase, to the satisfaction of the Municipality;" (Section 10.1.3 Open Space and Recreation Policies)

Crestmont Developments currently holds one title for the conceptual scheme area including lands to the west, northwest and southwest. Development of these lands will most likely occur in the future. Therefore, it is proposed in Crestmont South that a combination of land and money for or a deferral of the required municipal reserve be established in a appropriate policy.

"The Municipality shall determine the need for Environmental Reserve in accordance with the provisions of the Municipal Government Act." (Section 10.1.7 Open Space and Recreation Policies)

There is an area of the subject land identified in the slope stability report prepared by Almor and Geo-Engineering with unstable slopes. This is identified on *Map 4 Development Zones* as Zone 2. This area will be designated either as Environment Reserve or as part of the Environmental Reserve Easement.

4.2 Central Springbank Area Structure Plan (ASP)

The Central Springbank ASP (Bylaw C-5354-2001) endorsed by the MD of Rocky View's Council on October 2nd, 2001 provides a *"planning and development framework to guide future growth and development within the area"* (Central Springbank Area Structure Plan, p.1). In addition to its goals and policies, the ASP indicates a need for Conceptual Schemes to be prepared for lands under development potential. Furthermore, lands under the Special Planning Area (Central Springbank ASP, Section 2.3.2.3) require additional interface planning considerations with the urban development located within the City of Calgary (refer to Section 4.2.1.1 Special Planning Area below).

4.2.1 Conformity to Goals and Policies

Conformity to the Central Springbank ASP goals and policies is met, in general and more specifically to Section 2.9 Residential, as follows:

"Future phasing of New Residential development will be determined by the utility strategy and the landowner will determine timing." (Section 2.9.4 (b) New Residential Areas Policies)

Future ties to the existing City of Calgary utility infrastructure will be dependent upon the timing of the construction of the lines within the City in conjunction with the coordination of special development agreements to determine maintenance and operational obligations of the system within the MD.

"Minimum allowable parcel size is 0.8 ha (2 acres)." (Section 2.9.4 (e) New Residential Areas Policies)

As this plan is unique as a transitional one, lots smaller than two acres, or as small as 0.22 acre, are proposed.

"Minor deviations from municipal country residential road width standards should only be considered in New Residential Areas when stormwater management, emergency services, school bus services and public safety are shown to not be at risk and an opportunity for future local roads with a higher priority for aesthetic appeal, quality of service and multiple use is provided." (Section 2.9.4 (h) New Residential Areas Policies)

A hybrid rural road cross-section is proposed for all roads located within Crestmont South (see Figure 8). These are proposed in order to maintain a rural appearance to the roads while accommodating water and sanitary lines underneath them. Stormwater will be conveyed by swales on each side.

"Municipal reserve lands in New Residential Areas should be provided by a full dedication of land to facilitate the establishment of a connective open space system." (Section 2.9.4 (i) New Residential Areas Policies)

The subject site forms a part of the developer's land holdings in the area. Under the same title, Crestmont Developments owns several acres of land in the MD located immediately west and northwest of Crestmont South. It is anticipated that those westerly lands will contain the connective open space system rather than in Crestmont South due to its smaller, more confined area, complete with topographical constraints.

4.2.1.1 Special Planning Area

The subject land is located within the City of Calgary / MD of Rocky View Intermunicipal Special Planning Area and as such is governed by the goals and policies of this document. The following requirements are addressed through the Central Springbank ASP:

4.2.1.1.1 Parcel Sizes

There is a transition of parcel sizes from the north adjacent to the City of Calgary (minimum 0.22 acre) to the south adjacent to the existing Artist View community (one and two-acre lots);

Due to the unique nature of this conceptual scheme in addressing intermunicipal policies that incorporate a transition of lot sizes from urban to rural densities, lots less than two acres in size are proposed on the subject site. (New Residential Areas Policy 2.9.4 (e), p. 102).

4.2.1.1.2 Site Design and Building Envelopes

Builders will be required to work with the contours when designing the homes. Generally, building envelopes will be sited toward the front of the lots, particularly those lots abutting the existing Artist View community in order to maintain the undisturbed Environmental Reserve Easement.

4.2.1.1.3 Visual Separation and Sound Attenuation

There is significant visual separation between existing and proposed residential housing, both horizontally (minimum 50 metres) and vertically (minimum 5 metres). There is no need for sound attenuation between the existing and proposed residential housing.

4.2.1.1.4 Vegetation and Building Materials

There is significant tree cover along the south boundary and along the escarpment located in the easterly portion of the subject site and to the extent possible, these areas will be protected from further clearing through the initiation of creating Environmental Reserve Easements along the south boundary and public open space for the escarpment area in the east.

Building materials for the future residential housing will be governed by future architectural design guidelines. These guidelines will propose, natural building materials accented with subdued, earth-toned colouring schemes, and roofs in various shades of black.

4.2.1.1.5 Wildlife Corridors

An environmental easement is proposed along the rear of all lots abutting the Artist View community. Coupled with that community's rear yard open space and further proposed public open space in the subject site, these will provide the necessary space requirements for wildlife movements to occur.

4.2.1.1.6 Transportation Links

90% or 27 of the proposed residential lots will link directly into the City of Calgary's transportation infrastructure. Three two-acre lots will link into the existing MD of Rocky View's road system.

4.2.1.1.7 Sensitivity to Existing Land Uses and Community Characteristics within the City of Calgary

The Crestmont community, being developed by the same developer as Crestmont South, is located immediately north of the subject site and as a result requires a sensitive approach to development. It is the developer's intent to provide architectural/design compatibility between the existing development within the City of Calgary and the proposed development within the subject site. Appropriate building materials will be compatible with the existing Crestmont community. Lot sizes will transition from smaller (north) to larger (south) in order to provide compatibility not only with the existing Crestmont community but with the existing Artist View community. Homes will likely proportionately increase in size from north to south.

4.2.1.1.8 Demonstration of Initiatives to Include City of Calgary Residents and Planning Staff (sic) in the Preparation of Conceptual Schemes

An open house for the Crestmont community was held in the evening of March 10th, 2004 with 15 Crestmont residents in attendance. A comment sheet was available with one response completed.

4.2.1.1.9 Unique Features of the Plan Area

A unique physical feature of the subject land is the escarpment on the east side. This area is proposed as environmental reserve and will remain as public open space.

Less than 10% municipal reserve is proposed in the concept plan which conflicts with New Residential Areas Policy 2.9.4 (j) (*Central Springbank Area Structure Plan, p. 102*). Municipal Reserve is more appropriately allocated to flatter terrain located further west and owned by the same landowner under the same title. Environmental Reserve is proposed in

this Conceptual Scheme to address the topography. A deferred reserve caveat on the remaining portion of the titled property to the west would address this policy.

4.3 MD of Rocky / City of Calgary Intermunicipal Development Plan (IDP)

There are number of goals and policies identified in the IDP which apply specifically to Crestmont South:

"2.1.4 Goals of the Plan

To establish an intermunicipal transition area within which planning and development decisions are coordinated (e.g., by addressing land use compatibility and urban overlay principles)."

The subject site is unique in that the majority of it is easily accessible to the urban community of Crestmont, rather than within the rural fabric itself. As a result, policies which focus on transitional planning are proposed here.

"2.11.3.4. MD Residential Policies - Urban Overlay Principles

Rural residential areas may ultimately be redeveloped to urban residential densities and to urban development standards. Subdivision applications within areas designated for rural development should address the following urban overlay principles.

- a) Subdivision design, lot configuration, roadway access and alignments should be planned in a manner that facilitates future subdivision and redevelopment of the area to urban densities and urban development standards.*
- b) Future servicing and transportation right-of-way requirements should be accommodated wherever possible and practical in rural residential subdivision design.*
- c) The potential for both further rural residential development and eventual urban development on both the balance of the parcel being subdivided and on adjacent parcels should be considered."*

The Crestmont South conceptual scheme is, in its own right, a transitional plan taking into consideration both municipalities' policies regarding development. A great deal of consultation with the existing Artist View community residents has culminated into this plan. The outcome identifies a need to connect to the City of Calgary with the road and utility infrastructure while maintaining, wherever practical, a rural appearance to the plan area. While this does not necessarily accommodate a specific urban overlay, it does address the concerns of affected MD residents by creating a transition of lot sizes from its shared boundary with Crestmont South to the boundary Crestmont South presently shares with the City of Calgary.

4.4 MD of Rocky View Land Use Bylaw

A Direct Control bylaw is required for future land use redesignation on the subject land in order to provide for a single-detached residential community with added, special features that address specific site criteria. The proposed DC land use bylaw is included in the appendices.

4.5 Calgary West Area Structure Plan (City of Calgary Statutory Planning Document)

The Calgary West Area Structure Plan is the current policy document that affects adjacent lands within the City of Calgary and in particular the community of Crestmont. The following key policies are highlighted here for discussion:

Since Calgary West is located in the Calgary/Rocky View Intermunicipal Notification Zone, outline plans and development permits shall be circulated to the M.D. of Rocky View. In addition, these documents should be circulated to residents of Artist View Park visually impacted by the proposed development. (General Policy 2.3.1 (e))

The average residential density for the developable lands should be in the range of 15 to 17 units per hectare (6 to 7 units per acre). (Residential Policy 2.3.2 (b))

Prior to outline approval of development in SE ¼ of Section 31, T24, R2 (area north of Artist View), a concept plan shall be submitted to the Approving Authority to demonstrate the developer's intended treatment of the sensitive interface with the existing Artist View subdivision. (Residential Policy 2.3.2 (c))

Planning for the western portion of Calgary West should take into consideration the impact on the views from the higher elevations further south (Artist View). The established subdivision of Artist View in the Municipal District of Rocky View overlooks the western portion of the planning area, with eight lots being located within 69 metres to 280 metres from the planning area boundaries. These are mostly large houses on country residential lots. Careful treatment of the interface with Artist View, and the impact of development on the views from the houses to the south should be taken into consideration in planning for this area. Consideration should be given to the subdivision layout, siting and character of the proposed housing, and architectural treatment of rooftops exposed to view from higher elevations further south. The need for any additional landscaped buffer at this location will be determined by the subdivision authority at the outline plan stage of development. (Development Guidelines Policy 2.3.12 (g))

5.0 Policy Framework

This section deals with the implementation of the land use concept as detailed in the previous sections.

The Crestmont South Conceptual Scheme provides the MD of Rocky View with a community consisting of residential and open space land uses. The development scenario has been illustrated in the Concept Plan (Figure 3).

This conceptual scheme provides the Municipal District with the opportunity to manage development and growth within the plan area. The conceptual scheme establishes guidelines and makes provisions for:

- A residential community
- Service tie-ins to the City of Calgary infrastructure
- Open space to meet the local residential needs

5.1 General Policies

Principle:

- To ensure that development shall be in accordance with current statutory policy and provincial standards.

Policies

- 5.1.1 The conceptual scheme shall apply to the subject land in the plan area.
- 5.1.2 Minor variations to map boundaries or land use areas at subsequent planning stages shall not require amendments to this conceptual scheme.
- 5.1.3 The existing Central Springbank Area Structure Plan (ASP) that applies to the subject lands shall be amended to reflect this conceptual scheme.
- 5.1.4 A Direct Control Bylaw shall be created for the Land Use Redesignation of the subject lands to permit the creation and development of Crestmont South.
- 5.1.5 The Developer shall obtain all necessary Municipal and Provincial licenses, permits, and approvals to develop the community and its supporting infrastructure, to the satisfaction of the Municipal District of Rocky View No. 44.
- 5.1.6 Any studies prepared by the Landowner and requested by the Municipality as part of the approval process for this Conceptual Scheme shall not be made available to the general public in concurrence with the Freedom of Information Privacy (FOIP) Act.
- 5.1.7 Historical resource sites where they occur within lands to be disturbed, shall be mitigated as regulated by the Province.

5.2 Residential Policies

Principles:

- To provide a residential community within the MD of Rocky View that will be conducive to the social, economic, and physical needs of the residents.
- To facilitate residential development that creates a safe and livable environment.
- To achieve an economical and orderly settlement pattern through cooperation between landowners.
- To create a residential community with a sensitive transition between rural and urban communities by allowing varied residential lot sizes which are compatible to both rural and urban densities.

Policies

- 5.2.1 The built form shall be of a quality, single detached residential housing development.
- 5.2.2 The land within the Conceptual Scheme area shall be regulated by a DC bylaw to be approved by the Municipality.
- 5.2.3 Building envelopes shall be adequately placed from adjacent, existing residents with a minimum 50-metre horizontal distance from any existing Artist View residence to any new residence.
- 5.2.4 Site grading shall not artificially raise house elevations. A final grading plan shall be approved at the tentative plan stage to the satisfaction of the Municipality. Homeowners will be encouraged to locate their residences as close as possible to the front property line in order to minimize tree removal and site grading.
- 5.2.5 All buildings within the plan area shall adhere to developer implemented architectural controls in order to ensure a high-quality built form.
- 5.2.6 Notwithstanding Policy 5.2.5, any residential lots accessing directly onto Range Road 25 shall be treated in a manner consistent with the Artist View community and subject to guidelines of the Artist View Park Design Review Committee.
- 5.2.7 Development of the plan area will be dictated by market conditions and demand. Development may occur as a result of transportation or servicing issues, or other factors, through consultation with the Municipal District and will not require an amendment to this conceptual scheme.

5.3 Open Space Policies

Principles:

- To preserve natural areas, where practical, within the plan area.
- To minimize land disturbances including tree clearing for building sites in order to address the impact development has on the landscape.
- To recognize the significance of wildlife movements through the plan area by augmenting the public open space with Environmental Reserve Easements that will not impede these movements.

Policies

- 5.3.1 The location of open spaces shall be generally in accordance with the Concept Plan (Figure 3).
- 5.3.2 The open spaces shall predominantly remain in their current, natural state.
- 5.3.3 Environmental Reserve Easements of no less than 30 metres wide shall be established on residential parcels abutting the Artist View community. These easements shall not contain any structures. Boundary fences, if built, shall be low profile and non-obtrusive in design. Retention of existing vegetation should be encouraged without prejudice to Policy 5.3.4.
- 5.3.4 Fire risk management techniques should be encouraged through periodic, selective clearing, thinning, and/or removal of debris, etcetera.

5.4 Utility Servicing Policies

Principles:

- To provide a level of service that will serve future residents.
- To develop a residential community where the utility servicing systems (i.e. water, sanitary and shallow utilities) can be logically extended from any existing infrastructure.

Policies

General

- 5.4.1 All utility systems shall be maintained and operated by the accommodating municipality.
- 5.4.2 Servicing agreements shall be in place for all utility systems prior to plan of subdivision approval.

- 5.4.3 All existing utilities within the Conceptual Scheme area, where they are proven to be an impediment to logical, efficient planning, shall be relocated.
- 5.4.4 Approval of any road construction or access across Alta Link Management Ltd's property shall be required.

Wastewater Management

- 5.4.5 A wastewater system shall be available through a piped system to be designed to tie into a regional system and to be constructed in accordance with the accommodating municipality's specifications.

Stormwater Management

- 5.4.6 A stormwater management plan shall be in place prior to plan of subdivision approval.

Domestic Water

- 5.4.7 Domestic water shall be available through a piped system to be designed to tie into a regional system and to be constructed in accordance with the accommodating municipality's specifications.

Street Lighting

- 5.4.6 A transitional lighting plan shall be submitted providing a street light standard design which is consistent with the Crestmont community of the City of Calgary and with an appropriate spacing standard all to the satisfaction of the Municipal District of Rocky View No. 44.

5.5 Transportation Policies

Principles:

- To establish a roadway system that will provide for the safe and efficient movement of local traffic in accordance with the goals of the Municipality;
- To plan a residential community in an area where the transportation network can be logically extended from the existing infrastructure.

Policies

- 5.5.1 All roads within the plan area shall be designed to standards as approved by the accommodating municipality.
- 5.5.2 The design of the roads shall be reviewed by both the MD of Rocky View and the City of Calgary.

5.6 Emergency Services Policies

Principle:

- To ensure that emergency services are adequately provided and planned.

Policies

- 5.6.1 Planning for emergency services shall be in collaboration with Protective Services with the Developer required to submit an Emergency Response Plan to the satisfaction of the Municipality;
- 5.6.2 The development will ensure proper emergency vehicle access as directed by the Municipal District;
- 5.6.3 Future road names will be provided in accordance with the Municipality's procedures, providing unique identification for each residential unit and all other buildings for emergency services, mail service , and local identification;
- 5.6.4 The developer shall provide vehicle "turnarounds" at the end of each residential cul-de-sac as well as appropriate interim emergency vehicle access until ultimate residential development has occurred in the entire plan area.

6.0 Public Consultation

6.1 Meetings with the Artist View Community (MD of Rocky View)

The Central Springbank ASP under Conceptual Schemes, Section 2.3.2.2 states the following:

"Input from all directly and indirectly affected landowners within and adjacent to the conceptual scheme boundary throughout the preparation of the conceptual scheme, including a minimum of one (1) open house for the proposal."

Two public open houses with the Artist View community were held in 2003: April 10th and June 23rd. Both events were held at the Crestmont Community Hall with approximately 25 and 20 persons in attendance, respectively.

Since the open houses, a meeting occurred on March 2nd, 2004 with the following persons in attendance: three persons representing the Artist View community, and two persons representing the developer. The conceptual scheme was presented in conjunction with the transitional lands proposed for development within the City of Calgary's boundary known as Stage 3.

6.2 Public Open House with the Crestmont (City of Calgary)

The Central Springbank ASP under Special Planning Areas, Section 2.3.2.3. a) iii) states the following:

"Demonstration of initiatives to include City of Calgary residents and planning staff (sic) in the preparation of conceptual schemes."

It was felt that a public open house for the Crestmont residents of the City of Calgary was necessary as the subject lands would most directly affect them. Consequently, on March 10, 2004, the developer held a public open house at the Crestmont Community Hall to present the Crestmont South conceptual scheme and how it will ultimately integrate into their community. The open house was advertised through the local residents' newsletter. A comment sheet was available for residents to complete on the evening of the open house.

Response:

Approximately 15 residents attended the open house. Only one comment sheet was returned with a concern regarding a second access into the community from the south. As well, several verbal comments were made about a secondary access for the Crestmont community to Old Banff Coach Road located within the MD of Rocky View. It was clarified that topography restricted road design to connect the existing Artist View community to the proposed conceptual scheme area.

Appendices

Appendix 1: Sample Architectural Building Styles



CRESTMONT



CRESTMONT SOUTH
CONCEPTUAL SCHEME
**SAMPLE ARCHITECTURAL
BUILDING STYLES**
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CRESTMONT



CRESTMONT SOUTH
CONCEPTUAL SCHEME
**SAMPLE ARCHITECTURAL
BUILDING STYLES**

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