

LAND USE AMENDMENT
REDSTONE (WARD 3)
MÉTIS TRAIL NE AND STONEY TRAIL NE
BYLAW 195D2017

MAP 34NE

EXECUTIVE SUMMARY

The subject lands include a redesignation of 1.02 hectares \pm (2.52 acres \pm) land area within the Redstone community.

The application redesignates 0.45 hectares \pm (1.11 acres \pm) Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – School, Park and Community Reserve (S-SPR) District. The redesignation also includes 0.57 hectares \pm (1.41 acres \pm) Special Purpose – Future Urban Development (S-FUD) District to Residential – Narrow parcel One Dwelling (R-1N) District.

The Redstone community has undergone a phased approval of the outline plan and land use redesignation process due to the presence of two previously active sour gas wells on the site located within the subject lands area. The sour gas wells have since been abandoned and site reclamation completed; therefore, the lands are now appropriate for redesignation to a land use which will allow development.

The proposal aims to accommodate low density residential development (12 units) by providing a contiguous extension into the northwest corner of the Redstone community. A functional park space will frame the residential land use and provide the access and setback requirements as per the well operator (Nexen) and the directives of the Alberta Energy Regulator (AER).

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 April 20

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 195D2017; and

1. **ADOPT** the proposed redesignation of 1.02 hectares \pm (2.52 acres \pm) located at 13603 – 52 Street NE (SE1/4 Section 34-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1N) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 195D2017.

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REASON(S) FOR RECOMMENDATION:

The proposed application aims to align with the statutory plan for the area, the Northeast Community 'A' Area Structure Plan (NCASP). The proposal represents the last planning cell for the Redstone community and this application moves towards the completion of development in this area. The proposal is a logical extension of land uses, streets and servicing infrastructure for this cell.

The previously active sour gas wells for the site are now abandoned and reclaimed. Administration is comfortable with development around the sour gas wells considering the concerns have been addressed in accordance to the operator and regulator.

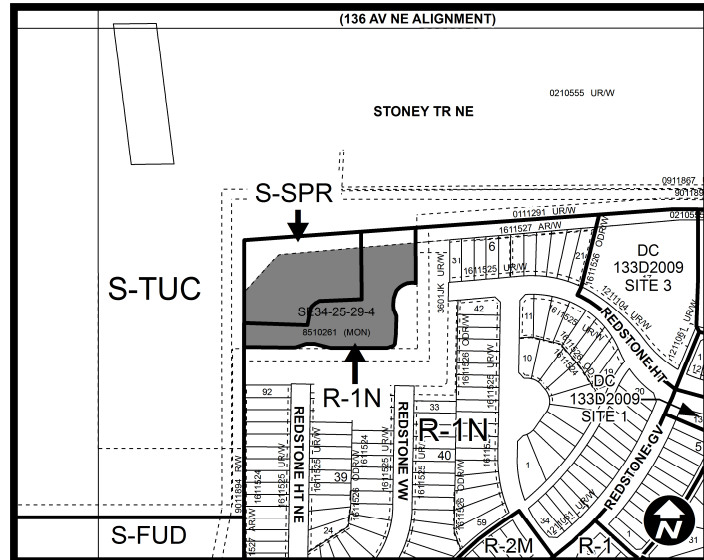
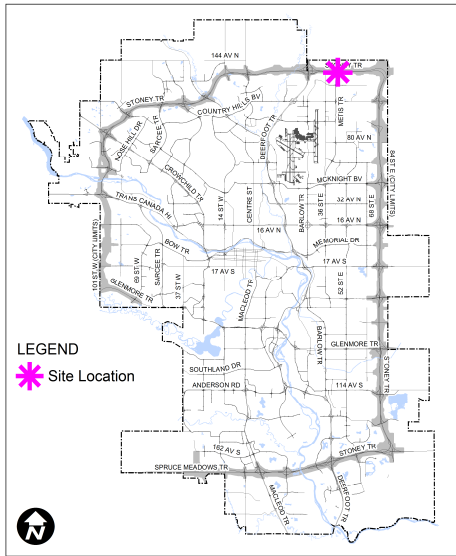
ATTACHMENT

1. Proposed Bylaw 195D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.02 hectares \pm (2.52 acres \pm) located at 13603 – 52 Street NE (SE1/4 Section 34-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1N) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: M. Foht

Carried: 4 – 3

Opposed: G.-C. Carra, A. Palmiere
and R. Wright

Reasons for Opposition from Mr. Wright:

- I saw only missed opportunities with this site. The possibility to embrace the open space is lost with the nature of the residential zoning. Questions were also raised with regard to sound walls being incorporated as well... are they required or needed?

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Applicant:

Stantec Consulting

Landowner:

Redstone Communities Inc

PLANNING EVALUATION

SITE CONTEXT

The subject lands lie in the northwest corner of the Redstone community, immediately east of Métis Trail and south of Stoney Trail NE. The community of Skyview Ranch is located to the south, further east of the Redstone community is the approved Cornerstone Area Structure Plan lands, while the lands west are planned for future industrial development.

This section of the Redstone community was originally approved for development within Outline Plan LOC2012-0099 in November 2014, while the comprehensive Outline Plan LOC2008-0128 for the complete Redstone community was approved in December 2009. The subject lands were included within the Outline Plan boundaries but outside of the Land Use Redesignation area because of two active sour gas wells (Nexen) located in the northwest corner of the subject lands.

The two sour gas wells located on site have now been abandoned and reclamation work completed. A certificate from the Alberta Energy Regulator (AER) has been issued confirming the request to develop these lands.

LAND USE DISTRICTS

This phase of Redstone will consist of a residential land use, Residential – Narrow Parcel One Dwelling (R-1N) District and park land use, Special Purpose – School, Park and Community Reserve (S-SPR) District. These land uses are incorporated as extensions to the existing adjacent land uses.

The density proposed is 12 units (4.8 units per acre). Although, it does not meet minimum statutory requirements as per the ASP, the subdivision pattern represents a logical extension of the existing land uses and streets while also providing an additional amenity space for the community. The park space dedication not only provides an amenity area for the surrounding residents, it also functions as an adequate setback buffer from the well sites as per the AER directives and maintenance provision as required by Nexen.

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LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject lands are shown on the Urban Structure Map of the MDP (Map 1) as included within the Developing Planned Greenfield areas with an existing Area Structure Plan. The MDP recognizes that Area Structure Plans in place prior to approval of the MDP provide the specific policy direction to the site's development.

Northeast Community 'A' Area Structure Plan (NCASP)

The subject lands are located within the NCASP. This plan identifies the subject lands within the *Predominantly Residential Area* of Community C. Each overall residential area is intended to provide a variety of housing forms and appropriate mix of complimentary park, institutional, recreational and local commercial uses. The plan stipulates a minimum density of 7.0 units per acre for the residential areas.

The NCASP provides guidance regarding sour gas wells and issues relating to public health and safety in an urban context. Thus, the Province (AER) may impose setback requirements.

Northeast Regional Policy Plan and Northeast Residual Area Policy Plan (Non-statutory)

The subject lands are located within two non-statutory plans that also reference adhering to sour gas well requirements. Both plans mention the Land Use application stage as a method to ensure compliance with the sour gas setback and emergency response zone regulations.

The proposal meets the intent and aligns with the relevant policies.

TRANSPORTATION NETWORKS

Transportation analysis submitted with the original Outline Plan included development of the subject lands within its assessment. The Plan aligns with the assumptions and conclusions of the original application and a new transportation impact assessment was not required. The subject lands are accessed from a collector street network (Redstone Grove NE) within the Redstone community. Streets within this phase will be developed to the residential street standard.

A connecting lane has been provided as an interim solution connecting Redstone Heights and Redstone View NE to provide street connectivity in the area until the subject lands have been fully reclaimed and developed. The utility right of way and an accompanying public access easement agreement required for the lane can now be removed as part of this last phase of infrastructure development.

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UTILITIES & SERVICING

Water, sanitary and storm water servicing infrastructure will all be extended from existing mains located at Redstone Heights and Redstone Grove NE. Stormwater will be required to conform to the Northpoint Residential Revised Staged Master Drainage Plan. Capacity exists in this servicing infrastructure and the conditions of outline plan approval provide the appropriate implementation mechanisms.

ENVIRONMENTAL ISSUES

A Phase II Environmental Site Assessment (June, 2015) was provided in support of the proposed Land Use application. This report concluded no further environmental investigation is required and a Reclamation Certificate from the Alberta Energy Regulator was obtained.

As per the AER Directive 079, surface structures on top of an abandoned well are not permitted and a minimum 5 metre setback radius around the well must be maintained. The proposal indicates setbacks to the wells being greater than 5 metres. The closest residential land use zoning is 11 metres away from the western well and 16.2 metres from the eastern well. In addition to the 5 metre setback, operational setbacks must be adhered in order to provide the necessary working area in the event that maintenance is required. An agreement letter from Nexen confirms that the proposed access to the wells is sufficient should equipment be required in the future.

ENVIRONMENTAL SUSTAINABILITY

No information provided.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

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Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meeting were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

The LUR proposes to redesignate the remaining portion of S-FUD in the northwest corner of the community of Redstone to R-1N residential lands and a parcel of S-SPR to complete the Municipal Reserve in the community. At the time of Outline Plan (LOC2012-0099) approval, these lands were left undesignated due to the presence of two (2) active sour gas wells. However, since that time, the wells have been formally reclaimed and the caveats have been discharged from title.

The proposal represents the last land use redesignation for the Redstone community, and this application moves towards completion of development in this community.

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APPENDIX II

CONTEXT MAP

