

Planning & Development Report to
Combined Meeting of Council
2021 February 8

ISC: UNRESTRICTED
C2021-0058
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Correction to the Bylaw Map associated with LOC2018-0279

RECOMMENDATION(S):

That Council:

1. **RESCIND** Bylaw 156D2020.
2. Give three readings to the **Proposed Bylaw 13D2021** for the redesignation of 31.28 hectares \pm (77.29 acres \pm) located at 6125 - 117 Street NW (NE1/4 Section 6-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District, Residential – One Dwelling (R-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate mixed-use commercial with guidelines (Attachment 3).

HIGHLIGHTS

- This report seeks to correct a technical oversight by seeking to repeal Bylaw 156D2020 and give three readings to Proposed Bylaw 13D2021.
- Administration requests that Council repeal Bylaw 156D2020 and give three readings to Proposed Bylaw 13D2021 (Attachment 3). Subject to applicable rules of the Municipal Government Act, this item does not require a new public hearing nor advertising.
- What does this mean to Calgarians? The correction of a technical oversight provides clarity on the intended land use and reduces misrepresentation of the City's land use mapping.
- Why does this matter? To correctly depict the amended land use under the City of Calgary Land Use Bylaw 1P2007.
- A technical oversight was discovered after the Bylaw was approved.
- On 2020 December 14 Combined Meeting of Council, Council approved Bylaw 156D2020 as part of a proposed land use amendment report, CPC2020-1115 (LOC2018-0279).
- Strategic Alignment to Council's Citizen Priorities: A well-run city

DISCUSSION

On 2020 December 14 Combined Meeting of Council, a Public Hearing was held for a land use amendment, CPC2020-1115 (LOC2018-0279).

The land use amendment was from S-FUD District to M-1, R-1, R-G, S-CRI, S-SPR and S-UN Districts and a DC Direct Control District was approved on 2020 December 14, however a S-FUD label was unintentionally left on the proposed land use map. As a result, Administration is requesting an amendment to the proposed land use district map to reflect the removal of the S-FUD label.

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The subject lands are located in the northwest community of Haskayne and comprise approximately 31 hectares. The lands are bound to the south by Bearspaw Dam Road and the Canadian Pacific Railway (CPR) line, and to the north by the Lynx Ridge Golf Course. To the east is the community of Tuscany, The City's Operations Workplace Centre and Bearspaw Water Treatment Plant, and to the west is the future community of Rowan Park.

Following the Public Hearing, Bylaw 156D2020 was approved by Council with a land use area of Special Purpose – Future Urban Development (S-FUD) District that was incorrectly labeled on Schedule B (Land Use District Map) of Bylaw 156D2020. This report is to remove the S-FUD land use district from the map.

Proposed Bylaw 13D2021 has corrected this mapping error, and is in compliance with the intent of Bylaw 156D2020.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder or customer dialogue/relations were undertaken

The scope of this item does not require advertising of the proposed bylaw nor a new public hearing, as the subject land use area was correctly advertised with the original Bylaw 156D2020 and approved by Council on 2020 December 14.

IMPLICATIONS

Social

Not Applicable.

Environmental

Not Applicable.

Economic

Not Applicable.

Service and Financial Implications

No anticipated financial impact.

RISK

No anticipated risks.

ATTACHMENT(S)

1. Original Report to Council (CPC2020-1115)
2. Bylaw 156D2020 to be repealed
3. Proposed Bylaw 13D2021

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Department Circulation

General Manager	Department	Approve/Consult/Inform
Stuart Dalglish	Planning and Development	Approve