

Land Use Amendment in Homestead (Ward 3) at 7055 – 84 Street NE, LOC2020-0103

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.54 hectares ± (16.16 acres ±) located at 7055 – 84 Street NE (Portion of Plan 1612484, Block 1, Lot 1) from Special Purpose – Transportation Utility Corridor (S-TUC) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Reserve (S-UN) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to the S-UN District which would allow for dedication of the lands as Environmental Reserve (ER).
- The proposal would allow for the protection of an existing Class V wetland as well as lands adjacent to a constructed wetland area, and conforms to the relevant policies of the *Municipal Development Plan* and *East Stoney Area Structure Plan*.
- What does this mean to Calgarians? The proposed land use amendment allows for the protection of natural areas on lands that are no longer needed for transportation or utility infrastructure formerly contained within the Transportation Utility Corridor (TUC).
- Why does this matter? The proposal would facilitate the creation of additional ER lands, protecting the existing wetlands, and supporting the local habitat and biodiversity.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city

DISCUSSION

This application was submitted by Urban Systems on 2020 June 20 on behalf of the landowner, Partners Homestead GP Ltd. The proposal includes approximately 6.54 hectares of land located in the southwest corner of the northeast community of Homestead. A 6.09-hectare portion of the site located to the west contains a Class V wetland and is currently designated S-TUC. The remaining 0.45 hectare portion of the site located to the east is currently designated S-CRI and will form part of the constructed wetland. The proposed redesignation lands are adjacent to existing S-UN lands. The redesignation of the subject site will allow the lands to be dedicated as ER.

Stoney Trail is located directly west of the site. Development is beginning to occur within the community, with low density development planned northeast of the subject site. Rocky View County is located approximately 200 metres to the east.

An outline plan application for a portion of the subject site was approved in 2018 (LOC2017-0111). At that time the Class V wetland was owned by the province.

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A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. They determined that no outreach would be undertaken as this is a developing area that has no residents at this time.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners. Rocky View County was also circulated during the application review as per the provisions of the Intermunicipal Development Plan. Rocky View County provided a response of no concern (Attachment 3).

No letters from the public were received during the review process, and there is no community association established for the area. Administration has considered the relevant planning issues and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would provide additional environmental protection in proximity to future residential development. In addition, there is a pathway proposed around the constructed wetland area and a regional pathway in close proximity which provides additional benefits to future residents.

Environmental

The application addresses the objectives of the [Climate Resilience Strategy](#), specifically ensuring protection and conservation of natural areas including a wetland, and protects biodiversity, which supports climate change mitigation.

Economic

As these lands are no longer needed for the construction of Stoney Trail, the redesignation would allow for the lands to be dedicated as ER.

Service and Financial Implications

No anticipated financial impact.

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Calgary Planning Commission
2021 May 20**

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RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Rocky View County Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform