

# Applicant Submission

April 21, 2021

On behalf of Partners Development Group, Urban Systems is applying for a land use redesignation to amend a portion of land in the community of Homestead in northeast Calgary. The subject parcel is located at 7055 – 84th Street NE and has previous outline plan and land use approvals (LOC 2017-0111). The parcels are currently designated as S-CRI (PUL) and S-TUC. It is proposed to amend these districts to accommodate a constructed wetlands area and retain/protect a current Class V wetland by amending both portions to S-UN (ER).

For the easterly portion, this redesignation is to complement the current wetland design. This facility will provide a valuable amenity to the Homestead community, improve water quality of stormwater discharges, support aquatic habitat and biodiversity, and meet stormwater objectives for the Homestead development. This wetland will also tie in with the proposed S-UN (ER) Class V Crown-claimed wetland to the west in terms of overall site planning. The development already includes a naturalized MR strip between the facilities and the more manicured community MR, which provides a better transition between ER wetland and the urbanized land.

The regional pathway along the east interface of the wetland is unchanged and located entirely within the 84th Street NE right-of-way, as previously approved. The regional pathway will primarily be used for recreational pursuits but can be used for maintenance access to the northeast section of the pond at the PUL location when required.

On behalf of Partners Development Group, Urban Systems respectfully requests recommendation for approval from CPC, and approval for the land use to be redesignated to Special Purpose – Urban Nature (S-UN) by City Council.