

Planning & Development Report to
Calgary Planning Commission
2021 July 22

ISC: UNRESTRICTED
CPC2021-1042
Page 1 of 4

Land Use Amendment and Outline Plan in Homestead (Ward 5) at multiple properties, LOC2021-0047

RECOMMENDATION(S):

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7111, 7697 and 8393 – 84 Street NE (Portion of E1/2 Section 12-25-29-4; Portion of SE1/4 Section 13-25-29-4) to subdivide 19.52 hectares \pm (48.23 acres \pm), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 10.31 hectares \pm (25.38 acres \pm) located at 7697 – 84 Street NE (Portion of NE1/4 Section 12-25-29-4) from Residential – Manufactured Home (R-MH) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JULY 22:

That Council give three readings to **Proposed Bylaw 142D2021** for the redesignation of 10.31 hectares \pm (25.38 acres \pm) located at 7697 – 84 Street NE (Portion of NE1/4 Section 12-25-29-4) from Residential – Manufactured Home (R-MH) District to Residential – Low Density Mixed Housing (R-G) District

EXCERPT FROM THE MINUTES OF THE CALGARY PLANNING COMMISSION, 2021 JULY 22:

“**Moved by** Commissioner Landry

That with respect to Report CPC2021-1042, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7111, 7697 and 8393 – 84 Street NE (Portion of E1/2 Section 12-25-29-4; Portion of SE1/4 Section 13-25-29-4) to subdivide 19.52 hectares \pm (48.23 acres \pm), with conditions (**Revised Attachment 7**).

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and land use redesignation for a portion of the Homestead community, located in the city’s northeast quadrant, to allow for low density residential uses. A previous application on the subject lands was

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approved by Council in 2018 (LOC2017-0111). A portion of the outline plan area has previously received land use approval and is not included in the redesignation area as part of this application.

- The application would accommodate a range of low-density building types including single detached, semi-detached and rowhouse buildings. The proposal is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East Stoney Area Structure Plan* (ASP).
- What does this mean to Calgarians? This will allow for a variety of low-density housing opportunities and additional development to occur in a greenfield setting, utilizing previously approved infrastructure.
- Why does this matter? Additional residential supply and flexibility for future housing forms will provide additional housing options for Calgarians.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2021 March 23 by B&A Planning Group on behalf of the landowner, Partners Homestead GP Ltd. The approximately 19.52 hectare site is in the developing community of Homestead, located directly east of Stoney Trail and west of The City of Calgary boundary with Rocky View County. The site is surrounded by lands previously granted outline plan and land use approval in 2018 (LOC2017-0111, Attachment 9). The site is currently vacant and was formerly used for agricultural purposes.

As referenced in the Applicant Submission (Attachment 2), the proposed land use district and subdivision layout revises the previously granted 2018 approval. The proposal would allow for a variety of low-density residential building forms including single detached, semi-detached and rowhouse buildings. The previously approved R-MH District was proposed to include a manufactured home park, however, the intended partnership between the landowner and future mobile home park was not finalized.

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 application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. They determined that no outreach would be undertaken. Land surrounding the subject site are similarly owned by Partners Homestead GP Ltd. Please refer to the Applicant Outreach Summary (Attachment 3) for rationale why outreach was not conducted.

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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.

There is no community association established for the subject area. No comments from the public were received during the application's review.

As per the *Rocky View County/City of Calgary Intermunicipal Development Plan*, the application was circulated to Rocky View County for review and comment, and a response has been provided (Attachment 5). Additional information was provided to Rocky View County for review and no further correspondence was received at the time of this report.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the applicable land use amendment 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 allows for a variety of low-density building forms within an area previously approved for low density residential development. The proposal will provide a variety of housing types for future residents.

Environmental

The applicant was asked to review the [Climate Resilience Strategy](#), and noted no specific actions that will be undertaken as a result of this application. Home builders will be encouraged to include solar energy systems delivering renewable energy, and electrical system designs that support electric vehicle charging in any applicable future development permit applications to address the objectives of the *Climate Resilience Strategy*.

Economic

Development of a previously approved greenfield site will contribute to Calgary's overall economic health by providing additional housing options within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Land Use District Map
5. Rocky View County Response

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ISC: UNRESTRICTED
CPC2021-1042
Page 4 of 4

Land Use Amendment and Outline Plan in Homestead (Ward 5) at multiple properties, LOC2021-0047

- 6. **Approved** Outline Plan
- 7. **Approved Revised** - Proposed Outline Plan Conditions of Approval
- 8. **Approved** Outline Plan Data Sheet
- 9. Approved Outline Plan – LOC2017-0111
- 10. **Proposed Bylaw 142D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform