

Background and Planning Evaluation

Background and Site Context

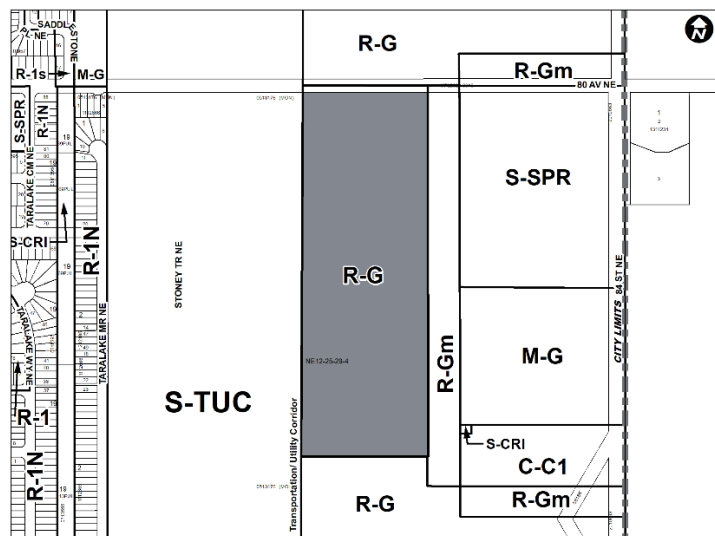
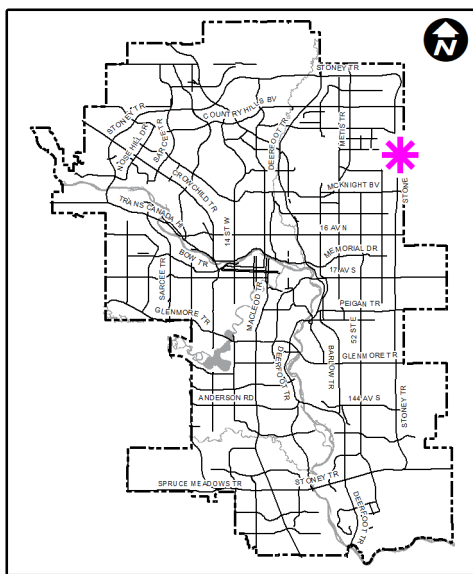
The subject site is located in the developing community of Homestead in northeast Calgary. The site is approximately 19.52 hectares in size and was included in a previous outline plan and land use amendment application (LOC2017-0111) that was approved in 2018. A smaller portion of the site, approximately 10.31 hectares in size is included in the current land use amendment application while the entirety of the site is included in the outline plan application. The subject site is located in the eastern portion of the Homestead community and includes lands to the north and south of Homestead Avenue NE (80 Avenue NE). Vehicular access to the site will be available from Homestead Drive NE and Homestead Avenue NE, via 84 Street NE to the east of the subject lands.

The subject lands are located approximately 400 metres from the boundary of The City of Calgary and Rocky View County. Directly north of the site are additional R-G parcels also located in the Homestead community. To the east are Residential – Low Density Mixed Housing (R-Gm) lands, Multi-Residential – At Grade Housing (M-G) District sites, a future school site designated Special Purpose – School, Park and Community Reserve (S-SPR) District, and a Neighbourhood Activity Centre (NAC) designated Commercial – Corridor 1 (C-C1) District. Additional R-G lands are located to the south as well as natural areas. Stoney Trail is located to the west though there is no direct access from the subject site.

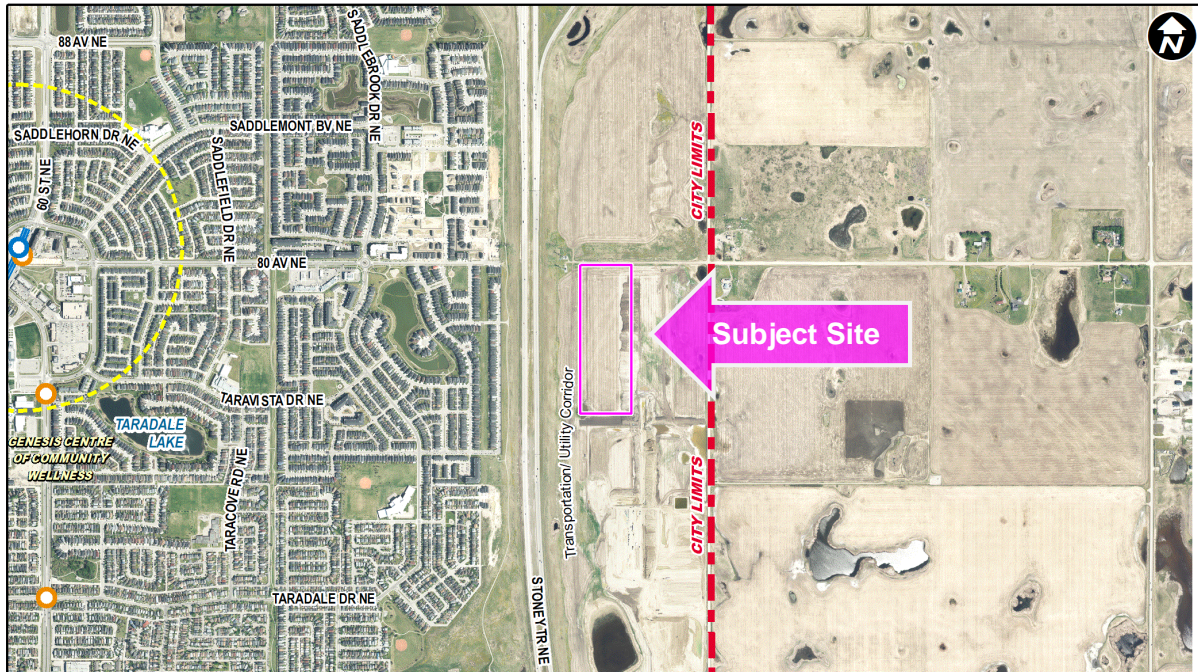
Community Peak Population Table

There is no demographic information available for Homestead as this is a newly developing community.

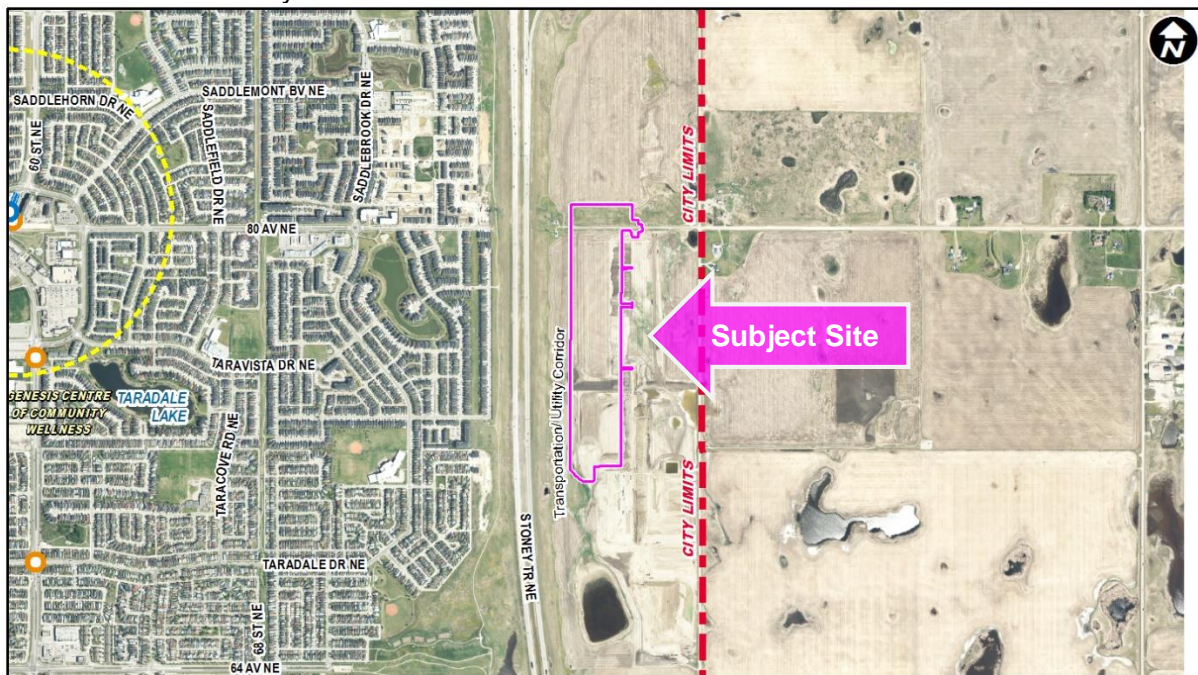
Location Maps

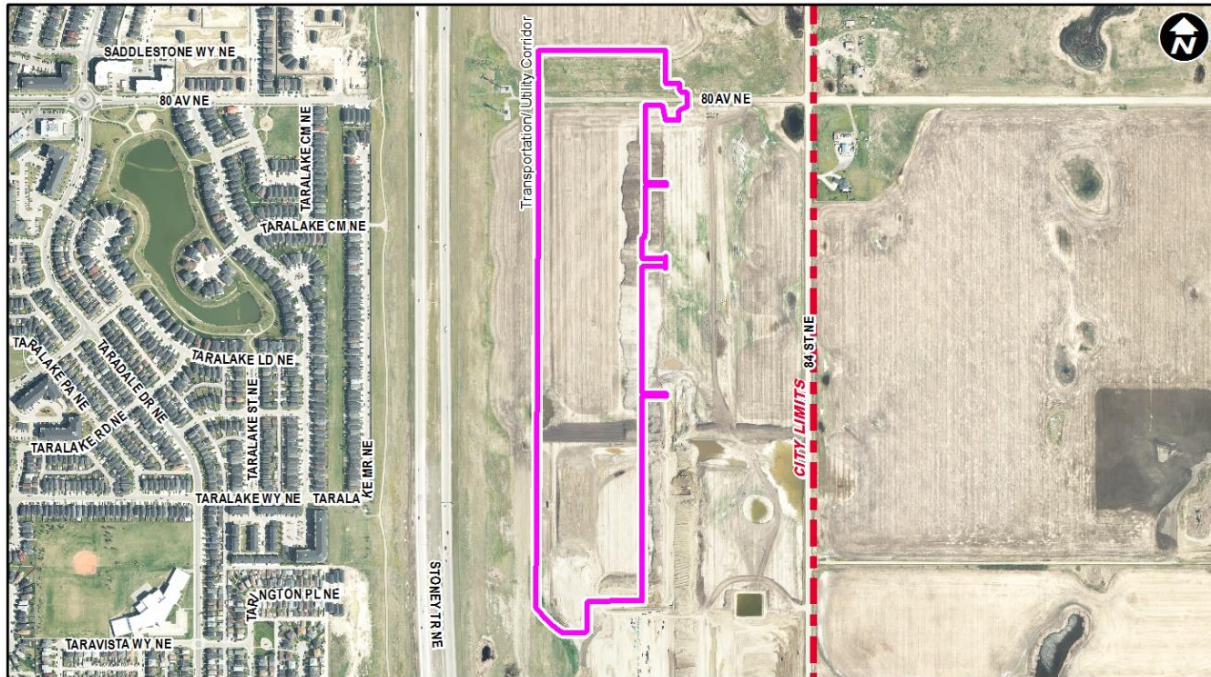


Land Use Amendment Boundary



Outline Plan Boundary





Previous Council Direction

None.

Planning Evaluation

Land Use

The land use amendment portion of the application is for approximately 10.31 hectares of land currently designated R-MH. This district is intended for manufactured home parks in developing or developed areas. No other low-density building forms are allowed in this district.

This application proposes a redesignation to the R-G District. The R-G District is intended to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12.0 metres. The application proposes a mix of both laned and laneless parcels.

Subdivision Design

The proposed outline plan includes approximately 19.52 hectares (48.23 acres) of land. In order to service the R-G land use, some additional public streets and utilities (relative to the original outline plan) are required. In general, the subdivision consists of low-density residential lands supported by a modified grid network. Local residential streets and walkways provide connectivity throughout the neighbourhood, particularly to development to the east where the school site and commercial development is proposed. Additional pedestrian connections are provided to break up longer blocks and provide more direct access to the open space, school, multi-residential, and commercial sites located to the east. The subdivision design proposes to accommodate a mix of single detached, semi-detached and rowhouse homes with laned and laneless parcels for the plan area.

Density

The subject area is anticipated to have a density of 21.7 units per hectare (8.8 units per acre).

The ASP identifies a minimum residential density of 20 units per hectare (8 units per acre) for the overall plan area. The anticipated residential density exceeds the minimum density requirement included in the policy. The overall density remains similar to the previously approved land use and outline plan, with additional units to be accommodated under the R-G District. Under the R-MH District, approximately 175 units were anticipated in the approved outline plan.

The MDP also sets out a minimum density targets for new communities at a density of 20 units per hectare (8 units per acre). As noted above, the residential density of 21.7 uph meets the density targets of the MDP.

Transportation

The subject lands are located entirely within the previously approved outline plan lands. Vehicular access to the regional transportation network is maintained to and from 84 Street NE, east of the plan boundary. The establishment of new residential streets and utilities located between the TUC (Stoney Trail NE) and Homestead Drive NE is necessitated to service the proposed land uses.

The additional streets and utilities proposed with this application form a modified grid and include additional intersections and walkways to connect residents with the previously established pathway system, transit stops, and community amenity areas.

Given that the anticipated density is comparable with the previous approval, and upon review of the proposed local street and utility network, Administration determined that an updated transportation impact assessment was not required with this application.

Environmental Site Considerations

A Phase 1 Environmental Site Assessment (ESA) was provided as part of the previously approved land use/outline plan application (LOC2017-0101). At the tentative plan and/or stripping and grading stage of development, documentation will be required to confirm that the recommendations contained within the ESA have been completed. Documentation confirming that pipelines within the plan area have been abandoned and removed and that the affected lots are now suitable for the intended uses as related to environmental concerns will also be required.

Utilities and Servicing

With the exception of a revised site/utility layout, storm, sanitary, and water utility infrastructure will be as per the previously approved land use/outline plan application (LOC2017-0101) and no new major infrastructure will be required. Minor changes to the approved Sanitary Servicing Study and Homestead Pond Report are underway or have already been completed.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The land use proposal builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) identified the subject lands as part of the Residual Long-Term Growth Areas prior to the approval of the *East Stoney ASP*. The proposed land use amendment and outline plan comply with the general policies of interface planning.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Future Greenfield area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The subject lands have since been included within the *East Stoney ASP* and would now be categorized as part of the Planned Greenfield Area. The MDP refers to the applicable ASP as the guiding document for development in these areas and provides guidance for specific policies in this area. The proposed application meets MDP objectives as well as policies included in the ASP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development stages including accommodating solar energy systems and electric system designs that can accommodate electric vehicle charging.

East Stoney Area Structure Plan (2017)

The [East Stoney Area Structure Plan](#) (ASP) provides more detailed direction with detailed policies and guidelines for development. The subject lands are located in the Neighbourhood Area as indicated on Map 2: Land Use Concept of the ASP. The neighbourhood area is intended to allow for a mix of residential and non-residential uses.

The ASP does note that manufactured home districts may be accommodated within the area, however, this is not required in the policy. The proposal for the previously envisioned mobile home park was not able to be finalized, resulting in the proposed land use amendment.