

Planning & Development Report to
Calgary Planning Commission
2021 August 5

ISC: UNRESTRICTED
CPC2021-1059
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Land Use Amendment in Residual Sub-Area 1K (Ward 1) at 9700 Country Hills Boulevard NW, LOC2021-0007

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.3 hectares \pm (13.0 acres \pm) located at 9700 Country Hills Boulevard NW (Portion of Plan 2110521, Block 3, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Recreation (S-R) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 AUGUST 05:

That Council give three readings to the **Proposed Bylaw 146D2021** for the redesignation of 5.3 hectares \pm (13.0 acres \pm) located at 9700 Country Hills Boulevard NW (Portion of Plan 2110521, Block 3, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Recreation (S-R) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject parcel to provide a consistent land use over the whole parcel. This will facilitate the development of a fieldhouse and outdoor sports fields, which are additional components planned as part of the Rocky Ridge Regional Recreational Facility, in addition to the YMCA already in operation.
- The Special Purpose – Recreation (S-R) District will facilitate additional field space for local athletic groups and tournaments. The proposal is considered appropriate and complementary to the existing community context, and is in keeping with the *Municipal Development Plan (MDP)* and the *Calgary Research and Development Park Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This redesignation would allow for additional recreational facilities available for local sports groups to use.
- Why does this matter? This proposal aims to address a growing demand by Calgarians for year-round opportunities to practice, play, train and compete.
- No development permit has been submitted at this time.
- There is no previous Council direction related specifically to this proposal. At the 2012 June 25 Standing Meeting of the Priorities and Finance Committee, Council approved PFC2012-0248 Update on the New Recreation Facilities in the Southeast and Northwest which included the recommendation of developing the fieldhouse and two outdoor fields following construction of the Rocky Ridge Recreational Facility, which has been operational since 2018.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city.

DISCUSSION

This land use application was submitted on 2021 January 19 by The City of Calgary (Recreation) for this City-owned parcel. No development permit has been submitted at this time;

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however, as noted in the Applicant Submission (Attachment 2), the intent is to provide a future athletic park with fieldhouse and outdoor fields adjacent to the Shane Homes YMCA.

This parcel is located north of Country Hills Boulevard NW and east of the Shane Homes YMCA in the community referred to as Residual Sub-Area 1K. It is just north of the community of Royal Oak. A portion of the parcel was recently purchased from the Government of Alberta and consolidated with an existing City of Calgary owned parcel already designated S-R District. This application will redesignate the purchased portion currently designated S-FUD to S-R to provide for a consistent land use district over the entirety of the newly consolidated parcel and facilitate the development of soccer facilities. Currently, the site is undeveloped, except for a gravel road that provides access to the Top Hill Water Reservoir located adjacent to this parcel to the north.

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 and respective community association was appropriate. The applicant had previously reached out and advised Shane Homes YMCA and the Rocky Ridge Royal Oak Community Association of this project prior to the submission of this application. However, a more robust engagement strategy has been developed for the future design stages of this project as noted in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

While there is no community association for Residual Sub-Area 1K, Administration circulated to the neighbouring Rocky Ridge Royal Oak Community Association. They responded on 2021 May 03 (Attachment 5) that they were aware of the proposed redesignation and future plans for the site and are looking forward to the engagement process.

The application was also circulated to Rocky View County as per the requirements of the [Rocky View County / City of Calgary Intermunicipal Development Plan \(2012\)](#). They responded on 2021 April 27 (Attachment 4) with no planning concerns and a request to consider the potential impact of additional traffic on the nearby intersection of Rocky Ridge Road NW and Country Hills Boulevard NW. Administration undertook analysis of the intersection based on available traffic count information. Administration determined that although the intersection is experiencing a decent demand for movements, it is still operating within the thresholds identified in the City's Transportation Impact Assessment Guidelines. The City will continue to monitor the intersection going forward to assess whether improvements become necessary.

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Administration received one letter from the public requesting a concrete sound wall along the south side of Country Hills Boulevard NW rather than a wood fence. This concern was considered out of scope to the proposed redesignation.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

IMPLICATIONS

Social

This redesignation to allow for recreational facilities will provide additional spaces to experience and enjoy sports, thereby contributing the promotion of healthy communities.

Environmental

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant, and will be pursued at the development permit stage.

Economic

The development of this site as a fieldhouse and outdoor fields will provide immediate economic benefit through the additional jobs it creates during the construction and future operation of the facility. In addition, this investment in providing updated recreational facilities will make Calgary more attractive to existing and potential residents, and businesses in the area.

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. Rocky View County Response
5. Community Association Response
6. **Proposed Bylaw 146D2021**

Department Circulation

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General Manager (Name)	Department	Approve/Consult/Inform