

Background and Planning Evaluation

Background and Site Context

The subject site is located north of Country Hills Boulevard NW and immediately adjacent to the Shane Homes YMCA in the currently unnamed community known as Residual Sub-Area 1K. The total parcel area is approximately 9.38 hectares (23.18 acres) and is currently designated both S-R District and S-FUD District. This land use amendment would redesignate the S-FUD portion of the parcel to S-R to enable a consistent land use district across the entire parcel for the purpose of accommodating the construction of a fieldhouse and outdoor field facilities.

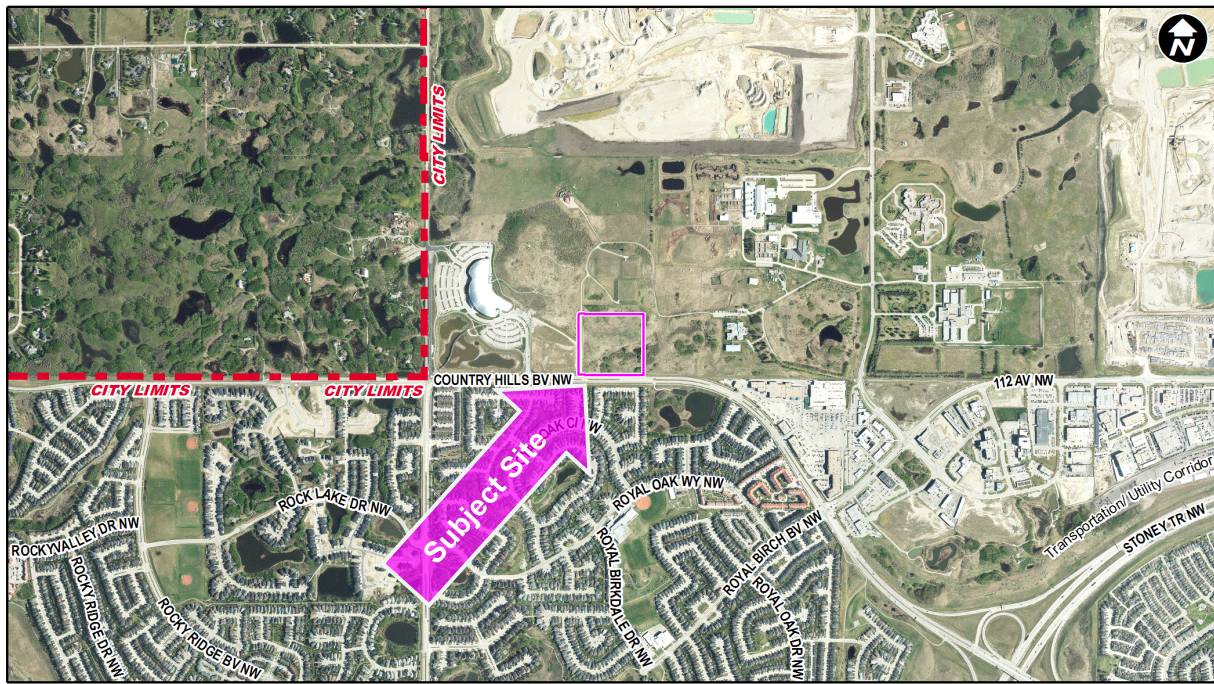
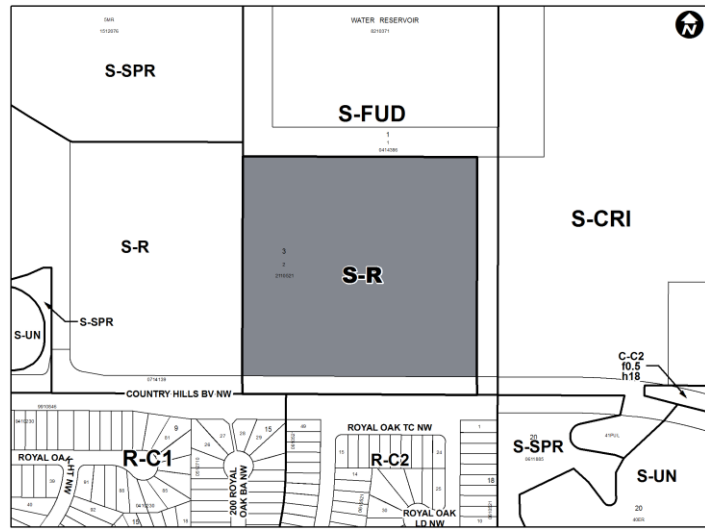
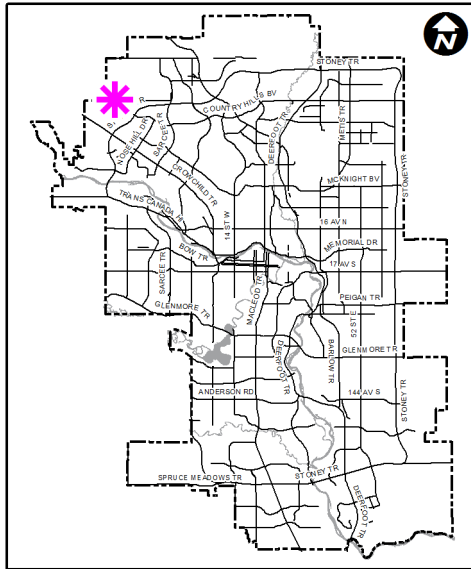
Currently, the site is undeveloped except for a gravel road that provides access to the Top Hill Water Reservoir to the north. To the west of the site is the Shane Homes YMCA. South of the site is Country Hills Boulevard and south of that is the community of Royal Oak, with low density residential dwellings. East of the site is provincially-owned land that accommodates a number of University of Calgary buildings belonging to the Spy Hill Campus. Currently, the portion of that land adjacent to this parcel is undeveloped.

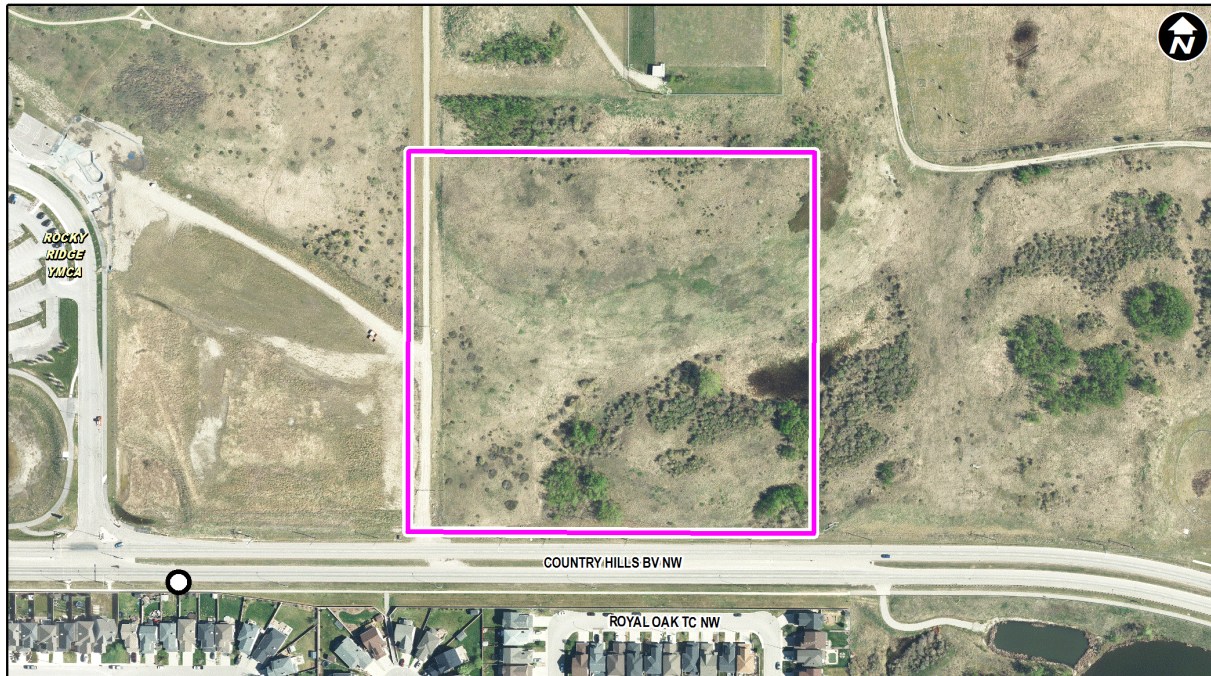
The site is located approximately 400 metres west of the businesses of Royal Oak Centre. However, pedestrian infrastructure on the north side of Country Hills Boulevard is discontinuous between these sites. While there are no defined plans for construction of this connection, potential off-site improvement opportunities will be explored in conjunction with this project at development permit.

Community Peak Population Table

There is no population data available for Residual Sub-Area 1K as this community is mainly a mix of industrial and institutional uses.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-FUD District is intended for lands that are awaiting urban development and utility servicing, and allows for a limited range of temporary uses that can be easily removed.

The proposed S-R District is intended to accommodate a range of indoor and outdoor recreation uses, on parcels of various sizes, and includes complementary uses located within buildings. This land use district already exists on the western portion of the parcel and approval of this redesignation application would extend the district over the rest of the site and facilitate the development of the proposed fieldhouse and outdoor fields.

Development and Site Design

If this application is approved by Council, the rules of the proposed S-R District will provide guidance for the future development of this site including allowable uses, setbacks and landscaping. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- provision of pedestrian connectivity in conjunction with this development;
- exploring potential off-site improvement opportunities to complete pedestrian infrastructure to the east;
- connectivity with the Calgary Transit network;
- vehicle access (including access to the Top Hill Water Reservoir) and the form and location of parking;

- impacts of the development on nearby intersections;
- location and massing of any buildings;
- location of sports fields and associated infrastructure; and
- climate resilience mitigation and adaptation considerations.

Transportation

Vehicle access to the subject site is available from Country Hills Boulevard NW. An access easement exists on the site for a gravel road which provides access to the City of Calgary Top Hill Water Reservoir to the north.

Bus service is available nearby with routes through the Shane Homes YMCA site immediately west of the parcel (servicing Routes 115 Evanston and 158 Royal Oak). Stops are also available on the south side of Country Hills Boulevard NW (serving Route 115 Evanston).

Future development on this site will allow for pedestrian infrastructure to be extended from the existing multi-use pathway at Shane Homes YMCA to the frontage of this site. Opportunities for potential off-site pathway improvements through adjacent provincial land to close a missing link to the east will be explored as part of the future development permit.

A Transportation Impact Assessment was not required for this land use redesignation.

Environmental Site Considerations

There is sloped land on the northern side of the site that is being retained. Considerations regarding the development adjacent to this slope will form part of the future development permit review. A seasonal wetland has been identified on the site, however, it will not be retained due to development constraints, low biodiversity and limited potential for habitat. Provincial Water Act approval will be required prior to any disturbance of the wetland. A Biophysical Impact Assessment (BIA) was submitted, reviewed and conditionally approved by Parks for the purposes of the land use amendment application. Final BIA approval will be required prior to a decision to any future development permit applications.

An Environmental Site Assessment (ESA) was submitted with the subject application. This material was reviewed by Environmental Development Review (EDR) and no outstanding concerns were identified. As such, no additional reports, studies and/or supplementary material were deemed necessary for the purposes of the subject land use amendment proposal.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available to service the subject parcels. A Sanitary Service Study along with a storm water management concept has been approved by Administration. Storm water management will be finalized at the development permit stage.

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 proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View/Calgary Intermunicipal Development Plan (2012)

This site is located within the Policy Area of the [Rocky View County / City of Calgary Intermunicipal Development Plan \(2012\)](#). The Policy Area contains lands immediately adjacent to the shared border. The subject site is not located within any special policy areas or key focus areas.

The proposed land use amendment was circulated to Rocky View County in alignment with the policy. The county responded with no planning issues, but highlighted concerns they have heard around the functioning of the nearby intersection of Country Hills Boulevard NW and Rocky Ridge Road NW. The City will continue to monitor the intersection going forward to assess whether improvements become necessary.

Municipal Development Plan (Statutory – 2009)

This site is located within the Standard Industrial typology as identified on Map 1: Urban Structures in the [Municipal Development Plan \(MDP\)](#). The proposal is in alignment with Section 3.7.1(e) which states that regional recreation and sport facilities may be located within the Standard Industrial area to take advantage of the extensive land needs of these facilities. It also aligns with the broader policies found in Section 2.3.4 Parks, Open Spaces and Outdoor Recreation, which encourages the following:

“Create quality public parks, open spaces and other community amenities, and make leisure and recreation activities available to all Calgarians. Parks and open spaces are special places within the urban environment. These spaces enrich the fabric of our city and provide a unifying framework across neighbourhoods and communities, a means of orientation and special places for gathering, relaxing or active recreation.”

The proposed land use amendment is in alignment with these policies.

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 approval stages.

North Regional Context Study (Non-Statutory – 2010)

The [North Regional Context Study](#) applies to this site. The Study identifies this parcel as being within the Industrial/Employment area which is intended to accommodate a range of fully serviced industrial, research parking and office uses. However, recreational uses that are considered appropriate and compatible can also be considered in this area.

Calgary Research and Development Park Area Structure Plan (Statutory – 1983)

The site is located within the Research and Development Park area as illustrated on Map 4: Land Use Plan. Uses within this area are intended to include:

- Research and development activities and other high technology fields;

- Professional and administrative activities related to the above; and
- Business and commercial support services such as day care and recreational facilities to meet the needs of the employees.

Development is to proceed in an orderly south to north progression.

The proposed land use amendment complements the nearby Shane Homes YMCA to provide outdoor recreational space that increases the opportunities for Calgarians to participate in organized sport activities.