

Policy Amendment in Homestead (Ward 5) at 7697 - 84 Street NE, LOC2022-0164

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the East Stoney Area Structure Plan (Attachment 2).

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022
 NOVEMBER 3:**

That Council:

1. Give three readings to **Proposed Bylaw 68P2022** for the amendment to the East Stoney Area Structure Plan (Attachment 2); **and**
2. **To have the Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.**

Opposition to Recommendations: Councillor Wong and Councillor Dhaliwal

HIGHLIGHTS

- This application proposes an amendment to the *East Stoney Area Structure Plan (ASP)* to allow for a single drive through within the Neighbourhood Activity Centre (NAC).
- The proposal aligns with the existing land use district (the Commercial – Community 1 (C-C1) District) which allows for drive throughs as a discretionary use.
- What does this mean to Calgarians? The proposal would allow for an additional commercial use on the subject site to serve area residents.
- Why does this matter? The proposed policy amendment would allow an increased flexibility of commercial uses on the site, thereby attracting new business, investment and employment opportunities to the community.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy amendment was submitted by Arup Datta Architect Ltd. on behalf of the landowner, Partners Homestead GP Ltd., on 2022 August 30. The approximately 1.5-hectare (3.8-acre) site is located in the northeast community of Homestead and is located at the northwest corner of 84 Street NE and Homestead Gate NE. The site is currently vacant. The site is designated as the Commercial – Community 1 (C-C1) District which includes drive through as a discretionary use; however, the *East Stoney ASP* does not allow for drive throughs to be located within a NAC.

A development permit (DP2021-09305) for a seven-building commercial development was submitted on 2021 December 23 and is currently under review. See Development Permit

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(DP2021-09305) Summary (Attachment 3) for additional information. As outlined in the Applicant Submission (Attachment 4), this application seeks to amend the *East Stoney ASP* to allow for drive through to be located on the subject site.

Area structure plans generally include policies restricting drive throughs in NACs as they can compromise active frontages and pedestrian-oriented urban design objectives. However, the subject site is identified as the only NAC in the *East Stoney ASP*, there is no Community Activity Centre present, and the subject site is the only commercial site in Homestead. Given the travel distances to the site from within the community, adjacent land uses and that the nearest commercial development is located west of Stoney Trail, Administration is supportive of a single drive through on the site.

A detailed planning evaluation, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was informed by Administration

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups was appropriate. In response, the applicant reached out to the Ward Councillor's office and visited nearby homes to discuss the application with residents. Letters of support were provided by 24 residents. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site, and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any public response to the circulation or notification process.

As the subject site is located adjacent to the municipal boundary with Rocky View County, the application was circulated to their administration for comment. They responded with no objection to the proposed policy amendment.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The policy amendment would allow for a single drive through to be located in the only commercial site in the community, with the next closest commercial development west of Stoney Trail. The specific building and site design, including the location of the drive through, will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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.

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IMPLICATIONS

Social

The proposed amendment would allow for a greater variety of businesses on the subject site to serve future community residents.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit process.

Economic

The proposal would allow for additional flexibility in uses allowed on the site, thereby supporting additional employment opportunities that may support other businesses in the surrounding area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 68P2022**
3. Development Permit (DP2021-09305) Summary
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform