

Background and Planning Evaluation

Background and Site Context

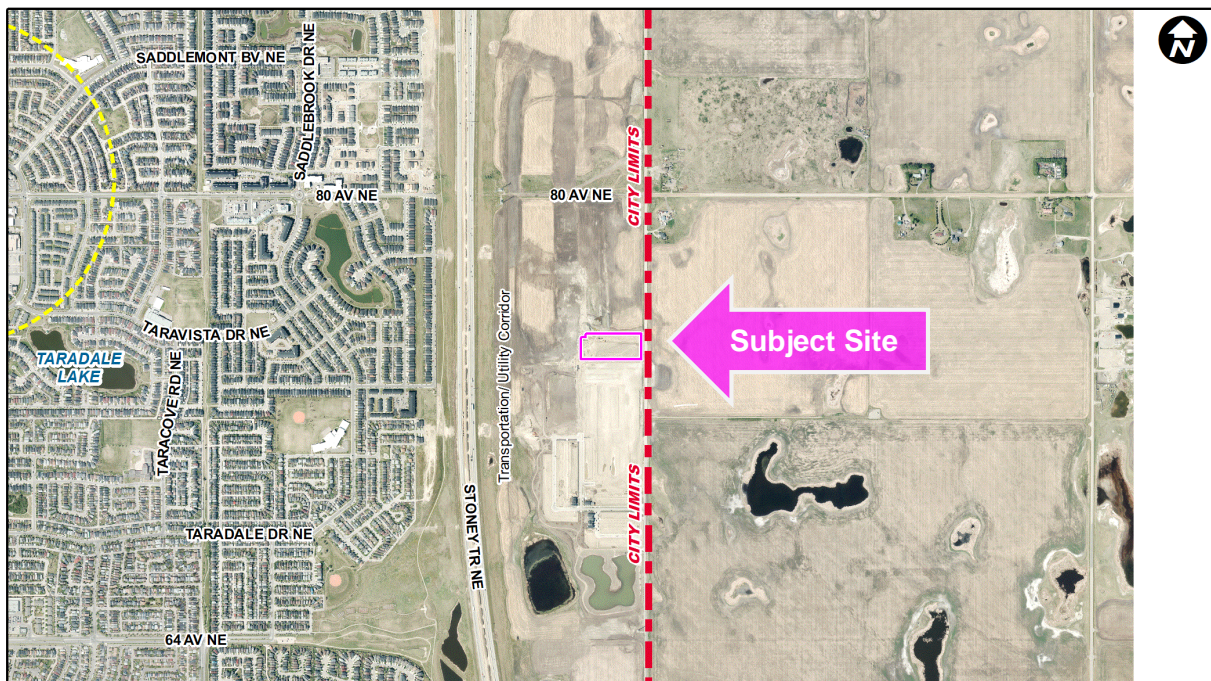
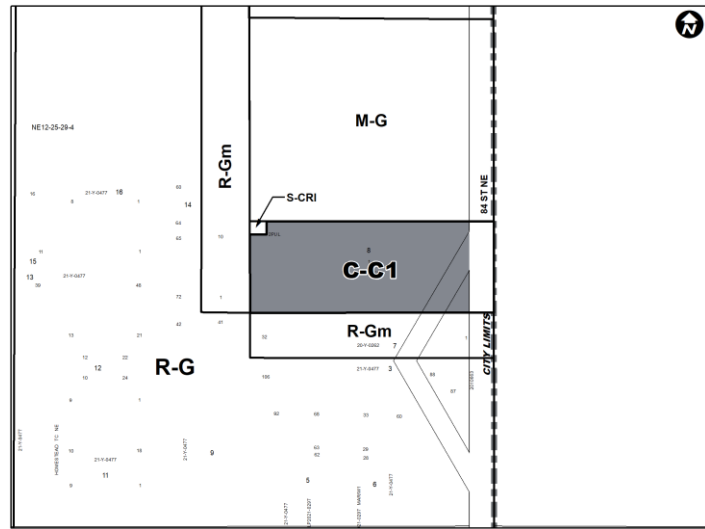
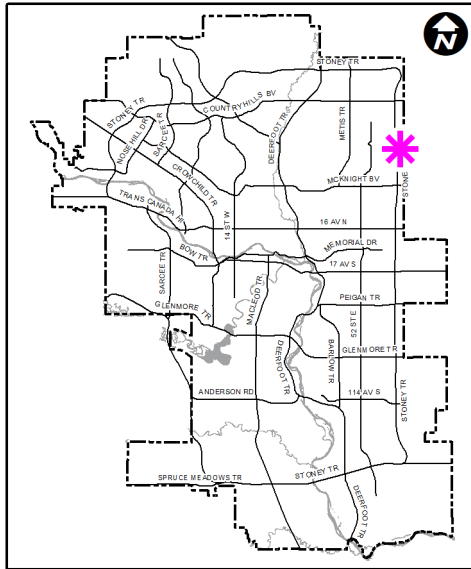
The subject site is located in the developing northeast community of Homestead at the northwest corner of 84 Street NE and Homestead Gate NE. The site has an area of approximately 1.5 hectares (3.8 acres) and is approximately 205 metres wide by 75 metres deep. The site is currently vacant; however, a development permit for a multi-building commercial development (DP2021-09305) is currently under review. The outline plan and land use amendment for the community of Homestead were approved in 2018 (LOC2017-0111).

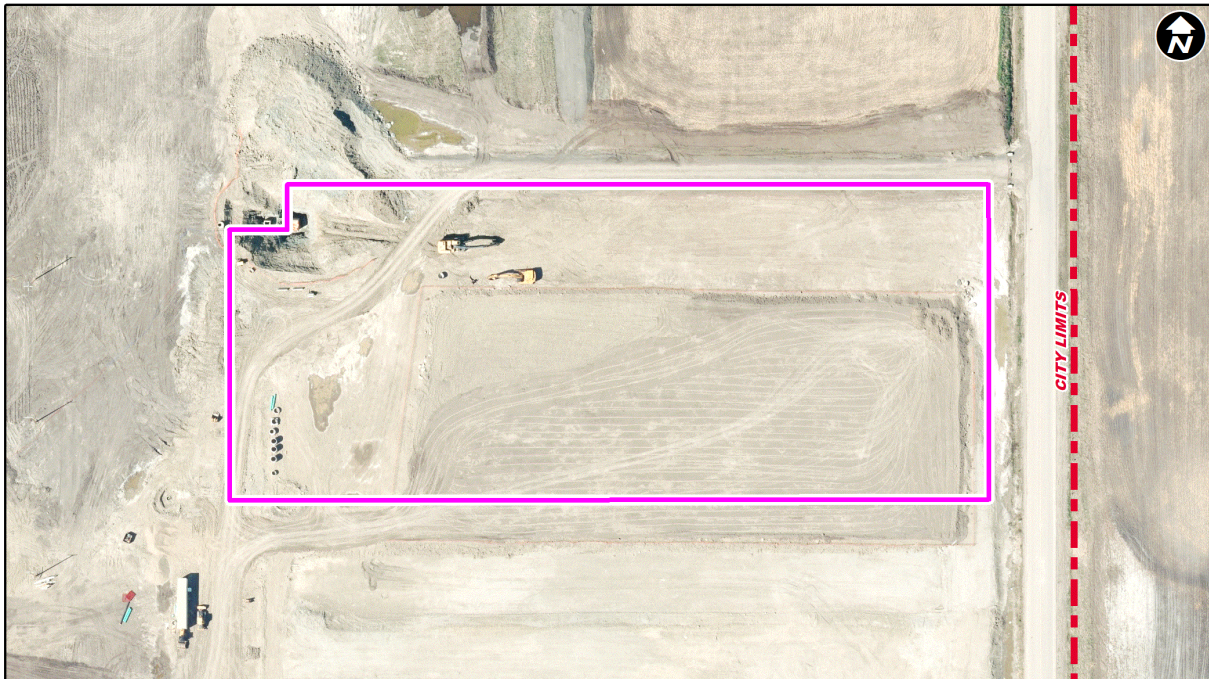
The surrounding area is characterized by a mix of land use districts. The subject site forms part of Homestead's NAC which is designated as the C-C1 District. The Multi-Residential – At Grade Housing (M-G) District and the Special Purpose – School, Park and Community Reserve (S-SPR) District are located to the north. The Residential – Low Density Mixed Housing (R-G/R-Gm) District is located to the south and west. A sanitary lift station is located northwest of the site. The municipal boundary between the City of Calgary and Rocky View County is located on 84 Street NE, adjacent the east boundary of the site.

Community Peak Population Table

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing C-C1 District is intended to allow for small to mid-scale commercial developments within a community or along a commercial street. The District envisions one or more commercial uses within a building and motor vehicle access to the sites. The District allows for a maximum building height of 10 metres and a maximum floor area ratio of 1.0.

Within the C-C1 District, drive through is listed as a discretionary use. As such, a land use amendment is not required to support the proposal. The policy amendment would allow for a single Drive Through to be located on the subject site.

Development and Site Design

If the application is approved by Council, the rules of the C-C1 District, applicable policies of the *East Stoney ASP* and the *Municipal Development Plan* will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this NAC site, additional items that are being considered through the development permit application include, but are not limited to:

- ensuring high quality pedestrian access to and through the site;
- location of the proposed drive through within the site;
- providing adequate landscaping around the site to ensure a sensitive interface; and
- ensuring that street edges meet urban design expectations.

Transportation

Access to and from Homestead by vehicle must take routing via 84 Street NE. In this sense, the location of the C-C1 District site is the most suitable place for a drive through use as it is positioned to capture trips that are either on entry/exit from the community, or travel along 84 Street NE.

The regional pathways along Homestead Gate NE and Homestead Drive NE are located on the south and west sides of those streets, and opposite the subject site. Any vehicles accessing the C-C1 District site to patronize the drive through or other uses are not required to cross these facilities, so the site itself has been well-planned to limit conflicts with the key active mobility infrastructure in the community.

Overall, the benefits of having the C-C1 District site develop in these early stages of development and provide a local commercial option for residents of Homestead outweighs the negative aspects that a single drive through creates. The proposed amendment is supported because it increases the likelihood that this local commercial development is commissioned and becomes successful.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm water and sanitary services are available. Details of the on-site servicing are being determined by the development site servicing plan (DSSP) through the development permit application.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy amendment builds on the principles of the GP 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 policy amendment complies 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.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages

East Stoney Area Structure Plan (Statutory – 2017)

The [East Stoney Area Structure Plan](#) (ASP) provides detailed direction, policies and guidelines for development within the Homestead community. The subject site is located within the one Neighbourhood Activity Centre (NAC) in the community as indicated on Map 2: Land Use Concept. The NAC is intended to allow for higher-density multi-residential housing, a central amenity area, an enhanced transit stop and non-residential uses.

Section 3.1 outlines policies specific to the NAC including 3.1.2 “Drive-thrus shall not be permitted in the NAC.” This policy is intended to support the active frontage and pedestrian oriented objectives of the NAC. An amendment to this policy is proposed to allow for a single drive through on the subject site. Should the *East Stoney ASP* be amended in the future and additional NACs added in the plan area, drive throughs would not be supported by policy.

Administration considered that this is the only commercial site approved in the community and that other commercial development located in the vicinity of Homestead is west of Stoney Trail, approximately 1.5 kilometres away. Given the size of the Homestead community, it is anticipated that many trips to the commercial site will be by vehicle. Allowing one drive through on the site would likely be valued by residents including those with small children and those with mobility concerns. In addition, the existing C-C1 District includes Drive Throughs as a discretionary use. The drive through location, pedestrian access and circulation, landscaping and other considerations are being reviewed through the development permit application.