

LAND USE AMENDMENT  
REDSTONE (WARD 3)  
METIS TRAIL NE & STONEY TRAIL NE  
BYLAW 121D2014

MAP 34NE

**EXECUTIVE SUMMARY**

The subject lands include a 9.57 hectares  $\pm$  (23.65 acres  $\pm$ ) land area representing the last remaining planning cell within the Redstone community. The redesignation application proposes redesignation of 8.53 hectares  $\pm$  (21.08 acres  $\pm$ ) of that land area. It proposes a relatively low density between 179 units (7.5 units per acre) to a maximum range of 251 units (10.6 units per acre) and uniform land use; however, it does meet minimum statutory requirements, and the subdivision pattern represents a logical extension of land uses, streets, and site servicing into this area.

The lands were originally not included for redesignation because of the active sour gas wells on the site; however, the sour gas wells have since been abandoned. The two well sites located in the lease area represent the land area which needs to be reclaimed. That area has not been included for Land Use approval at this time, and the area will be reclaimed prior to any new houses being occupied in the area. Thirty metre minimum setbacks from the well sites to the property lines of any new parcels in the area have also been provided to further mitigate potential concerns.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2014 September 11

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 121D2014; and

1. **ADOPT** the proposed redesignation of 8.53 hectares  $\pm$  (21.08 acres  $\pm$ ) located at 13603 – 52 Street NE (portion of SE 1/4 Section 34-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District, and Residential – Low Density Multiple Dwelling (R-2M) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 121D2014.

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**REASON(S) FOR RECOMMENDATION:**

The proposed application meets minimum requirements contained within the statutory plan for the area, the Northeast Community 'A' Area Structure Plan (NCASP). The proposal represents the last planning cell for the Redstone community, and this application moves towards completion of development in this community. The proposal is a logical extension of land uses, streets, and servicing infrastructure for this cell.

The previously active sour gas wells for the site are now abandoned, and in the process of being reclaimed. Administration is comfortable that the concerns related to development around sour gas wells has been addressed. Council has discretion to approve the application.

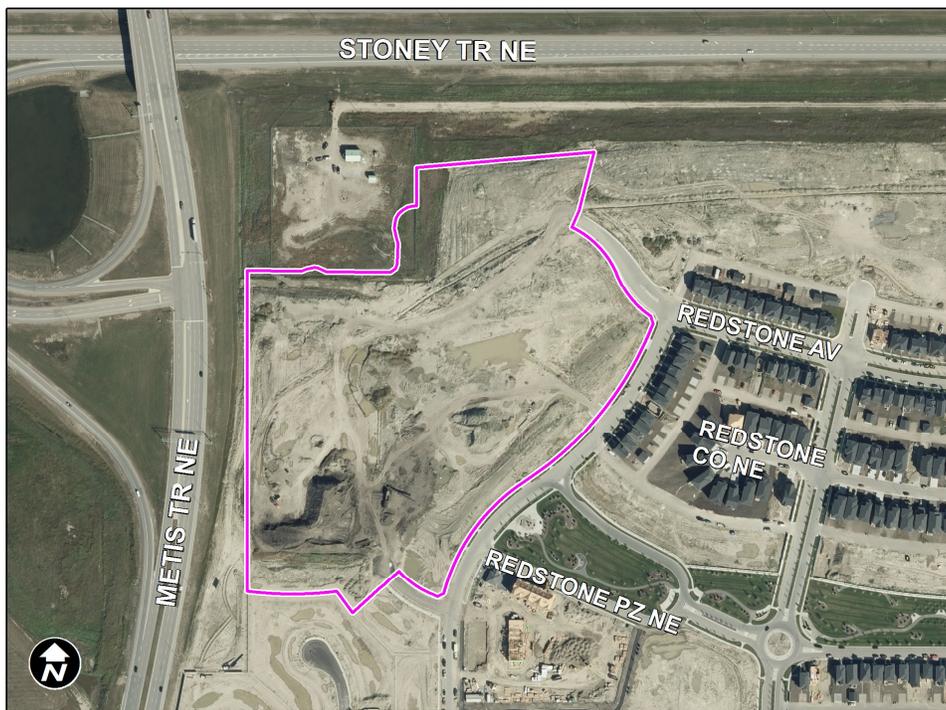
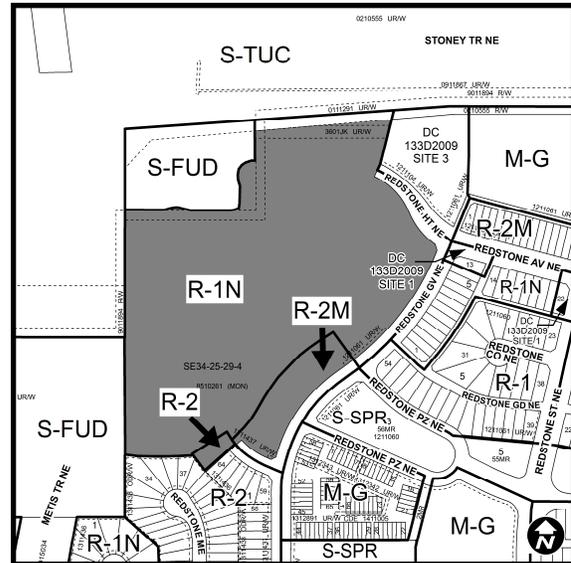
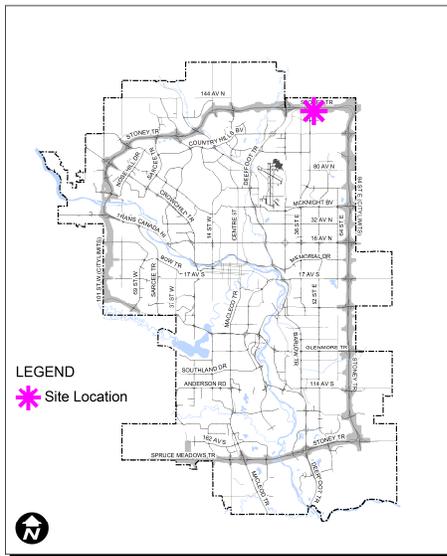
**ATTACHMENT**

1. Proposed Bylaw 121D2014.

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 8.53 hectares  $\pm$  (21.08 acres  $\pm$ ) located at 13603 – 52 Street NE (portion of SE 1/4 Section 34-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District, and Residential – Low Density Multiple Dwelling (R-2M) District.

**Moved by: J. Gondek**

**Carried: 6 – 2**

Opposed: P. Battistella and  
G.-C. Carra

Reasons for Opposition from Mr. Battistella:

- Doesn't meet the MDP minimum of 8 UPA, notwithstanding 8 year old ASP minimums. Minimum density should be determined by the quality of the urban design and walkability of the area.
- No access to commercial within walking distance decreases the quality of the urban design.
- The argument that the rest of the community meets the minimum standards and is walkable to a commercial core, should not be used to allow lower quality of urban design and reduced quality of life for the residents of this Outline Plan area.

Reasons for Opposition from Cllr. Carra:

- Inadequate design solution for this remnant parcel/Final stage
  - 1) Compared to what is now industry standards
  - 2) On its own merits (or lack thereof)
  - 3) Administration indicated that the applicant was unwilling to explore better site design solutions (in this far corner of the community I'm not even fussed about the lower-than-MDP-density proposed.)
  - 4) There are also too many questions pertaining to long-term liability surrounding the former well sites (but those questions are negatively impacting the design.

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Applicant:

Stantec Consulting Ltd

Landowner:

Redstone Communities Inc

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	6
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	Yes	7
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	No	7
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	7

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject lands lie in the extreme northwest corner of the Redstone community, immediately east of Métis Trail NE and south of Stoney Trail NE. The community of Skyview Ranch is located to the south, and east of the subject lands is the recently approved Cornerstone Area Structure Plan lands. The lands west of the subject lands are planned for future industrial development.

The Redstone community was originally approved for development within Outline Plan LOC2008-0128. That Outline Plan provided a comprehensive plan for the community's development, while incorporating 103 hectares  $\pm$  of land. The subject lands were included within the Outline Plan boundaries but outside of the Land Use Redesignation area because of two active sour gas wells (Nexen) located in the northwest corner of the subject lands.

The two sour gas wells located on site were abandoned 2013 December 05. Remediation and reclamation work for the two sour gas wells remains outstanding for the lease area lands and is projected to be completed in 2015. A Reclamation Certificate from the Alberta Energy Regulator will ultimately be required to be obtained for the lease area lands.

The Nexen sour gas lease area lands have been included within this Outline Plan, but are not being redesignated at this time. Redesignation of the Nexen lease area lands is only permitted once the Reclamation Certificate from the Alberta Energy Regulator has been issued.

**LAND USE DISTRICTS**

This phase of Redstone will consist of residential land uses including Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Residential – One / Two Dwelling (R-2) District. A total of 7.86 hectares  $\pm$  (19.42 acres  $\pm$ ) (92 percent  $\pm$  of the area to be redesignated) is proposed to be R-1N District with only minimal other land uses incorporated as extensions from existing adjacent land uses.

Within the context of the entire Redstone community, the subject lands are approximately 1000 metres  $\pm$  from the future LRT station. The mix of land uses within the overall context of the Redstone community is substantially greater than what is proposed within this residential cell.

**LEGISLATION & POLICY**

**1. Municipal Development Plan**

The subject lands are shown on the Urban Structure Map of the MDP (Map 1) as included within the Developing Planned Greenfield areas with an existing Area Structure Plan. The MDP recognizes that Area Structure Plans in place prior to approval of the MDP provide the specific

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policy direction to the site's development.

## **2. Northeast Community 'A' Area Structure Plan (NCASP)**

The subject lands are located within the NCASP. This plan identifies the subject lands within the *Predominantly Residential Area* of Community C. Each overall residential area is intended to provide a variety of housing forms and appropriate mix of complimentary park, institutional, recreational and local commercial uses. The plan stipulates a minimum density of 7.0 units per acre for the residential areas.

The NCASP also includes a policy section on Sour Gas. The policies require that in addition to the Energy Utility Board (EUB) mandated 100 metre setback from these sour gas wells, an additional 200 metre development setback is required (total of 300 metre) to help mitigate nuisance impacts from these well sites related to noise, dust, visual and vehicular uses associated with the operation and maintenance of the well sites. The plan does not stipulate whether these setbacks apply to active and / or abandoned wells and indicates that the setbacks may be revised by Council, where satisfactory information has been supplied.

## **TRANSPORTATION NETWORKS**

Transportation analysis submitted with the original Outline Plan included development of the subject lands within its assessment. The Plan aligns with the assumptions and conclusions of the 2008 application, and a new transportation impact assessment was not required.

The subject lands are accessed from a collector street network (Redstone Grove NE) within the Redstone community. Streets within this phase will be developed to the new residential street standard.

A connecting lane is provided as an interim solution connecting Redstone Heights NE and Redstone View NE to provide street connectivity in that area until the Nexen lease area lands have been fully reclaimed and developed. This lane will be provided within a utility right of way and an accompanying public access easement agreement will be required.

## **UTILITIES & SERVICING**

Water, sanitary and storm water servicing infrastructure will all be extended from existing mains located at Redstone Heights NE and Redstone Grove. Stormwater will be required to conform to the Northpoint Residential Revised Staged Master Drainage Plan. Capacity exists in this servicing infrastructure and the conditions of outline plan approval provide the appropriate implementation mechanisms.

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**ENVIRONMENTAL ISSUES**

A Phase II Environmental Site Assessment (Stantec, 2010) was provided in support of the proposed Outline Plan application. Through detailed site sampling, this report concluded no further environmental investigation is required.

The Nexen lease area lands (which are included within the Outline Plan boundary but excluded from the land use application boundaries) are subject to further more detailed environmental assessments, as part of the sour gas well remediation plans. Final environmental assessments of the lease area lands are underway with final reports expected by 2014 year end, after which a remediation plan will be developed. Remediation and reclamation will then commence on those lands with the ultimate objective of obtaining a Reclamation Certificate from the Alberta Energy Regulator.

**ENVIRONMENTAL SUSTAINABILITY**

No information provided.

**GROWTH MANAGEMENT**

There are no growth management concerns with the proposed application.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No concerns.

**Citizen Comments**

There were not any citizen comments received from circulation of the application.

**Public Meetings**

Not applicable.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Redstone NW Revised Outline Plan and Land Use Redesignation  
Qualico Developments West Ltd.  
Applicant Submission | August 2014

Stantec Consulting Ltd., on behalf of Qualico Developments West Ltd., has submitted a revised Outline Plan and Land Use Redesignation application package for lands within the northeast Calgary community of Redstone. The area is bound by Metis Trail to the west, Stoney Trail to the north, and future residential development of the Redstone Community to the south and east.

The Outline Plan and Land Use Redesignation applications represent an amendment to the approved Redstone Outline Plan (LOC 2008-0128). At the time, a redesignation application was not submitted for the subject lands with the approved Outline Plan due to two sour gas wells prohibiting development within a 300 m radius from each wellhead. The well operator, Nexen, has confirmed in writing that well abandonment and the commencement of an environmental assessment for remediation purposes has occurred in the past year. The abandonment of the wells significantly reduces the mandated minimum development setbacks from 300 m to 5 m. Discussions with the City have resulted in a preferred development setback of 30 m from the abandoned wellheads. This setback corresponds to the Nexen lease area and while these lands are included in the Outline Plan, they are not included in the redesignation application at the request of City Administration. This is due to further environmental reclamation work being conducted by Nexen and required by the Province to satisfy future development of the lease lands; hence a separate application to redesignate these lands would be required in the future.

The Redstone NW Revised Outline Plan will provide for single family-detached dwellings, semi-detached dwellings, duplexes, and townhouses. The proposed districts are situated in a compatible and transitional manner with land uses adjacent to the Outline Plan boundary, across Redstone Grove NE. Higher density is being proposed near Redstone Plaza Park, the multi-family (M-G) site, and the future school. The proposed revisions support a more efficient, modified-grid street pattern. Redstone Heath NE has been aligned with Redstone Plaza NE for improved traffic circulation and the majority of lanes removed for increased land efficiencies.

In consideration of the above, the materials within the submission package, and the reduction in development setbacks around the abandoned sour gas wells, Qualico respectfully requests the acceptance and review of the enclosed Outline Plan and Land Use Redesignation applications.

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APPENDIX II

OUTLINE PLAN INFORMATION

