

**Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2022-0009**

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**RECOMMENDATIONS:**

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) to subdivide 21.65 hectares ± (53.50 acres ±) with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 6.48 hectares ± (16.02 acres ±) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to Commercial – Regional 3 f0.3h16 (C-R3f0.3h16) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.
3. Give three readings to the proposed bylaw for the redesignation of 6.74 hectares ± (16.65 acres ±) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Commercial – Community 2 f0.3h16 (C-C2f0.3h16) District to Direct Control (DC) District to accommodate residential dwellings, accessed from grade, with guidelines (Attachment 5).
4. Give three readings to the proposed bylaw for the redesignation of 2.43 hectares ± (6.01 acres ±) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to Direct Control (DC) District to accommodate a significant reduction in the minimum density for dwelling units, with guidelines (Attachment 6).

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**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:**

That Council:

1. Give three readings to **Proposed Bylaw 40D2023** for the redesignation of 6.48 hectares  $\pm$  (16.02 acres  $\pm$ ) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to Commercial – Regional 3 f0.3h16 (CR3f0.3h16) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District;
2. Give three readings to **Proposed Bylaw 41D2023** for the redesignation of 6.74 hectares  $\pm$  (16.65 acres  $\pm$ ) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Commercial – Community 2 f0.3h16 (C-C2f0.3h16) District to Direct Control (DC) District to accommodate residential dwellings, accessed from grade, with guidelines (amended Attachment 5); and
3. Give three readings to **Proposed Bylaw 42D2023** for the redesignation of 2.43 hectares  $\pm$  (6.01 acres  $\pm$ ) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to Direct Control (DC) District to accommodate a significant reduction in the minimum density for dwelling units, with guidelines (Attachment 6).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, dated 2023 February 9

**“Moved by:** Councillor Mian

That with respect to Report CPC2023-0117, the following be approved, **as amended:**

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) to subdivide 21.65 hectares  $\pm$  (53.50 acres  $\pm$ ) with conditions (Attachment 6).

...

For:  
 (8) Director Fromherz, Commissioner Mortezaee, Councillor Mian, Councillor Chabot,  
 Commissioner Hawryluk, Commissioner Tiedemann, Commissioner Weber, and  
 Commissioner Small

**MOTION CARRIED”**

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**HIGHLIGHTS**

- The proposed land use will rearrange the commercial and residential uses within the plan area, as a result of changes to the Airport Vicinity Protection Area Regulations to provide for better opportunities of development locations within the site. The application also seeks to provide for a regional park, to be maintained by the Calgary Parks Foundation.
- The proposal reflects a change in the location of uses within Community D of the Keystone Hills site while still aligning with the policies of the *Municipal Development Plan (MDP)* and the *Keystone Hills Area Structure Plan (ASP)*.
- What does this mean to Calgarians? Ultimate development of this area will provide comprehensive services at a local level, together with employment, leisure and living opportunities in a variety of forms.
- Why does this matter? This will provide greater housing choice, close to local services and employment opportunities.
- No development permit has been submitted at this time.
- Council previously approved LOC2016-0234 for similar land uses to those proposed.

**DISCUSSION**

This land use amendment and outline plan application was submitted on 2022 January 18 by B&A Planning Group on behalf of the landowner, Melcor Developments. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intention is to provide land uses consistent with this Regional Retail Centre and Industrial/Employment Area, together with associated residential uses and a regional park.

This 21.65 hectare (53.50 acre) site is located in Community D of the Keystone Hills area of Calgary at 14111 15 Street NE and forms a portion of the previously approved 81 acre Outline Plan. The proposed uses reflect the existing approval of LOC2016-0234 and seeks changes to some of the locations of those uses and street design components within the site. A new regional park is also included in this application.

The proposed changes to land uses and locations (relating to 16.98 hectares (41.96 acres)) comes as a direct result of changes to the Noise Exposure Forecast areas in the Airport Vicinity Protection Area (AVPA) Regulations, in 2021 August. This has provided an opportunity to better locate uses within the general area and create a more walkable residential community connected to local commercial and regional park amenities.

A detailed planning evaluation of the application, 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
- Relevant public groups were informed by Administration

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**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 relevant public groups. As there is no Community Association in this location outreach involved providing information and updates to adjacent landowners. In addition, the applicant is working closely with the Calgary Parks Foundation on the design, provision and future maintenance of the Regional Park. 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.

No public comments were received at the time of writing this report. There is no community association for the subject site.

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.

**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development in the community of Keystone Hills and provides a future framework for residential development, employment opportunities, retail (regional and local) and leisure activities (in the form of a new regional park). The development of these lands will enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

**Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the applicant has indicated that they will work with the City to explore opportunities during development. Connections to the Rotary/Mattamy Greenway are contemplated and the storm pond will provide efficiencies in stormwater management.

**Economic**

The proposed land use amendment would enable the development of 304 residential dwelling units and approximately 61,500 square metres of commercial space (including retail, office and industrial uses). The development would provide housing opportunity, and employment and retail opportunities consistent with the Keystone Hills ASP.

**Service and Financial Implications**

No anticipated financial impact.

**Planning & Development Services Report to  
Calgary Planning Commission  
2023 February 9**

**ISC: UNRESTRICTED  
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**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Land Use Amendment Map
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 41D2023**
6. **Proposed Bylaw 42D2023**
7. **Approved Outline Plan**
8. **Approved Outline Plan Conditions of Approval**
9. **Approved Outline Plan Data Sheet**
10. **Proposed Bylaw 40D2023**
11. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform