

Land Use Amendment and Outline Plan in Residual Sub-Area 02L (Ward 2) at multiple addresses, LOC2020-0148

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2828 – 144 Avenue NW and 15333 Panorama Road NW 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5; Portion of NE1/4 Section 6-26-1-5), to subdivide 67.31 hectares ± (166.32 acres ±), with conditions (Attachment 2); and
2. Recommend that Council give three readings to the proposed bylaw for the redesignation of 33.02 hectares ± (81.59 acres ±) located at 2828 – 144 Avenue NW and 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 1 (C-N1) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MAY 4:

That Council **file and abandon Proposed Bylaw 91D2023** for the redesignation of 33.02 hectares ± (81.59 acres ±) located at 2828 – 144 Avenue NW and 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 1 (C-N1) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

Excerpt from the Minutes of the 2023 May 4 Regular Meeting of the Calgary Planning Commission:

“Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0399, the following be approved, **after amendment:**
 That the Calgary Planning Commission:

1. As the Council-designated Approving Authority, **Refuse** the proposed outline plan located at 2828 – 144 Avenue NW and 15333 Panorama Road NW 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5; Portion of NE1/4 Section 6-26-1-5), to subdivide 67.31 hectares ± (166.32 acres ±); and

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2. Recommend that Council **File and Abandon** the proposed bylaw for the redesignation of 33.02 hectares ± (81.59 acres ±) located at 2828 – 144 Avenue NW and 14800 Symons Valley Road NW (Portion of SE1/4 Section 6-26-1-5; Portion of W1/2 Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 1 (C-N1) District, Special Purpose – School, Park, and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

For: (6) Director Fromherz, Commissioner Mortezaee, Commissioner Pollen,
 Commissioner Hawryluk, Commissioner Tiedemann, and Commissioner
 Weber

Against:
 (3) Councillor Mian, Councillor Chabot, and Commissioner Small

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and to redesignate a portion of the subject site to allow for residential and commercial development featuring an open space network to provide for park and school uses within the community of Residual Ward 2.
- The proposed application aligns with the *Municipal Development Plan (MDP)* and the *Glacier Ridge Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development which will be served by neighbourhood parks and pathways, an elementary school site, and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.
- No development permits have been submitted at this time.
- A policy amendment to the *Glacier Ridge Area Structure Plan* to remove the Growth Management Overlay for the subject lands was approved by Council 2023 January 17 (Bylaw 7P2023).

DISCUSSION

This outline plan and land use amendment was submitted on 2020 October 15 by Stantec Consulting on behalf of multiple landowners. The approximately 67.31 hectare (166.32 acre) site is located in the community of Residual Ward 2 in the northwest quadrant of the city. The subject site is currently unoccupied agricultural land.

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As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to accommodate low and medium scale residential and local commercial development in the community of Residual Ward 2. The Proposed Outline Plan (Attachment 5) and the associated Land Use Amendment map (Attachment 4) are anticipated to allow for 1,265 low density residential units and an anticipated 97 medium density residential units. This development will achieve an anticipated density of 20.9 units per hectare (8.5 units per acre). This aligns with the density targets of the MDP and ASP. The Growth Management Overlay for these lands was removed by Council 2023 January 17. To support removal, a policy amendment restricting the initial amount of land use that can be approved for this area was added to the Glacier Ridge Area Structure Plan. In alignment with the policy, the land use amendment application is only a portion of the outline plan area.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach would be undertaken as surrounding lands are vacant or under construction to the north and east. Please refer to the Applicant Outreach Summary, Attachment 7, for rationale why outreach was not conducted.

City-Led Outreach

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

Administration received one letter from the public neither in support nor opposition. The letter requested retention of the mature trees at the corner of 144 Avenue NW and Panorama Road NW. However, the applicants indicated that these could not be retained as mature trees are difficult to move and they did not fit within the subdivision design.

There is no community association for the subject area. The Evanston/Creekside Community Association was circulated due to the proximity of the neighbourhood to the south of 144 Avenue NW. No comments were received. Administration contacted the Community Association to follow up and no response has been received at the time of this writing.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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Following Calgary Planning Commission, notification for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide education, employment and retail areas that would meet the needs of residents locally.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. As part of the future development, the applicant will include increased topsoil depth to help improve drainage conditions and increase resilience to storm events, future consideration in home construction for electric vehicle charging, better performing fixtures and appliances, and landscaping incentive programs to help increase the urban tree canopy. The applicant has also committed to working with their builder partners in planning transitions to align with the Net Zero by 2030 Building Code. This helps support Program A: New Buildings.

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Refused** Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Land Use District Map
5. **Refused** Outline Plan
6. **Refused** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 91D2023**
9. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2023 May 04**

**ISC: UNRESTRICTED
CPC2023-0399
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform