

Planning and Development Services Report to
Calgary Planning Commission
2023 June 08

ISC: UNRESTRICTED
CPC2023-0588
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Outline Plan and Land Use Amendment in Residual Sub-Area 090 (Ward 9) at 655 – 100 Street NE, LOC2021-0202

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 655 – 100 Street NE (Plan 1014764; Block 3; Lot 1), to subdivide 48.68 hectares \pm (120.29 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 48.68 hectares \pm (120.29 acres \pm) located at 655 – 100 Street NE (Plan 1014764; Block 3; Lot 1) 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, Commercial – Neighbourhood 1 (C-N1) District, Mixed Use - General (MU-1h16) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 116D2023** for the redesignation of 48.68 hectares \pm (120.29 acres \pm) located at 655 – 100 Street NE (Plan 1014764; Block 3; Lot 1) 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, Commercial – Community 1 (C-C1) District, Mixed Use - General (MU-1h16) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

Excerpt from the Minutes of the 2023 June 8 Regular Meeting of the Calgary Planning Commission:

“Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0588, the following be approved, **after amendment:**

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 655 – 100 Street NE (Plan 1014764; Block 3; Lot 1), to subdivide 48.68 hectares \pm (120.29 acres \pm), with conditions (Attachment 2).

...

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

MOTION CARRIED”

**Outline Plan and Land Use Amendment in Residual Sub-Area 09O (Ward 9) at 655
 – 100 Street NE, LOC2021-0202**

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the northeast community of Residual Ward 9 – Sub Area 09O, which is proposed to be named Huxley to allow for mixed-use, residential development with open spaces, stormwater management and roadways.
- This application will accommodate a variety of housing types including single and semi-detached dwellings, rowhouse buildings, multi-residential developments, and a pathway system through the proposed Municipal Reserve and Environmental Reserve parcels.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the *Belvedere Area Structure Plan*.
- What does this mean to Calgarians? This proposal would allow for increased diversity in housing opportunities and compact development in a greenfield setting with better use of northeast sector infrastructure.
- Why does this matter? New community growth is an important part of city building. Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- A development permit for stripping and grading of the site has been submitted.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application was submitted on 2021 November 29 by Urban Systems on behalf of the landowner, Ana Management Ltd. (Truman Developments Ltd.). The approximately 48.68 hectare (120.29 acre) site is located in the northeast quadrant of

the city. The East Hills Shopping Centre is about 1.4 kilometers to the southwest. The subject site is currently used for agriculture.

As referenced in the Applicant Submission (Attachment 3), the proposal is to obtain land use amendment and outline plan approval to accommodate development within a future community that is proposed to be named Huxley (proposed under application SN2023-0002). The Proposed Outline Plan (Attachment 4) and the associated Proposed Land Use District Map (Attachment 5) is anticipated to have 1,184 units, as shown in the Proposed Outline Plan Data Sheet (Attachment 6). The outline plan will have a density of 30.5 units per hectare (12.4 units per acre). The vision is to develop a neighbourhood on lands surrounded by other developing neighbourhoods in a way that is complementary and interconnected. There is a neighbourhood activity centre in the south-central part of the neighbourhood. Parks will be provided throughout the development to serve a variety of purposes and two larger natural areas will be established to protect and reconstruct wetlands. Pedestrians will be able to circulate through the development using a system of sidewalks and pathways.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation. An outline plan and land use amendment for the lands to the west of this site is also being proposed at this session (LOC2021-0212 / CPC2023-0579).

**Outline Plan and Land Use Amendment in Residual Sub-Area 09O (Ward 9) at 655
 – 100 Street NE, LOC2021-0202**

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 to undertake with interested parties. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

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

The subject site's area does not have a community association. The application was circulated to Rocky View County (County) and the adjacent neighbourhood association of Prince of Peace. Comments from the County related to technical matters that were addressed. Prince of Peace did not provide a formal response, however a resident within the neighbourhood did.

One letter was received from the public that expressed general objection to the proposed development and concerns related to application consultation. These concerns were considered and addressed through the review of the application.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment 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 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 an employment and retail area that would meet some of the needs of residents locally.

Environmental

This application addresses objectives of the Calgary *Climate Strategy – Pathways to 2050*. The applicant is providing green infrastructure in the form of a constructed wetland and green mobility by establishing a grid-based street and pathway network that will support pedestrians and transit users. Further opportunities to align development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits. Residential population in this area will support the economic vitality of the nearby East Hills shopping centre and future 17 Avenue SE urban main street.

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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. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use District Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 116D2023**
9. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform