

Outline Plan and Land Use Amendment in Residual Sub-Area 090 (Ward 9) at multiple addresses, LOC2021-0212

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 800 and 892 – 84 Street NE (Plan 2310757, Block 50, Lot 1; Plan 0912631, Block C), to subdivide 66.18 hectares \pm (163.5 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 66.18 hectares \pm (163.5 acres \pm) located at 800 and 892 – 84 Street NE (Plan 2310757, Block 50, Lot 1; Plan 0912631, Block C) 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, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate street-oriented residential development on small lots, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 117D2023** for the redesignation of 66.18 hectares \pm (163.5 acres \pm) located at 800 and 892 – 84 Street NE (Plan 2310757, Block 50, Lot 1; Plan 0912631, Block C) 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, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate street-oriented residential development on small lots, with guidelines (Attachment 3).

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

“The following documents were distributed with respect to Report CPC2023-0579:

A Revised Attachment 6; and

A presentation entitled "LOC2021-0212 Outline Plan & Land Use Amendment".

Moved by Councillor Chabot

That with respect to Report CPC2023-0579, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 800 and 892 – 84 Street NE (Plan 2310757, Block 50, Lot 1; Plan 0912631, Block C), to subdivide 66.18 hectares \pm (163.5 acres \pm) with conditions (Attachment 2).

Outline Plan and Land Use Amendment in Residual Sub-Area 09O (Ward 9) at multiple addresses, LOC2021-0212

...

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

MOTION CARRIED”

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 residential development, open spaces, stormwater management and roadways.
- This application will accommodate a variety of housing types including single and semi-detached dwellings, rowhouse buildings, a school site and a significant pathway system through the proposed Municipal Reserve (MR) and Environmental Reserve (ER) parcels.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Belvedere Area Structure Plan* (ASP).
- 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 December 13 by Urban Systems on behalf of the landowners, Genesis Land Development Corporation and Alberta Infrastructure. The approximately 66.18 hectares ± (163.5 acres ±) site is located in the northeast quadrant of the city. The East Hills Shopping Centre is located approximately 1.2 kilometers southwest of the subject property.

As referenced in the Applicant Submission (Attachment 4), 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 6) and the associated Proposed Land Use District Map (Attachment 7) is anticipated to have 1,438 units, as shown in the Proposed Outline Plan Data Sheet (Attachment 8). The outline plan will have a density of 23.6 units per hectare (9.54 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. Parks will be provided throughout the development to serve a variety of purposes, along with a middle school site and one large natural area will be established to protect and reconstruct existing wetlands.

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Pedestrians will be able to circulate through the development using a system of sidewalks, multi-use pathways and regional pathways.

A detailed planning evaluation of the application, including location maps and site context, is provided in Background and Planning Evaluation (Attachment 1). An outline plan and land use amendment for the lands to the east of this site is also being proposed at this same Calgary Planning Commission meeting (LOC2021-0202 / CPC2023-0588).

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 the appropriate level of outreach with members of the public. To encourage broad project awareness, several outreach tactics were used to share information about the upcoming engagement opportunities:

- Project posters were distributed to groups including the Prince of Peace Condo Board, Chateau Estates Mobile Home Park, East Hills Shopping Centre, and Garden Road Seventh Day Adventist Church and highway signs and project boards were erected around key intersections surrounding the project site.
- A website (<https://www.huxleycommunity.ca/>) was developed for participants who voice their opinion. Over one hundred and eighty (180) participants viewed the website and on average spent eleven (11) minutes exploring the information.
- An open house was held at the Prince of Peace Manor Senior Living Facility Banquet Room. Approximately sixty (60) people participated in the open house.

The detailed breakdown of the engagement efforts undertaken by the applicant can be found in the Applicant Outreach Summary (Attachment 5).

City-Led Outreach

In keeping with Administration's practices, this application was circulated and 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 and the adjacent neighbourhood association of Prince of Peace. Comments from Rocky View County related to technical matters that were addressed. Prince of Peace did not provide a formal response, however residents within the areas did. Three letters were 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.

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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.

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 greenfield sites contribute to Calgary’s overall economic health by housing new residents within Calgary 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.

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. **Proposed Bylaw 117D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. **Approved** Outline Plan
7. Proposed Land Use District Map
8. **Approved** Outline Plan Data Sheet
9. **CPC Member Comments**

Department Circulation

General Manager	Department	Approve/Consult/Inform