

Planning and Development Services Report to
Calgary Planning Commission
2023 June 22

ISC: UNRESTRICTED
CPC2023-0660
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Outline Plan, Policy Amendment and Land Use Amendment in Belvedere (Ward 9) at 2313 – 84 Street SE, LOC2022-0159

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0660) to the 2023 July 25 Public Hearing Meeting of Council; and
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 2313 – 84 Street SE (NE1/4 Section 12-24-29-4) to subdivide 18.53 hectares ± (45.79 acres ±) with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Belvedere Area Structure Plan (Attachment 8); and
4. Give three readings to the proposed bylaw for the redesignation of 18.53 hectares ± (45.79 acres ±) located at 2313 – 84 Street SE (NE1/4 Section 12-24-29-4) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2h40) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 22:

That Council:

1. Give three readings to **Proposed Bylaw 46P2023** for the amendment to the Belvedere Area Structure Plan (Attachment 8); and
2. Give three readings to **Proposed Bylaw 125D2023** for the redesignation of 18.53 hectares ± (45.79 acres ±) located at 2313 – 84 Street SE (NE1/4 Section 12-24-29-4) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Medium Rise (M-H2h40) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose School, Park and Community Reserve (S-SPR) District.

Opposition to Recommendations:

Commissioner Pollen

Excerpt from the Minutes of the 2023 June 22 Regular Meeting of the Calgary Planning Commission:

“Moved by Commissioner Hawryluk

That with respect to Report CPC2023-0660, the following be approved:

Approval: **S. Lockwood** concurs with this report. Author: **A. Dean**
City Clerks: C. Doi / A. Degrood

**Outline Plan, Policy Amendment and Land Use Amendment in Belvedere (Ward 9)
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...

For: (6) Director Fromherz, Councillor Mian, Councillor Chabot, Commissioner Hawryluk, Commissioner Tiedemann, and Commissioner Weber
 Against: Commissioner Pollen
 (1)

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Belvedere to allow for residential development, open spaces, utilities, and roadways.
- This application will accommodate a variety of housing types including single and semi-detached dwellings, rowhouse buildings, multi-residential development, and a park.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and proposes an amendment to 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 utility 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application was submitted on 2022 August 22 by Urban Systems on behalf of the landowners, Riotrin Properties (Calgary East) Inc. and 2185278 Ontario Limited (CPP Investment Board Real Estate Holdings Inc.). The approximately 18.53 hectares (45.79 acres) site is in the community of Belvedere in the southeast quadrant of the city. The East Hills Shopping Centre is located directly north of the subject property, across 17 Avenue SE.

As referenced in the Applicant Submission (Attachment 3), the proposal is to obtain policy amendments, land use amendment and outline plan approval to accommodate residential development. The Proposed Outline Plan (Attachment 5) and the associated Proposed Land

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Use Amendment Map (Attachment 2) are anticipated to accommodate 1,268 new residential units, as shown in the Proposed Outline Plan Data Sheet (Attachment 7). The outline plan will have a density of 68.42 units per hectare (27.69 units per acre). A community park will be provided in the north-central portion of the plan area, near the areas of highest density, and a stormwater retention pond exists south of the subject site. 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.

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 interested parties and the community association was appropriate.

The detailed breakdown of the engagement efforts undertaken by the applicant can be found in the Applicant Outreach Summary (Attachment 4).

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. One phone inquiry was received by a nearby landowner, primarily inquiring about the height of the M-H2 site, and the applicant later reduced the maximum height of this area by 10 metres. No other responses were received from the public.

As this is a developing area, there is no community association established. The application was circulated to Rocky View County and the City of Chestermere.

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.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy - Pathways to 2050*. Further opportunities to align development with applicable

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climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of new community sites contribute to Calgary’s overall economic health by housing 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. Proposed Land Use Amendment Map
3. Applicant Submission
4. Applicant Outreach Summary
5. **Approved** Outline Plan
6. **Approved** Outline Plan Conditions of Approval
7. **Approved** Outline Plan Data Sheet
8. **Proposed Bylaw 46P2023**
9. **Proposed Bylaw 125D2023**
10. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform