

**Land Use Amendment, Outline Plan and Road Closure in Residual Sub-Area 02L (Ward 2)
 at Multiple Addresses, LOC2020-0212**

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 15353 and 15655 – 14 Street NW, 1600 – 144 Avenue NW, and Registered Road Closure Plan 2310859 for a portion of 144 Avenue NW (Portion of E1/2 5-1-26-5; Plan 2310859, Area 'A'), to subdivide 122.32 hectares \pm (302.27 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the proposed closure of 0.60 hectares \pm (1.48 acres \pm) of road (Plan 2310859, Area 'A') south of 1600 – 144 Avenue NW, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 47.27 hectares \pm (116.81 acres \pm) located at 15353 – 14 Street NW, 1600 – 144 Avenue NW, and the closed road (Portion of NE1/4 5-1-26-5, Portion of SE1/4 5-1-26-5; Plan 2310859, Area 'A') from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way 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, and Special Purpose – Urban Nature (S-UN) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council:

1. Give three readings to **Proposed Bylaw 5C2023** for the proposed closure of 0.60 hectares \pm (1.48 acres \pm) of road (Plan 2310859, Area 'A') south of 1600 – 144 Avenue NW, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 110D2023** for the redesignation of 47.27 hectares \pm (116.81 acres \pm) located at 15353 – 14 Street NW, 1600 – 144 Avenue NW, and the closed road (Portion of NE1/4 5-1-26-5, Portion of SE1/4 5-1-26-5; Plan 2310859, Area 'A') from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way 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, and Special Purpose – Urban Nature (S-UN) District.

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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 CPC2023-0615, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 15353 and 15655 – 14 Street NW, 1600 – 144 Avenue NW, and Registered Road Closure Plan 2310859 for a portion of 144 Avenue NW (Portion of E1/2 5-1-26-5; Plan 2310859, Area ‘A’), to subdivide 122.32 hectares ± (302.27 acres ±), with conditions (Attachment 2).

...

For: (6): Director Fromherz, Councillor Chabot, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, and Commissioner Tiedemann

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to close a portion of road, establish a subdivision framework and redesignate lands in Residual Ward 2 – Sub Area 02L to allow for commercial and residential development in a neighbourhood activity centre (NAC), two elementary schools (K-9), open spaces, stormwater management and public roadways.
- This application will accommodate a variety of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments. A pathway system through the proposed Municipal Reserve (MR) and Environmental Reserve (ER) parcels is also anticipated.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Glacier Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? This is part of a new community that will provide for an increased diversity of housing opportunities and compact development in a greenfield setting with increased use of existing northwest sector infrastructure. Growth within this area will also support the businesses and institutions in the Centre Street North urban main street and major activity centre (MAC) to the east.
- 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 lands has been submitted and is currently under review.
- There is no previous Council direction related to this application.

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DISCUSSION

This outline plan and land use amendment application was submitted on 2020 December 22 by B&A Studios on behalf of the landowner, Brookfield Residential (Carma Cabana Corporation) and The City of Calgary. The approximately 122.32 hectares (302.27 acres) site is located in Residual Ward 2 – Sub Area 02L in the northwest quadrant of the city. The Centre Street North urban main street and MAC is about 1.6 kilometers to the east. The subject site is currently being farmed.

As referenced in the Applicant Submission (Attachment 4), the proposal is to obtain land use amendment, outline plan and road closure approval to accommodate the proposed neighbourhood. The Proposed Outline Plan (Attachment 5) covers the entire site and anticipates 2,357 units with a density of 20.8 units per hectare (8.4 units per acre), as shown in the Proposed Outline Plan Data Sheet (Attachment 6). The associated Proposed Land Use District Map (Attachment 7) is for a smaller portion of the site due to infrastructure capacity and anticipates 650 residential units. The land use amendment area also includes a proposed road closure (Attachments 8 and 3). The vision is to develop a neighbourhood adjacent to other developing neighbourhoods in a way that is complementary and interconnected. There is a NAC central to the neighbourhood. Parks and open space are provided throughout the development to serve a variety of purposes and a natural area at the south end of the site will be preserved. Pedestrians will be able to circulate through the development using a well-connected 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 the public is appropriate. The applicant engaged adjacent landowners, nearby community associations, and interested members of the public. The Applicant Outreach Summary can be found in Attachment 9.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted near the site at a visible location, published [online](#), and notification letters were sent to adjacent landowners.

The subject site's area does not have a community association. Therefore, the application was circulated to the Federation of Calgary Communities and no comments were received. Rocky View County responded to a circulation with no objections.

One letter was received from an adjacent landowner to the west that expressed general support for the application.

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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 education, employment and retail areas that would meet some of the daily needs of residents locally.

Environmental

The applicant has highlighted the following aspects of the proposed community:

- Restoration of a segment of Beddington Creek, including planting of native species and increase to habitat and biodiversity in the plan area.
- Construction of an innovative stormwater facility, including a Nautilus Pond.
- Diversion of construction materials from landfills, including the reuse of concrete.
- Flexibility within the plan to accommodate changing energy efficiency within the built form.
- Enhanced landscaping, including planting extra trees in strategic locations in the community (in both private and public open space).
- Deeper topsoil to support absorptive landscaping on both private and public lands.
- Incorporation of drought tolerant landscaping in MR spaces.

Opportunities to align development with Calgary Climate Strategy – Pathways to 2050 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 Centre Street North urban main street and major activity centre.

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. Road Closure Conditions of Approval
4. Applicant Submission

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

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- 5. **Approved** Outline Plan
- 6. **Approved** Outline Plan Data Sheet
- 7. Proposed Land Use District Map
- 8. Registered Road Closure Plan
- 9. Applicant Outreach Summary
- 10. **Proposed Bylaw 5C2023**
- 11. **Proposed Bylaw 110D2023**
- 12. **CPC Member Comments**
- 13. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform