

**Policy Amendment, Land Use Amendment and Outline Plan in Keystone Hills  
 (Ward 3) at 13818 and 13920 – 15 Street NE, LOC2021-0184**

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**RECOMMENDATION:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed Outline Plan located at 13818 and 13920 – 15 Street NE (Portion of NW1/4 Section 36-25-1-5; Plan 6268FT, OT) to subdivide 24.23 hectares ± (59.87 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission Recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 3);
3. Give three readings to the proposed bylaw for the amendments to the Keystone Hills Area Structure Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 24.23 hectares± (59.87 acres ±) located at 13818 and 13920 – 15 Street NE (Portion of NW1/4 Section 36-25-1-5; Plan 6268FT, OT) from Industrial – Business (I-Bf0.50h20) District and Industrial-Commercial (I-C) 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; and Special Purpose – School, Park, and Community Reserve (S-SPR) District.

**HIGHLIGHTS**

- This application seeks to redesignate the lands to provide for low and medium density residential development within a master-planned community, and to include an open space network to provide for park uses.
- The proposed land use amendment achieves the neighbourhood design vision established by the *Keystone Hills Area Structure Plan* (ASP) and the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Approval of this application would allow for increased diversity in housing opportunities in the future and would allow for more compact development in a greenfield setting with access to adjacent employment opportunities.
- Why does this matter? More compact development means a more efficient use of lands within the city and a greater variety of housing options. No development permit has been submitted at this time.
- There was previous Council direction provided on 2022 May 10 when the related MDP and ASP amendments were granted first reading at Council (IP2022-0340). There was a clerical error when advancing the final bylaw amendments for Council approval; therefore, this report includes amendments to correct that and reflect the originally approved Council direction for these lands.

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**DISCUSSION**

This application, located in the northern community of Keystone Hills, was submitted by B&A Studios on behalf of the landowner, Keystone Creek GP Ltd. on 2021 November 4. The site is part of a quarter section located south of 144 Avenue NE and east of 15 Street NE. The proposed land use amendment would accommodate residential development and a series of open spaces (Attachment 5).

The lands were originally designated as industrial in both the MDP and the ASP, with land use granted by Council in 2019 July 22. On 2022 May 10, Council supported an amendment to statutory policy to allow for residential development to occur on these lands, subject to approval from the Calgary Metropolitan Region Board (CMRB). Approval was granted by the CMRB on 2022 August 23, and second and third reading were granted on 2022 September 13.

Through the review of this application, it was discovered that there were errors in both the MDP and ASP final bylaw information approved. While the correct maps and documentation were provided and approved by the Calgary Metropolitan Regional Board (CMRB), incorrect bylaws were used to grant second and third reading of Council. The proposed amendments within this report to the MDP and ASP reflect the approved Council direction given at time of first reading on 2022 May 10. These amendments do not impact lands included in the proposed land use and outline plan, but rather the balance lands included in the originally approved outline plan.

This outline plan and land use application provide the subdivision, land use and development framework to implement the vision of the aforementioned policy amendments. B&A Studios has provided a summary of their proposal in the Applicant Submission (Attachment 6).

The proposal complies with the ASP which envisions a residential neighbourhood on lands surrounded by other approved and developing neighbourhoods in a complementary and interconnected manner.

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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant discussed the application with adjacent landowners. The Applicant Outreach Summary can be found in Attachment 7.

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**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.

Rocky View County was circulated in accordance with the Rocky View/Calgary Intermunicipal Development Plan. No concerns were raised from the circulation.

No public comments were received by the report submission date. Currently, there is no community association for the area.

Administration considered the relevant planning issues specific to the application and has determined the proposed land use and outline plan (Attachment 8) to be appropriate. The design of the multi-residential site, refinements to the open space design, and number of units will be reviewed and determined at the subdivision and development permit stages.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 options in low and medium-density residential building forms. The proposal would accommodate the housing needs of a diverse population.

**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of future permits which will align with the *Calgary Climate Strategy – Pathways to 2050*. These include providing rough-ins to allow for electric vehicle charging as well as making all housing solar ready, with the addition of solar panels to be available on request (Program Pathways D and E). Tree planting in the open spaces will go above and beyond The City requirements to increase the overall canopy and meet The City's carbon renewal goals. Additional review will occur at future application stages.

**Economic**

The ability to develop a variety of housing types would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits, as well as provide housing adjacent to commercial and employment opportunities within this sector of the city.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Proposed Amendments to the Municipal Development Plan
4. Proposed Amendments to the Keystone Hills Area Structure Plan
5. Proposed Land Use Amendment Map
6. Applicant Submission
7. Applicant Outreach Summary
8. Proposed Outline Plan
9. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform