

**Outline Plan and Land Use Amendment in Huxley (Ward 9) at 500 – 84 Street SE,
 LOC2022-0109**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4), to subdivide 45.91 hectares \pm (113.45 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 45.51 hectares \pm (112.45 acres \pm) located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) 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, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – Active Frontage (MU-2f2.0h16) 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
 SEPTEMBER 21:**

That Council give three readings to **Proposed Bylaw 216D2023** for the redesignation of 45.51 hectares \pm (112.45 acres \pm) located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4) 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, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – Active Frontage (MU-2f2.0h16) 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 Regular Meeting of the Calgary Planning Commission, 2023
 September 21:

“Moved by Commissioner Small

That with respect to Report CPC2023-0931, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 500 – 84 Street SE (Portion of NW1/4 Section 18-24-28-4), to subdivide 45.91 hectares \pm (113.45 acres \pm), with conditions (Attachment 2).

...

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

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Huxley to allow for mixed-use, neighbourhood commercial, residential development, open spaces, stormwater management and roadways.
- 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 southeast sector infrastructure.
- Why does this matter? New community growth is an important part of city building. Site development 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 in the southeast community of Huxley was submitted on 2022 June 29 by Planning Plus on behalf of the landowner, Zahmol Properties Ltd. The approximately 45.91 hectares (113.45 acres) site is located east of 84 Street SE and south of the future Memorial Drive SE extension. The East Hills Shopping Centre is about 200 meters to the southwest. The subject site is currently farmed.

As referenced in the Applicant Submission (Attachment 3), the proposal is to obtain land use amendment and outline plan approval to accommodate the neighbourhood of Liberty. The Proposed Outline Plan (Attachment 4) and the associated Proposed Land Use District Map (Attachment 5) is anticipated to enable the development of 885 units, as shown in the Proposed Outline Plan Data Sheet (Attachment 6). The outline plan will have a density of 27.3 units per hectare (11.1 units per acre). The vision is to develop a complete neighbourhood on lands surrounded by other developing neighbourhoods. There is a neighbourhood activity centre in the north-central part of the neighbourhood. A school site is also being provided through the development. Parks will be provided throughout the development to serve a variety of purposes. A large wetland is being protected and will be sustained with water from a stormwater management pond and constructed wetland. Pedestrians will be able to circulate through the development using a system of sidewalks and pathways.

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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 outline plan and 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 was appropriate. In response, the applicant consulted with adjacent landowners and interested parties on an individual basis throughout the application process. The Applicant Outreach Summary can be found in Attachment 7.

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.

There is no community association for the subject area. The application was circulated to Rocky View County and the County responded with no objections and some clarification questions related to mobility and utility infrastructure that were addressed.

One letter was received from a representative of the adjacent cemetery site that expressed concerns related to the interface between the two sites, including comments about nuisance impacts on the cemetery during construction and new resident awareness of the cemetery in relation to potential objections to ongoing cemetery operations. These concerns were considered and addressed through the review of the application.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out 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 employment and retail areas that would meet some of the needs of residents locally.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development on this site with applicable climate strategies would be explored and implemented at future development stages.

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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.

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** 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 216D2023**
9. **CPC Member Comments**
10. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform