

Land Use Amendment in Residual Sub-Area 1K (Ward 1) at 9700 Country Hills Boulevard NW, LOC2023-0075

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.91 hectares \pm (4.72 acres \pm) located at 9700 Country Hills Boulevard NW (Portion of Plan 2110521, Block 3, Lot 2) from Special Purpose – Recreation (S-R) District to Special Purpose – Urban Nature (S-UN) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 SEPTEMBER 21:

That Council give three readings to **Proposed Bylaw 220D2023** for the redesignation of 1.91 hectares \pm (4.72 acres \pm) located at 9700 Country Hills Boulevard NW (Portion of Plan 2110521, Block 3, Lot 2) from Special Purpose – Recreation (S-R) District to Special Purpose – Urban Nature (S UN) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject parcel to maintain an existing natural landform and vegetation as Environmental Reserve (ER).
- The proposal allows for the protection of natural infrastructure, supports ecological networks and aligns with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Special Purpose – Urban Nature (S-UN) District will protect a part of Calgary's open space network and allow for opportunities for people to interact with nature.
- Why does this matter? The retention of undisturbed land supports climate resiliency while allowing opportunities for passive recreation.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application was submitted on 2023 March 27 by The City of Calgary (Recreation) for this City-owned parcel. No subdivision has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent of the application is to preserve a sloped area within the parcel as ER.

The parcel is located on the north side of Country Hills Boulevard NW and directly east of the Shane Homes YMCA in the unnamed community known as Residual Sub-Area 1K. The parcel was previously designated as Special Purpose – Recreation (S-R) District to accommodate a proposed athletic park for which a development permit is currently under review by Administration. This application proposes to redesignate approximately 20 percent of the parcel area to Special Purpose – Urban Nature (S-UN) District to ensure the retention of natural land features and vegetation within the area.

The proposed athletic park is planned directly south of the subject site. Protection of the natural area from construction disturbance, as well as the development of an appropriate interface with the athletic park, is being managed through the development permit process.

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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 the respective community association was appropriate. They determined that no outreach would be undertaken as the site is intended to be set aside as ER, and because of the relatively insignificant impact the application is expected to have on surrounding communities. The Applicant Outreach Summary can be found in Attachment 3.

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.

Administration received no letters from the public in response to the circulation.

As there is no Community Association for Residual Sub-Area 1K, Administration circulated the application to the neighbouring Rocky Ridge/ Royal Oak Community Association (CA). The CA responded on 2023 August 29 with no objections.

The application was also circulated to Rocky View County as per the requirements of the *Rocky View County/City of Calgary Intermunicipal Development Plan (2012)*; however, no response was received.

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

There are no social implications based on the proposed application.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by enabling the protection of natural infrastructure. The Climate Strategy identifies natural infrastructure such as grasslands, forests

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and waterbodies as an important component of climate resiliency by providing stormwater retention, urban heat reduction and carbon sequestration.

Economic

There are no economic implications based on the proposed application.

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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 220D2023**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform