

Planning and Development Services Report to  
 Calgary Planning Commission  
 2024 February 08

ISC: UNRESTRICTED  
 CPC2024-0137  
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**Land Use Amendment in Residual Sub-Area 1B (Ward 1) at 9852 and 10010  
 Bearspaw Dam Road NW, LOC2023-0345**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 17.85 hectares  $\pm$  (44.11 acres  $\pm$ ) located at 9852 and 10010 Bearspaw Dam Road NW (Plan 0011353, Block 2; Plan 288LK, Parcels B and C) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – City and Regional Infrastructure (S-CRI) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 96D2024** for the redesignation of 17.85 hectares  $\pm$  (44.11 acres  $\pm$ ) located at 9852 and 10010 Bearspaw Dam Road NW (Plan 0011353, Block 2; Plan 288LK, Parcels B and C) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – City and Regional Infrastructure (S-CRI) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject site to reflect the current use of the site as a water treatment plant.
- The proposal is in keeping with the applicable policies of the *Bearspaw East Area Structure Plan* (ASP) and is consistent with the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District would allow for the option of expanding the existing water treatment plant on site in the future.
- Why does it matter? The proposal would provide opportunities for future expansion to accommodate Calgary's growth needs for the next fifty years.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment, in the northwest community of Residual Sub-Area 1B, was submitted by the landowner, City of Calgary – Real Estate and Development Services, on 2023 November 3. The approximately 17.85 hectare site consists of two parcels and is situated to the west of Stoney Trail NW and bounded by Nose Hill Drive NW to the north, 101 Street NW to the west, and Bearspaw Dam Road NW to the south. The site is occupied by the Bearspaw Water Treatment Plant which was constructed in the early 1970's and has been in operation since then.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district allows the existing water treatment plant to continue its operation under a more appropriate land use district. No development permit has been submitted at this time.

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A detailed planning evaluation of this 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. Please refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

**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 owners.

No public comments were received at the time of writing this report. There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, as it complies with the applicable policies for the area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed application enables continuing operation of existing public utilities to support necessary City service and future development opportunities.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Economic**

This application would allow for upgrading of the existing municipal utilities and future development to keep up with the demands of Calgary's growing population.

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**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 96D2024**
- 5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform