

Background and Planning Evaluation

Background and Site Context

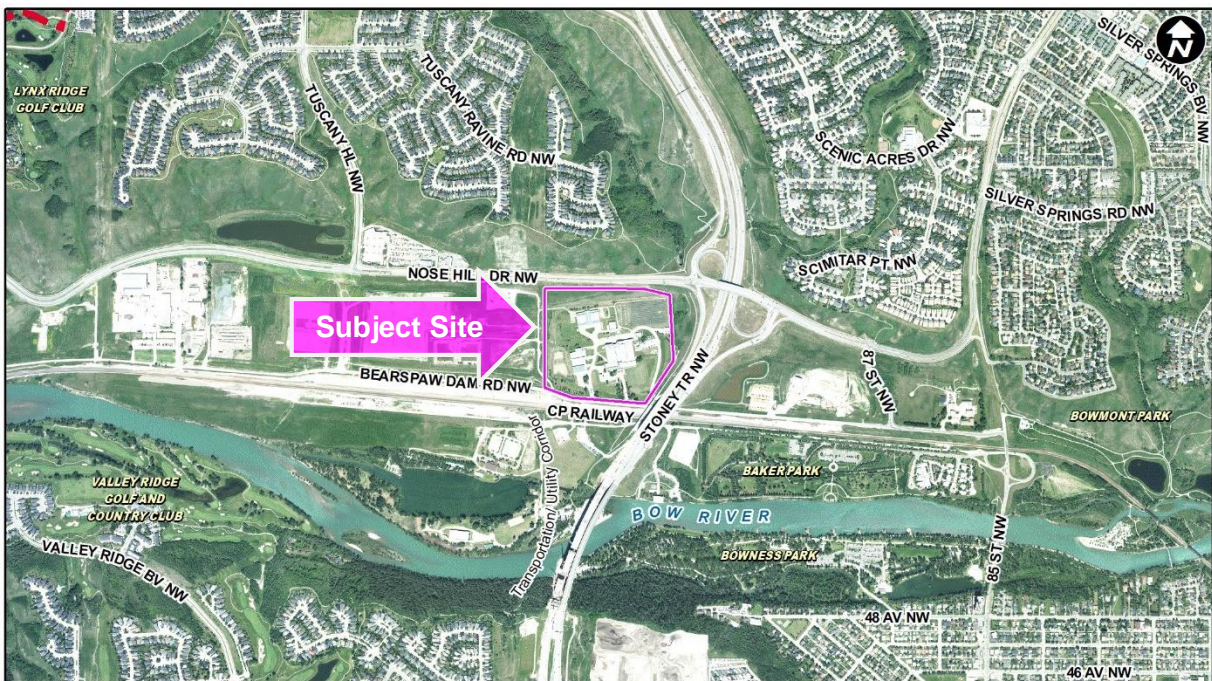
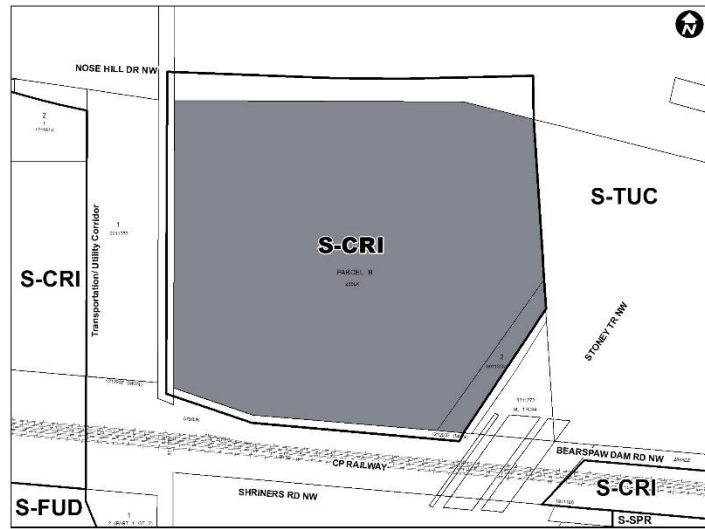
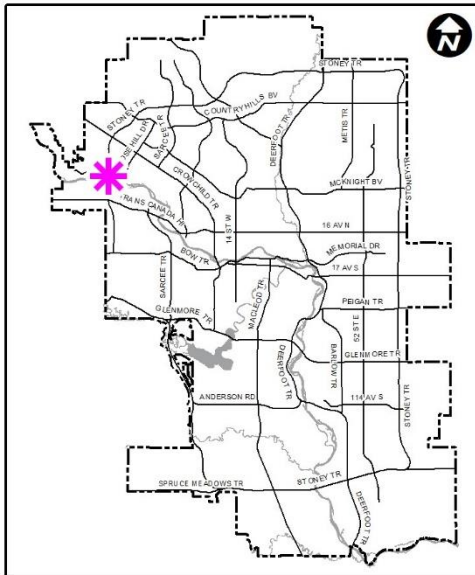
The subject site is located in the northwest community of Residual Ward 1 (Sub Area 1B). The site is located below the Tuscany escarpment, south of Nose Hill Drive NW, west of Stoney Trail NW and north of the Canada Pacific Railway (CP). Pedestrian access to the site is limited. Vehicle access is available from Bearspaw Dam Road NW to the south of the site.

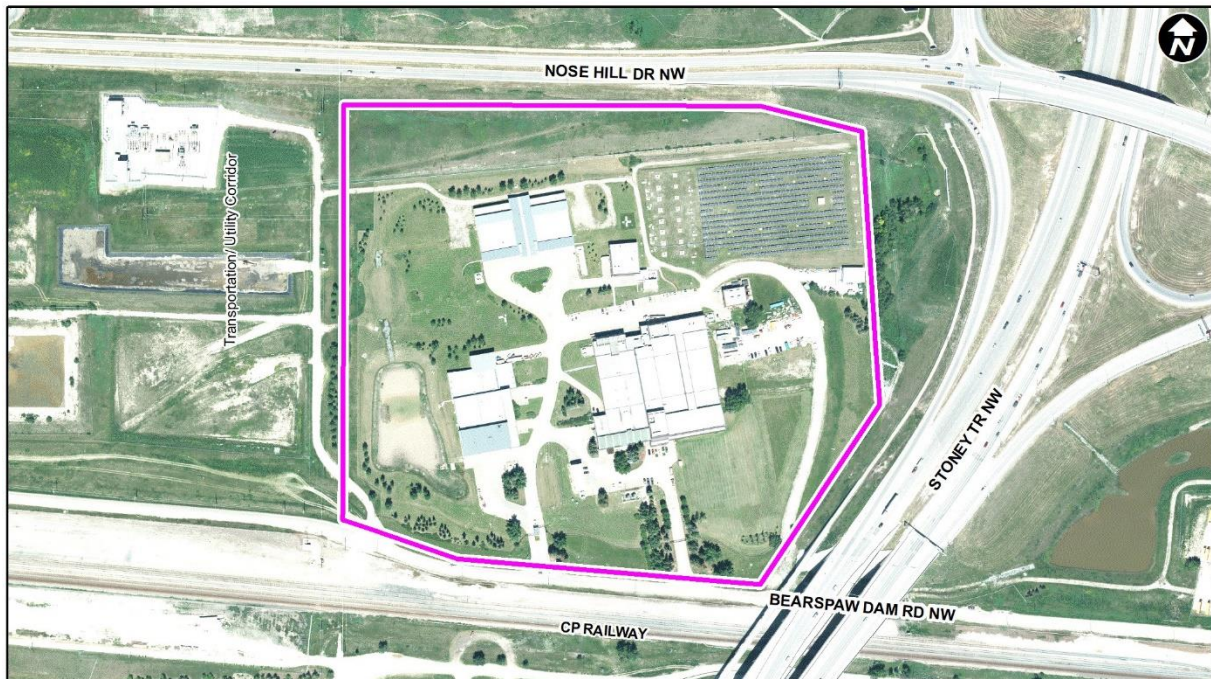
The site is approximately 17.85 hectares in size (44.11 acres) and has been developed with the Bearspaw Water Treatment Plant. The majority of the lands located north of the CP tracks and west of the Transportation and Utility Corridor (TUC) are designated as Special Purpose – City and Regional Infrastructure (S-CRI) District and are reserved for potential expansion of the water treatment plant. The residential community of Tuscany is located across Nose Hill Drive NW to the north. Sites across the CP track to the south and west of the TUC are the Calgary Shrine Centre and City-owned recreational facilities. Baker Park is located southeast of the site.

Community Peak Population Table

Not available because the subject area is a non-residential area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Transportation and Utility Corridor (S-TUC) District is intended to be applied to land located within the provincial transportation and utility corridor, where the primary purpose is to provide for provincial transportation facilities and linear utilities. According to the Land Use Bylaw 1P2007, only those lands within the Provincial Transportation and Utility Corridor should be designated S-TUC District. The subject site is outside of the provincial transportation and utility corridor. Water Treatment Plant is not a listed use in the S-TUC District.

The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District is designed to provide for infrastructure and utility facilities and uses operated by Federal, Provincial and Municipal government. Water Treatment Plant is listed as a permitted use in the S-CRI District. Redesignating the site from S-TUC to S-CRI would better align the site and use with the Land Use Bylaw.

Development and Site Design

The rules of the proposed S-CRI District would provide guidance for future development of the site including appropriate uses, setbacks and landscaping. Other key factors to be considered during any future development permit reviews would include ensuring a good landscaping edge along Nose Hill Drive NW and Stoney Trail NW.

Transportation

The site is adjacent to Stoney Trail (TUC) to the east, Nose Hill Drive NW to the north and Bearspaw Dam Road NW to the south. Three vehicular accesses are currently available for the existing facility, to and from Bearspaw Dam Road NW. The nearest Transit stops are located at the intersection of Nose Hill Drive NW and Tuscany Hill NW. However, these stops are not currently serviced with a transit route. There are future plans to improve Bearspaw Dam Road NW with new paving, streetlighting and a regional pathway alignment (along the north side). A Transportation Impact Assessment (TIA) was not required as the facility on the site is existing.

Environmental Site Considerations

No environmental concerns were identified at this time.

Utilities and Servicing

Public water, sanitary and storm utilities exist on the subject site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan \(GP\)](#). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The existing water treatment plan falls under the Public Utility item in the Glossary in the [Municipal Development Plan \(MDP\)](#). The MDP does not identify this site as being within a land use typology within its Urban Structure map. The proposal and use however, do not conflict with MDP policies, and map amendments will be made in the pending update of the MDP.

There are no specific policies related to public utilities in the MDP, but this proposal helps to achieve the overall goal of providing efficient public services to support population growth.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Bearspaw East Area Structure Plan (Statutory – 2003)

The subject site is identified as the Existing Main Building of the Water Treatment Plant and Other Facilities area on Map 2: Land Use Concept in the [Bearspaw East Area Structure Plan \(ASP\)](#). The ASP indicates that all the City's land on Bearspaw Dam Road NW were originally purchased by Calgary Waterworks in the 1970s to accommodate the Bearspaw Water Treatment Plant and allow for future expansion. The proposed land use amendment meets the ASP's objectives of protecting the existing water treatment plan and enabling future expansion to meet Calgary's growth needs. The proposal is in line with the ASP.