

Outline Plan, Policy and Land Use Amendment in Douglasdale/Glen (Ward 11) at multiple addresses, LOC2023-0168

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 10605 – 24 Street SE and 10610 – 18 Street SE (Plan 1510561, Block 5, Lot 10; Plan 1410076, Block 5, Lot 8) to subdivide 8.13 hectares ± (20.09 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 Barlow Area Structure Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 8.13 hectares ± (20.09 acres ±) located at 10605 – 24 Street SE and 10610 – 18 Street SE (Plan 1510561, Block 5, Lot 10; Plan 1410076, Block 5, Lot 8) from Industrial – Business f1.0h24 (I-Bf1.0h24) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District and Mixed Use – General (MU-1f3.0h50) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MARCH 21:

That Council:

1. Give three readings to the **Proposed Bylaw 33P2024** for the amendments to the Barlow Area Structure Plan (Attachment 3); and
2. Give three readings to the **Proposed Bylaw 149D2024** for the redesignation of 8.13 hectares ± (20.09 acres ±) located at 10605 – 24 Street SE and 10610 – 18 Street SE (Plan 1510561, Block 5, Lot 10; Plan 1410076, Block 5, Lot 8) from Industrial – Business f1.0h24 (I-Bf1.0h24) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile (M-2) District and Mixed Use – General (MU-1f3.0h50) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 March 21:

“Moved by Commissioner Pollen

That with respect to Report CPC2024-0092, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 10605 – 24 Street SE and 10610 – 18 Street SE (Plan 1510561,

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Block 5, Lot 10; Plan 1410076, Block 5, Lot 8) to subdivide 8.13 hectares ± (20.09 acres ±) with conditions (Attachment 2).

...

For: Councillor Carra, Director White, Commissioner Pollen, Commissioner
 (8) Hawryluk, Commissioner Weber, Commissioner Small, Commissioner Gordon,
 and Commissioner Campbell-Walters

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the lands to provide for medium to high density residential and mixed-use development within a master-planned community.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) including those for a Community Activity Centre (CAC).
- What does this mean to Calgarians? The proposal would enable new housing, commercial and employment opportunities to help activate a future transit-oriented development (TOD) area.
- Why does this matter? More compact development means a more efficient use of land and a greater variety of housing and commercial options near a fully funded Green Line LRT station.
- Amendments to the *Barlow Area Structure Plan* (ASP) are required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeastern community of Douglasdale/Glen, was submitted by Arcadis IBI Group (formerly IBI Group) on behalf of the landowner, Remington Development Corporation, on 2023 June 28. The 8.13 hectare (20.09 acre) site is bound by 18 Street SE to the west and 24 Street SE to the east. There is vacant land and office commercial development located to the north and multi-residential and the Quarry Park YMCA Child Development Centre are located to the south. The lands are designated with an industrial land use district and are currently vacant.

The proposal seeks to develop this area of Douglasdale/Glen, known as Quarry Park, into a residentially focused mixed-use development which better suits the vision of Quarry Park Green Line LRT station area as a vibrant TOD area. The proposal would allow for up to 16 storey residential and mixed-use buildings along 18 Street SE and 24 Street SE, six to eight storey primarily residential buildings along an extended Quarry Park Blvd SE and up to five storey

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buildings along the south side of the proposed Quarry Park Crescent SE. There are no municipal or school reserves owing for this site. Pedestrians will be able to circulate through a connected network of sidewalks and pathways that link this site to the future Green Line LRT station.

As indicated in the Applicant Submission (Attachment 4), the proposal would accommodate a total of 1,221 dwelling units and 7,405 square metres of commercial/retail space. The proposed Outline Plan (Attachment 5) and proposed Land Use Amendment Map (Attachment 6) anticipate a density of 150.2 units per hectare (60.0 units per acre) and a development intensity of 287 people and jobs per hectare as shown in the Proposed Outline Plan Data Sheet (Attachment 7). The proposed development intensity exceeds the MDP's minimum intensity threshold of 150 jobs and population per gross developable hectare required for Community Activity Centres (CAC).

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 policy amendment, land use amendment and outline plan 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 contacted the two adjacent community associations (DouglasQuarry and Riverbend) and held a virtual open house. The Applicant Outreach Summary can be found in Attachment 8.

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 four letters of opposition and one letter of support and two letters neither in support nor in opposition from the public. The letters of opposition included the following areas of concern:

- a lack of area amenities such as schools;
- increased parking issues;
- increased density; and
- increased traffic and existing speed issues.

No comments from the DouglasQuarry Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building placement will be reviewed and determined at the development permit stage.

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 a variety of housing choices in medium and high-density residential building forms, providing for a range of housing opportunities within walking distance to existing BRT stops and a future LRT station. 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 permit stages.

Economic

The proposal would enable the development of new housing, commercial and employment opportunities within the neighbourhood of Quarry Park. These will support development of Quarry Park as a complete community and allow for a more efficient use of infrastructure and services.

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. **Proposed Bylaw 33P2024**
4. Applicant Submission
5. **Approved** Outline Plan
6. Proposed Land Use Amendment Map
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. **Proposed Bylaw 149D2024**
10. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2024 March 21**

**ISC: UNRESTRICTED
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform