

Planning and Development Services Report to
Calgary Planning Commission
2024 October 17

ISC: UNRESTRICTED
CPC2024-1078
Page 1 of 5

**Land Use Amendment and Outline Plan in Huxley (Ward 9) at 500 – 84 Street SE,
LOC2024-0016**

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 15.61 hectares \pm (38.58 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 15.61 hectares \pm (38.58 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 – Low Profile (M-1) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
OCTOBER 17:**

That Council give three readings to **Proposed Bylaw 298D2024** for the redesignation of 15.61 hectares \pm (38.58 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 – Low Profile (M-1) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2024 October 17:

“The following documents were distributed with respect to Report CPC2024-1078:

- Revised Attachment 2; and
- A presentation entitled "LOC2024-0016 / CPC2024-1078 Land Use Amendment and Outline Plan"...

Moved by Commissioner Small

That with respect to Report CPC2024-1078, the following amendment be approved:

That Attachment 2 be amended by deleting Condition of Approval 48 in its entirety and replacing with the following:

**Land Use Amendment and Outline Plan in Huxley (Ward 9) at 500 – 84 Street SE,
 LOC2024-0016**

“48. A **restrictive covenant** shall be registered against the specific lot(s) identified by the Manager, Development Engineering, concurrent with the legal plan of subdivision prohibiting the construction of front driveway access to Belvedere Boulevard SE. Access to these properties will be permitted from the adjacent lanes only if provided or from the other adjacent street if a lane is not provided.”

For: (7) Councillor Carra, Director Mahler, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Small, Commissioner Gordon, and Commissioner Campbell-Walters

MOTION CARRIED

Moved by Commissioner Gordon

That with respect to Report CPC2024-1078, the following be approved, **after amendment**:

That the 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 15.61 hectares \pm (38.58 acres \pm) with conditions (**Amended** Attachment 2).

That the Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 15.61 hectares \pm (38.58 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 – Low Profile (M-1) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

For: (7) Councillor Carra, Director Mahler, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Small, Commissioner Gordon, and Commissioner Campbell-Walters

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Huxley to allow for residential development, open spaces and roadways.

**Land Use Amendment and Outline Plan in Huxley (Ward 9) at 500 – 84 Street SE,
 LOC2024-0016**

The application provides for a logical extension of Liberty Stage 1 roads and infrastructure, completing the outline planning process for the Liberty neighbourhood.

- 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 2024 January 18 by Planning Plus on behalf of the landowner, Zahmol Properties Ltd. The approximately 15.61 hectares ± (38.58 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 600 metres (an eight-minute walk) to the southwest. The subject site is currently farmed.

On 2023 November 14, a land use amendment and outline plan application (LOC2022-0109) for Liberty Stage 1 was approved. Stage 1 encompasses 45.91 hectares (113.45 acres) and is located adjacent to the subject area on the west side. As outlined in the Applicant Submission (Attachment 3), the proposal seeks to obtain land use amendment and outline plan approval for Stage 2. This stage is intended to complete the Liberty neighborhood and establish key mobility connections. The Proposed Outline Plan (Attachment 4) and the associated Proposed Land Use District Map (Attachment 5) are anticipated to enable the development of 454 units, as shown in the Proposed Outline Plan Data Sheet (Attachment 6). The outline plan will have a density of 29.1 units per hectare (11.8 units per acre). The vision is to create a complete neighborhood on lands adjacent to other developing areas, complementing the features approved in Liberty Stage 1. These features include a Neighborhood Activity Centre, a school site, the preservation of a significant wetland and a network of neighborhood parks and pathways.

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

**Land Use Amendment and Outline Plan in Huxley (Ward 9) at 500 – 84 Street SE,
LOC2024-0016**

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.

One letter was received from the public that expressed concerns related to traffic flow and frequency of Bus Rapid Transit (BRT) service. These concerns were considered and addressed through the review of the application.

There is no community association for the subject area. The application was circulated to Rocky View County for their review and no concerns were identified.

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, creating a range of housing opportunities as well as a public park.

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.

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, future 17 Avenue SE urban corridor and Liberty Stage 1 Neighbourhood Activity Centre.

Service and Financial Implications

Both operating and capital investments will be required to enable growth in this area, in the current budget and in 2027 and beyond. On 2024 May 28 (IP2024-0568), Administration was directed by Council to consider these investments in the 2024 Mid-Cycle Adjustments to the 2023-2026 Service Plans and Budgets. These investments are not currently funded; a decision on these investments is anticipated in 2024 November.

**Planning and Development Services Report to
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**ISC: UNRESTRICTED
CPC2024-1078
Page 5 of 5**

**Land Use Amendment and Outline Plan in Huxley (Ward 9) at 500 – 84 Street SE,
LOC2024-0016**

RISK

If Council does not include the required investments in the Adjustments to the 2023-2026 Service Plans and Budgets, the associated land use redesignation cannot proceed to a Public Hearing of Council.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan 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 298D2024**
9. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform