

Land Use Amendment in Arbour Lake (Ward 2) at 8860 – 85 Street NW, LOC2024-0186

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.25 hectares ± (0.63 acres ±) located at 8860 – 85 Street NW (Plan 4674JK, Block OT) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Direct Control (DC) District to accommodate flexible ground oriented development, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 NOVEMBER 14:**

That Council give three readings to **Proposed Bylaw 10D2025** for the redesignation of 0.25 hectares ± (0.63 acres ±) located at 8860 – 85 Street NW (Plan 4674JK, Block OT) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Direct Control (DC) District to accommodate flexible ground oriented development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for ground oriented building forms on a constrained site.
- The proposal represents an opportunity to redevelop a former pipeline infrastructure site into a form of housing compatible with the surrounding community and is in keeping with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide more housing options and would allow for more efficient use of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary may have a more diverse population living in close proximity to existing services and facilities.
- A development permit for a multi-residential development has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northwest community of Arbour Lake was made by CivicWorks on behalf of the landowner, ATCO Gas and Pipelines Ltd., on 2024 July 17. A development permit (DP2024-05929) for a four building multi-residential development with secondary suites and accessory residential buildings was submitted on 2024 August 14 and is currently under review.

This approximately 0.25 hectare (0.63 acre) site is located at the northern end of a residential cul-de-sac, Arbour Wood Mews NW, and is the location of a former pipeline maintenance facility. The closed 85 Street NW right-of-way is to the west of the site and provides vehicular access to an infrastructure building and, formerly, to this site, though it now also acts as part of

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the regional pathway network for the community. The intention is that the site will be accessed via Arbour Wood Mews NW.

The proposed Direct Control (DC) District would allow for low-profile multi-residential development with rules that ensure an appropriate fit with the existing residential context and is based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District.

As indicated in the Applicant Submission (Attachment 3), the proposed DC District allows for a low-profile multi-residential built form that recognizes the context and the constraints of the site.

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. In response, the applicant placed signage on-site, provided a website, phone line and email address to access the applicant team, and mailed out information packages to 387 adjacent residences. The Applicant Outreach Summary can be found in Attachment 4.

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 70 letters of objection to the proposal, and four letters of support. Concerns expressed in the opposition letters centred on:

- inappropriate height for the area;
- the density being too high;
- privacy impacts;
- the proposal being incompatible with the community character;
- traffic generation inappropriate for the proposed access scenario; and
- insufficient parking.

The letters of support focussed mainly on the site being a good location for additional density.

The Arbour Lake Community Association provided a letter in opposition (Attachment 5), which also cited height, density and traffic/parking as concerns.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed density and height integrate well with

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the existing built form, and the expected traffic is well below the capacity of the adjacent transportation network. Privacy, building and site design and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment 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 proposed land use amendment would allow a diversity of housing choice in the neighbourhood, as well as enabling a more efficient use of the land and infrastructure.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies is being explored and encouraged through the development approval.

Economic

Redevelopment of this former utility site with an innovative construction method will provide opportunities for housing options within the developing area and close to places of employment.

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. **Proposed Bylaw 10D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform