

Planning and Development Services Report to
Calgary Planning Commission
2024 November 14

ISC: UNRESTRICTED
CPC2024-1216
Page 1 of 3

**Land Use Amendment in Skyview Ranch (Ward 5) at 151 Skyview Bay NE,
LOC2024-0172**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.85 hectares \pm (2.10 acres \pm) at 151 Skyview Bay NE (Plan 2411524, Block 38, Lots 7 and 8) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of Instructional Facility, with guidelines (Attachment 2).

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

That Council give three readings to **Proposed Bylaw 11D2025** for the redesignation of 0.85 hectares \pm (2.10 acres \pm) at 151 Skyview Bay NE (Plan 2411524, Block 38, Lots 7 and 8) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of Instructional Facility, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the additional use of Instructional Facility to the existing list of discretionary uses allowed in the district.
- The proposal is an addition of an appropriate use to complement community needs and is in keeping with the provisions of the *Municipal Development Plan (MDP)* and the *Northeast Community 'A' Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposed Direct Control (DC) District would allow for community adaptability to reflect changing community needs and contribute to the creation of a complete community.
- Why does this matter? Communities evolve and change over time and need to be adaptable to changing needs of the residents.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment in the northeast community of Skyview Ranch was submitted by KN Architecture on behalf of the landowners, Square One (Skyview) Inc. (Trisha Mosser), on 2024 July 2. As per the Applicant Submission (Attachment 3), the proposal aims to create a new Direct Control (DC) District to accommodate the additional use of Instructional Facility. No development permit application has been submitted for the additional use.

The 0.85 hectare (2.10 acre) site is located on the southwest corner of Skyview Ranch Drive NE and Skyview Link NE. The site is approximately 800 metres (a 13-minute walk) from the proposed future Country Hills LRT Station. The site is also 180 metres (a three-minute walk) north of Country Hills Boulevard NE and 100 metres (a two-minute walk) east of 52 Street NE. Country Hills Boulevard NE is identified as part of the Primary Transit Network in the MDP.

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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 respective community association was appropriate. In response, the applicant sent targeted emails and made phone calls to the Skyview Ranch Community Association, Apostles of Jesus School and the Prairie Sky School. Additionally, the applicant met with the Ward 5 Councillor. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practice, 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 no letters of opposition from the public.

The Skyview Ranch Community Association did not provide comments on this application. Administration has contacted the community association to follow up and no response was received.

Following Calgary Planning Commission, notifications 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 district would allow for a diversity of grade-oriented support commercial multi-residential uses to better accommodate the needs of the community.

Environmental

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

Economic

The additional Instructional Facility use will allow a wider variety of commercial tenants and provide more local services for the benefit of residents in the area.

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Page 3 of 3**

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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. **Proposed Bylaw 11D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform