

Outline Plan and Land Use Amendment in Acadia and Fairview Industrial (Ward 11) at multiple addresses, LOC2023-0242

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 8885 and 8995 Deerfoot Trail SE and 8910, 8910R, 9200 and 9890 Blackfoot Trail SE (Plan 3729FW, Block C; Portion of NW1/4 Section 23-23-1-5; Plan 3729FW, Block F; Plan 3729FW, Block G; Plan 2674JK, Parcel H; Portion of SW1/4 Section 23-23-1-5) to subdivide 19.74 hectares \pm (48.77 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 7.11 hectares \pm (17.53 acres \pm) located at 9200 and 9890 Blackfoot Trail SE (Plan 2674JK, Parcel H; Portion of SW1/4 Section 23-23-1-5) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District and Special Purpose – Urban Nature (S-UN) District to Multi-Residential – Contextual Medium Profile (M-C2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

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

That Council give three readings to **Proposed Bylaw 9D2025** for the redesignation of 7.11 hectares \pm (17.53 acres \pm) located at 9200 and 9890 Blackfoot Trail SE (Plan 2674JK, Parcel H; Portion of SW1/4 Section 23-23-1-5) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District and Special Purpose – Urban Nature (S-UN) District to Multi-Residential – Contextual Medium Profile (M-C2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2024 November 14:

Moved by Commissioner Small

That with respect to Report CPC2024-1218, the following be approved:

That Attachment 4 be amended to add the proposed location of the bus stops and area requiring a public access easement.

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

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MOTION CARRIED

Moved by Commissioner Campbell-Walters

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For: (8) Director Fleming, Commissioner Pollen, Councillor Dhaliwal, Commissioner 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 subject site to allow for multi-residential development primarily in the form of apartment buildings and provide for an open space network within the communities of Acadia and Fairview Industrial.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice and contribute to the open space network within an established area of the city.
- Why does this matter? Redevelopment of a vacant site in the established area close to services will optimize existing infrastructure and contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.

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- A development permit for stripping and grading of a portion of the subject site was approved on 2024 June 28.
- A development permit for 581 dwelling units was submitted on 2024 July 6 and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment and outline plan application was submitted on 2023 August 23 by QuantumPlace Developments on behalf of the landowner, Cedarglen Living Inc. The site is located in the southeast communities of Acadia and Fairview Industrial and is situated east of Blackfoot Trail SE, west of Deerfoot Trail SE, and north of Southland Drive SE. The site was previously occupied by the Blackfoot Mobile Home Park.

As indicated in the Applicant Submission (Attachment 3), the intent of the application is to facilitate a multi-residential development consisting of apartment buildings up to five storeys. The application required an outline plan given the need for municipal reserve (MR) and environmental reserve (ER) dedication on the subject site. No public roads will be located within the outline plan area; however, a new signalized all-turns intersection will be required on Blackfoot Trail SE to facilitate the development. Approximately 12.98 hectares of land within the outline plan currently has a land use designation of Special Purpose – Urban Nature (S-UN) District and most of this area will remain as S-UN District. The larger outline plan boundary was established in order to provide a comprehensive understanding of the proposed development and identify the existing escarpment and lands adjacent to Deerfoot Trail SE as ER. Currently, lands that are designated S-UN District are not owned by The City and do not have an ER designation.

The proposed outline plan (Attachment 4) meets the overall intent of the *Heritage Communities Local Area Plan* (LAP) for the site by: providing a pathway system that connects the subject site to the surrounding pedestrian network, expanding upon the existing natural areas along the escarpment and proposing a built form that aligns with the urban form and building scale identified in the LAP.

The proposed outline plan anticipates a total of 581 dwelling units. As referenced in the Outline Plan Data Sheet (Attachment 5), the outline plan will achieve an anticipated density of 114.8 units per hectare (46.5 units per acre). The proposed M-C2 District does not have a minimum or maximum density but includes a maximum floor area ratio (FAR) of 2.5.

The Proposed Land Use Plan (Attachment 6) illustrates the portion of the outline plan area that is being redesignated. Approximately 2.21 hectares of the site is being redesignated to S-UN District and will be dedicated as ER due to instability of the slope and required geotechnical Factor of Safety setbacks. Approximately 0.51 hectares of linear park space is proposed under the Special Purpose – School, Park and Community Reserve (S-SPR) District and will be dedicated as MR. The proposed MR area is not impacted by slope instability and would not meet the requirement for ER dedication, therefore it is more appropriate to designate this area as S-SPR District.

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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 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. The applicant undertook the following outreach strategies:

- project webpage with information on the project and updates on the application progress;
- meetings with the Acadia Community Association (CA);
- virtual open house was held on 2023 October 5; and
- a ‘What We Heard’ report summarized community feedback and was provided to Administration.

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.

At the time of writing this report, Administration received three letters of opposition to the application. The letters identified concerns with removal of mature trees and impacts to the natural area and wildlife. One additional letter requested a pedestrian connection from Blackfoot Trail SE to the commercial development of Deerfoot Meadows.

The CA also provided comments on the application. The CA supports the proposed residential development and pedestrian connectivity outlined in the plan, however, they would have liked if the applicant considered local commercial uses on the site. They also have concerns with regards to noise impacts and mitigation for the future residents. The letter from the CA can be found in Attachment 8.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. No disturbance of the escarpment or natural areas adjacent to Deerfoot Trail SE are proposed. Administration explored possible land use districts with the applicant that would allow commercial opportunities on the site, but the M-C2 land use was determined to be the most appropriate fit for the site and landowner intentions. Items related to building design and noise mitigation measures are currently being reviewed as part of the development permit.

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Following Calgary Planning Commission, notification 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 provides for additional housing choice on a vacant parcel in a developed neighbourhood, in close proximity to commercial services and the regional pathway system and access to regional road networks.

Environmental

This application does not include any specific actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued through the development permit.

Economic

The proposal enables a greater amount of housing choice in Acadia and supports nearby businesses by increasing the population close to a commercial area. Redevelopment of the site makes more efficient use of existing infrastructure.

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** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. **Approved** Outline Plan Data Sheet
6. Proposed Land Use Plan
7. Applicant Outreach Summary
8. Community Association Response
9. **Proposed Bylaw 9D2025**
10. **CPC Member Comments**
11. **Public Submission**

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

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform