

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed designation of 38.27 hectares \pm (94.57 acres \pm) located at 13818 and 13920 – 15 Street NE (NW1/4, Section 36, Township 25, Range 1, Meridian 5; Plan 6268FT, OT) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, Industrial – General (I-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group on behalf of Pacific Investments & Developments Ltd and the various landowners submitted the subject application to The City on 2014 June 18 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

The application took a long period to process because it was initially put on hold for over a year, as an incomplete application, pending the submission of several requirements as outlined in the pre-application. **Once the requirements were submitted and the application was under review, due to unfunded infrastructure, the land use redesignation could not advance until the growth management overlay was removed. On 2018 September 11, Council gave three readings to Bylaw 68P2018 to amend the *Keystone Hills Area Structure Plan* to lift the growth management overlay for an area that included the subject lands.**

The subject lands were part of an annexation from Rocky View County in 1989 and 2007, which include the developing communities now known as Carrington and Livingston. Development in these communities and adjacent lands remain ongoing.

