

Applicant's Submission

April 16, 2019

Introduction

This applicant's submission has been prepared on behalf of Quadra Developments in support of their outline plan and land use amendment. The subject site is located in the southeast quadrant of Calgary, at the southeast corner of 210 Avenue SE and Sheriff King Street S and in the community of Pine Creek. The site comprises approximately 16.2 hectares (40.0 acres) of land that is composed of an acreage and agricultural lands. The site is relatively flat with a gradual slope from northwest to southeast.

Proposed Development

The main aspects of the proposed development include:

- Low Density Mixed Housing (R-GM) district facing boundary roads including Sheriff King Street S and Creekstone Drive SE;
- Low Density Mixed Housing (R-G) district facing interior streets;
- Low Density Multiple Dwelling (R-2M) district facing the proposed community centre site.
- A community centre that is framed by public streets and residential lots and expands the size of the future and adjacent S-SPR(MR) site that is located directly to the south;
- A local park that is framed by streets and rear lots and provides a visual connection to the future park that ends Creekstone Heath SE to the east; and
- A modified grid system of residential streets with a balance of laned and laneless housing product.

The anticipated density of the development is 23.0 uph (9.3 upa). The overall development is intended to be a quiet district within the Pine Creek Community that offers a diversity of low and medium density housing and well-defined park space and amenities within close walking distance of residents.

Policy Considerations

To implement the vision, the subject site is to be redesignated to districts that allow for low and medium density residential and open space land uses. This land use and outline plan application is in alignment with the land use policies of the City of Calgary including the Municipal Development Plan (MDP), South Macleod Trail Regional Policy Plan (SMTRPP) and the West Macleod Area Structure Plan (ASP).

Summary

Quadra will be a welcome addition to south Calgary as it will benefit future and surrounding area residents:

- Residents will be able to choose from a number of different dwelling types and models to help families find a home that meets their particular lifestyle.
- The community will be allowed to evolve overtime to ensure a stable and diverse neighbourhood.
- A community centre will bring the community together through learning, recreation and chance encounters.
- A local park will offer surrounding residents a place to gather and socialize.
- The streets, sidewalks, pathways and transit will accommodate multiple modes of transportation.

These benefits can be realized through the adoption of the proposed land use and outline plan applications. In consideration, the support of Administration, Calgary Planning Commission and Council it is respectfully requested for the Quadra development.