

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0972

Land Use Amendment in Pine Creek (Ward 13) at 135 - 210 Avenue SE, LOC2018-0176

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of landowner 1976186 Alberta Ltd (Gerry Isbister) on 2018 August 01. The land use amendment proposes to redesignate approximately 16.20 hectares (40.03 acres) of greenfield land in the southeast community of Pine Creek.

The subject lands are currently designated Special Purpose – Future Urban Development (S-FUD) District. The proposal provides for:

- a number of land uses to accommodate a low density residential development with an open space network that completes the Creekstone neighbourhood and provides a logical extension within the community of Pine Creek;
- approximately 11.34 hectares (28.01 acres) for an anticipated mix of single detached and semi-detached dwellings (R-G, R-2M);
- approximately 3.07 hectares (7.59 acres) for anticipated rowhouse dwellings (R-Gm);
- 1.05 hectares (2.61 acres) of Municipal Reserve intended for a community centre (S-SPR); and
- 0.74 hectares (1.82 acres) of Municipal Reserve, in the form of public open space (S-SPR).

This application has been applied for with the support of a related outline plan application (CPC2019-0973) to provide the future subdivision layout for the site's development. Conditions have been incorporated into the outline plan to effectively address the site's development. The proposed land use amendment has been developed in accordance with the policies of the *West Macleod Area Structure Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed designation of 16.20 hectares \pm (40.03 acres \pm) located at 135 - 210 Avenue SE (Plan 9012587, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 AUGUST 15

That Council hold a Public Hearing; and

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1. Adopt, by Bylaw, the proposed designation of 16.20 hectares \pm (40.03 acres \pm) located at 135 - 210 Avenue SE (Plan 9012587, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Multiple Dwelling (R-2M) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to **Proposed Bylaw 192D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group on behalf of the landowner 1976186 Alberta Ltd (Gerry Isbister) submitted the subject application to The City on 2018 August 01 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

The subject lands were part of an annexation from Foothills County in 2005, which included the areas now known as Walden, Legacy, Belmont, Yorkville and Pine Creek. Development in these communities is ongoing.

The community of Pine Creek consists of four neighbourhoods: Creekside, Creekstone, Creekview and Creekrise (see Figure 1: Pine Creek Community and Neighbourhoods).

Figure 1: Pine Creek Community and Neighbourhoods

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Previously approved and pending outline plan and land use amendment applications within the community of Pine Creek include:

Neighbourhood	Application Number	Location	Application Status
Creekside	LOC2015-0112	West across Sheriff King Street S	Approved in 2017
Creekstone Stage 1	LOC2016-0176	Directly east and south	Approved in 2017
Creekstone Stage 2	LOC2016-0344	East	Approved in 2017
Creekstone Stage 3	LOC2018-0176	Subject site	Subject application seeking approval
Creekrise	LOC2017-0102	Far east	Approved in 2018
Creekview	LOC2017-0068	Far south	Currently under review by Administration

The pending approvals of the subject land use amendment and outline plan application represents the final portion of the neighbourhood of Creekstone.

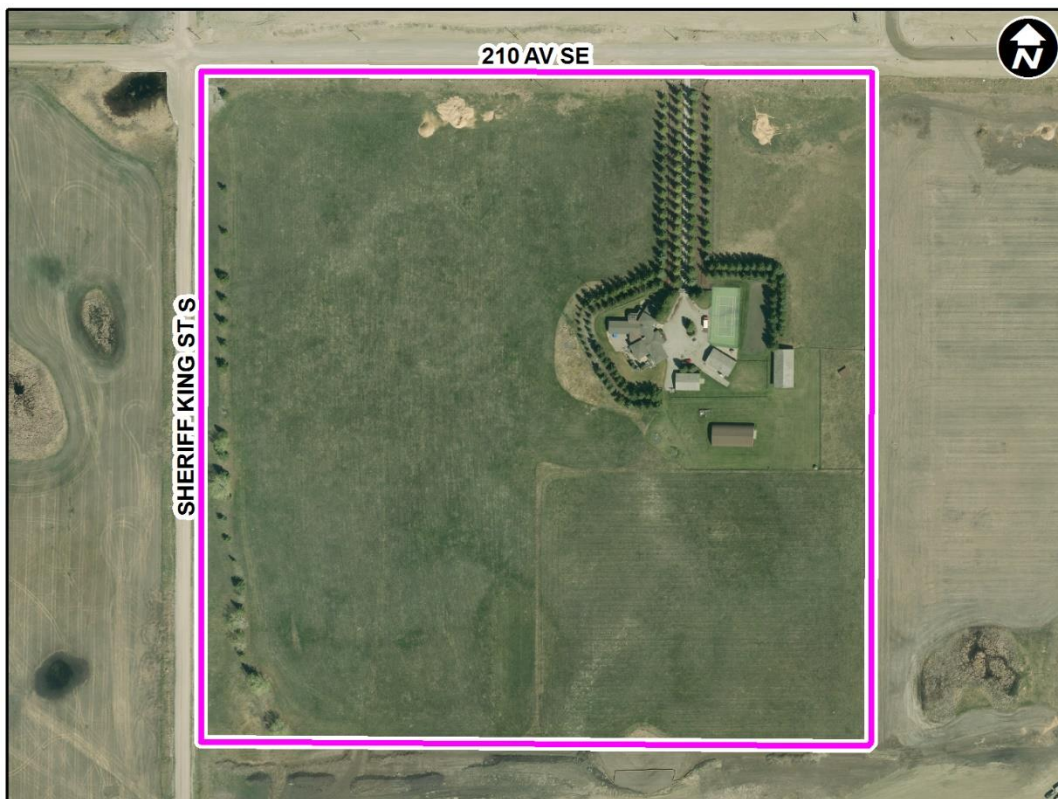
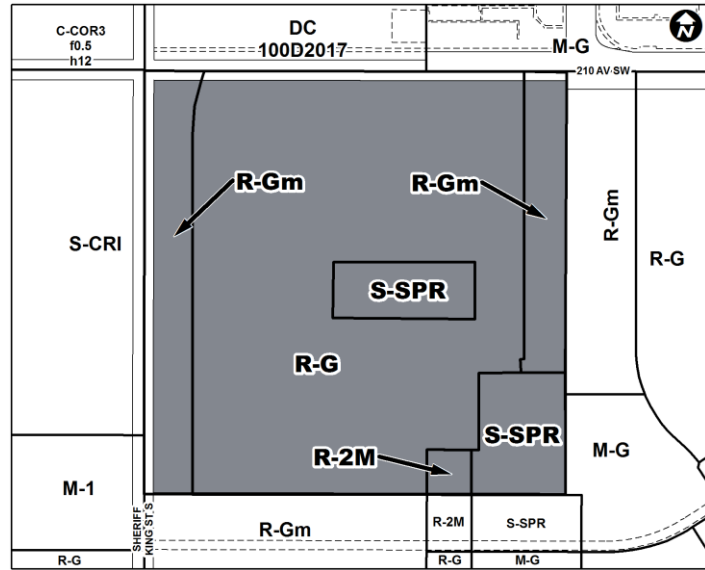
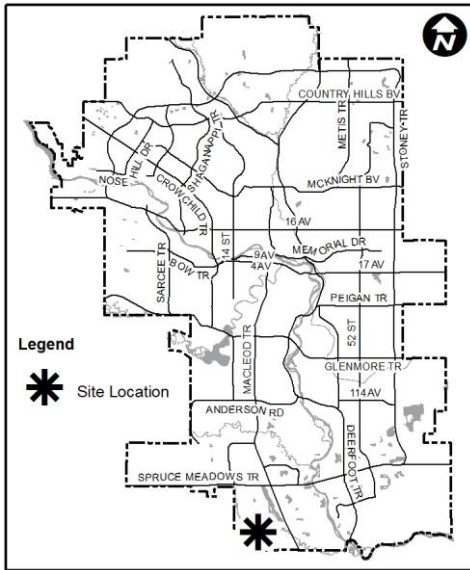
The outline plan and land use amendment application for Creekview is currently under review by Administration and will represent the final neighbourhood in the community of Pine Creek.

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Location Maps



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Site Context

The subject lands, 135 – 210 Avenue SE, are situated in the southeast quadrant of the city in the neighbourhood of Creekstone within the developing community of Pine Creek. The area is approximately 16.20 hectares (40.03 acres) in size and bound by 210 Avenue SE to the north, Sheriff King Street S to west, Creekside Boulevard SE to the south and Creekstone Drive SE to the east. The community of Belmont, as well as the future Light Rail Transit Station and facilities, are located across 210 Avenue SE to the north and northeast. The approved neighbourhood of Creekside is located across Sheriff King Street S to the west while the other approved portions of the Creekstone Stage 1 neighbourhood are located to the east and south.

The adjacent lands of Creekstone Stage 1 consist of a mix of residential parcels, a neighbourhood node, and portions of both a community centre and a school site. The subject application will tie into the approved street and pathway networks of the surrounding area, will complement the mix of residential parcels and will complete the already approved portion of a community centre site.

The subject lands are currently used as a residential acreage and consists of one dwelling, outbuildings and crop land. The land is relatively flat with a gradual slope from the northwest to the southeast.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment, along with the associated outline plan application, will facilitate the development of a residential neighbourhood that will contribute to the growth of the Pine Creek community as envisioned by the policies of the *Municipal Development Plan* and the *West Macleod Area Structure Plan*.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The proposed subdivision of approximately 16.20 hectares (40.03 acres) of land will complete the neighbourhood of Creekstone. In general, the subdivision consists of residential lands and two areas of open space, supported by a modified grid street network, as shown in the attached outline plan (Attachment 2). The proposed plan area is integrated into the overall community through multi-modal connections. The proposed streets and pathways are in line with previously approved surrounding networks. The subdivision design proposes to accommodate a mix of single detached, semi-detached and rowhouses dwellings on a mix of laned and laneless parcels.

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Although the proposed low density land uses allow for a range of dwelling types, it is anticipated that rowhouses will be located along the eastern and western edges of this development fronting onto Sheriff King Street S and Creekstone Drive SE, with lane access. Single detached dwellings, with a mix of laned and laneless parcels, will be located centrally around the local park space while semi-detached dwellings are envisioned to the west of the community centre site fronting onto the adjoining park space associated with the community centre.

Open Space

Open space for the plan area is provided through two park spaces, with varying roles and functions, offering both passive and active park uses. Both park spaces will be dedicated as Municipal Reserve (MR). The 0.65 hectare (1.60 acre) centrally located local park will provide a playground and open play area. The community centre and surrounding park space is located within two outline plan applications. The associated outline plan encompasses 0.97 hectares (2.41 acres) of the site, while the remaining 0.40 hectares (1.00 acre) will be dedicated to the south as previously approved under LOC2016-0172. In total, the community centre site will be 1.37 hectares (3.41 acres) in size once fully dedicated as MR. Conceptual programming of the site includes a community building, parking, tennis courts, a community garden and an open play area and a potential ice rink. MR acquired as part of the subject application, totaling 1.62 hectares (4.01 acres), provides the 10 percent MR requirement for the plan area.

Pathways

A regional pathway to the north, and multi-use pathways to the east and west of the site, connect the subject neighbourhood to the rest of the Pine Creek community as well as communities of Belmont and Yorkville to the north. Within the plan area itself, there will be a network of sidewalks, walkways and local pathways. This system provides both east-west and north-south connections to the central park space, the community centre site and to the larger network outside the plan area and provide shorter connectivity to transit locations. The 3.0 metre wide walkways also provide breaks within some of the longer block frontages for additional permeability and connectivity.

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement the corresponding outline plan's neighbourhood design, the following land uses are proposed:

- Residential – Low Density Multiple Dwelling (R-2M) District;
- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

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The proposed mix of residential districts will provide for a range of low density housing in the form of single detached, semi-detached and rowhouse dwellings. The R-Gm District is identical to the R-G District with the exception of excluding single detached dwellings as a permitted use. The R-2M District will allow for semi-detached, duplexes, rowhouse and townhouse dwellings.

Currently, it is anticipated that semi-detached dwellings will be constructed on the laned R-2M designated parcels fronting onto the adjoining park space with rowhouse dwellings on the R-Gm designated parcels fronting onto Sheriff King Street S and Creekstone Drive SE. A mix of laneless single detached dwellings with front garages and laned single detached dwellings is anticipated on the R-G designated parcels. Due to the other housing types allowed within the proposed districts, the housing types may change prior to construction; however overall densities, as discussed in the following section will need to be maintained.

The S-SPR District will accommodate a local park and the location for a future community centre.

Density

The proposed land uses provide for development that achieves both the *Municipal Development Plan* and the *West Macleod Area Structure Plan* minimum density and intensity targets (population and jobs). This will help to support the future transit and community amenities within the greater area.

The application proposes to accommodate approximately 373 units. This equates to an anticipated residential density of 23 units per hectare (9.3 units per acre). This density range achieves the overall intent of the minimum residential density of 20 units per hectare (8 units per acre) as outlined in the *Municipal Development Plan* for the neighbourhood.

The *West Macleod Area Structure Plan* (Map 7) identifies a minimum Residential Area density of 17.3 units per hectare (7 units per acre) for the subject site. The anticipated residential density of 23 units per hectare (9.3 units per acre) exceeds this minimum density requirement. The breakdown of the density requirements and the anticipated density are shown below in Table 1: Density Requirements.

Table 1: Density Requirements

	Units per Hectare	Units per Acre
MDP requirement: Minimum residential density	20	8
ASP requirement: Minimum Residential Area density	17.3	7
Anticipated residential density per subject application	23	9.3

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Intensity

Development for the overall community is required by the *Municipal Development Plan* and *West Macleod Area Structure Plan* to achieve an intensity of 60 to 70 people and jobs per hectare. The subject site is anticipating an intensity of approximately 71.5 people and jobs per hectare.

The *West Macleod Area Structure Plan* (Table 1) identifies a minimum intensity requirement of 61 people and jobs per hectare for Community C and a minimum intensity requirement of 62 people and jobs per hectare for the entire Area Structure Plan area. The anticipated intensity of 71.5 people and jobs per hectare exceeds both intensity targets.

Environmental

The proposed application is located within an undeveloped greenfield area. Historically, the lands have been used for agricultural purposes. A Phase I Environmental Site Assessment was completed for the site. The assessment noted that additional investigation is recommended “in the areas of the above ground storage tanks and the suspected underground septic tank to assess the soil and groundwater quality in the areas”. The report was reviewed by Administration and it was determined that additional investigation was not required at the outline plan / land use amendment stage and can instead occur at the stripping and grading and/or tentative plan stage.

Transportation

Primary access to the subject lands is provided from 210 Avenue SE, Sheriff King Street S and Creekstone Drive SE. The arterial roadway connections which service the plan area, 210 Avenue SW and Sheriff King Street S, connect eastwards to Macleod Trail SE; and northwards to Highway 22X / Stoney Trail SW respectively.

Administration worked with the applicant to develop a transportation network that supports multi-modal connectivity for local and regional trips and completes the street network as detailed in the *West Macleod Area Structure Plan* and existing approved outline plans. The street network internal to the plan is a modified grid pattern and is comprised primarily of residential roads with connections to the adjacent collector and arterial street network.

The existing and proposed street network within and adjacent to the plan area accommodates active modes, transit, and vehicular movements, as well as connections to the regional transportation network. The combination of limited block sizes, pathways and the existing and planned transportation network, provides additional opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

The plan also provides the opportunity to connect to proposed transit service in the area. Public transit will be introduced in phases over time and is expected to include several bus routes running through the *West Macleod Area Structure Plan* lands, providing local and regional

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service through and around the plan area. Public transit will be later phased to support the future Red Line extension to the LRT station in the Belmont community.

A combination of the regional pathway system and multi-use pathways within road rights-of-way establishes both strong east-west and north-south connections adjacent to the plan area.

Utilities and Servicing

Water servicing to the site will be provided via connections to mains at 210 Avenue SE and Sheriff King Street S and via the surrounding developments to the east and south.

Sanitary servicing to the site will be provided via connections to Branch C and Phase 2 of the West Pine Creek Sanitary Trunk along 210 Avenue S.

Storm servicing to the site will be provided via a connections to neighbouring developments to the east and south and will be directed to future Pond B which will be located southeast of the plan area in the approved neighbourhood of Creekstone Stage 1 (LOC2016-0172).

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The application was circulated to both Ward 13 and Ward 14 Councillors offices. No comments were received.

There is no community association for the subject area and no letters from adjacent landowners or the general public were received.

No public meetings were conducted by the applicant or Administration in direct relation to this application. However, as part of the 2017 policy amendment to the *West Macleod Area Structure Plan*, a public information session was held on 2017 May 25 at the Cardel Rec South in Shawnessy. The event was hosted by The City and included the *West Macleod Area Structure Plan* amendment and the applicable land use amendment and outline plan applications south of 210 Avenue SE and east of Sheriff King Street S. This was a joint event with two other projects, namely the *South Macleod Centre Area Structure Plan* and the North Silverado Outline Plan. In total, the event had approximately 220 members of the public attend. Upon sign in for the event, 18 people out of the 220 came to the event specifically for the West Macleod project. The event was an excellent opportunity for those residents to become informed about future planning projects in the larger area. General feedback from the public regarding the West Macleod projects was positive.

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Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to the site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed outline plan and corresponding land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

These lands are subject to the *Intermunicipal Development Plan* (IDP) and as such the application was circulated to Foothills County for comment in accordance with the requirements of the IDP. No comments were received in response to the circulation.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developing – Future Greenfield area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage diversity of housing types, parks to be situated within walkable proximities to residences, and the creation of connected, multi-modal street networks. The proposed outline plan and associated land uses comply with the relevant MDP policies.

South Macleod Trail Regional Policy Plan (Non-Statutory – 2007)

The subject parcel is located within the Residential area as identified on Map 3: Land Use Concept. The proposed application is consistent with the policies of this plan.

West Macleod Area Structure Plan (Statutory – 2014)

The subject lands are identified as Community C on Map 3: Communities and as Residential Area on Map 4: Land Use Concept. Map 4 also depicts small portions of Environmental Open Space Study Area and the location of a community centre in the southeast corner of the subject plan area. The proposed application is consistent with the applicable policies of this plan.

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Social, Environmental, Economic (External)

The proposed application, and associated outline plan, enables the continuation of development in the community of Pine Creek and provides a future framework for residential development and the location of a community centre. The development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Financial Capacity

Current and Future Operating Budget

As development proceeds in this area, the local infrastructure will be assumed by The City, and as additional services come online, operating costs will be incurred. As this area is considered to be an actively developing community, these costs are incorporated into the One Calgary 2019 - 2022 four year service plan and budget. Operating costs are related to services such as roads, utilities, parks and waste and recycling.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. Additionally, the developer will pay off-site levies, which helps generate funding for the permanent regional infrastructure.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment has been developed in accordance with the objectives of the *Municipal Development Plan*, and more specifically, is in accordance with the policies specified in the *West Macleod Area Structure Plan*.

The proposed land uses and their distribution facilitate a residential neighbourhood that is designed around a central local park and offers a site for a community centre. The land uses provide a variety of residential housing types that contributes to the overall community targets identified in the *West Macleod Area Structure Plan*, provides a logical extension of the Creekstone neighbourhood and contributes to the development of the community of Pine Creek.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize the development on these lands.

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ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan
3. **Proposed Bylaw 192D2019**