

Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1454

**Land Use Amendment in Legacy (Ward 14) at 22200 - 28 Street SE, LOC2016-0168**

**EXECUTIVE SUMMARY**

This application was submitted by Stantec Consulting on behalf of the landowner, West Pine Creek Developments Ltd, on 2016 June 23. The subject site is 4.06 hectares (10.04 acres) of undeveloped greenfield area in the southeast community of Legacy. This application proposes to change the land use of the subject site from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District to the Residential – Low Density Mixed Housing (R-G) District. This application provides for:

- 69 anticipated housing units (R-G); and
- the location of future roadways, utilities and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan* by supporting the efficient utilization of land and infrastructure by providing for the future development of the Residential – Low Density Mixed Housing (R-G) District on the subject site.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing and:

1. **ADOPT**, by bylaw, the proposed redesignation of 4.06 hectares ± (10.04 acres ±) located at 22200 - 28 Street SE (a portion of W 1/2 Section 8-22-29-4) site from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District **to** Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

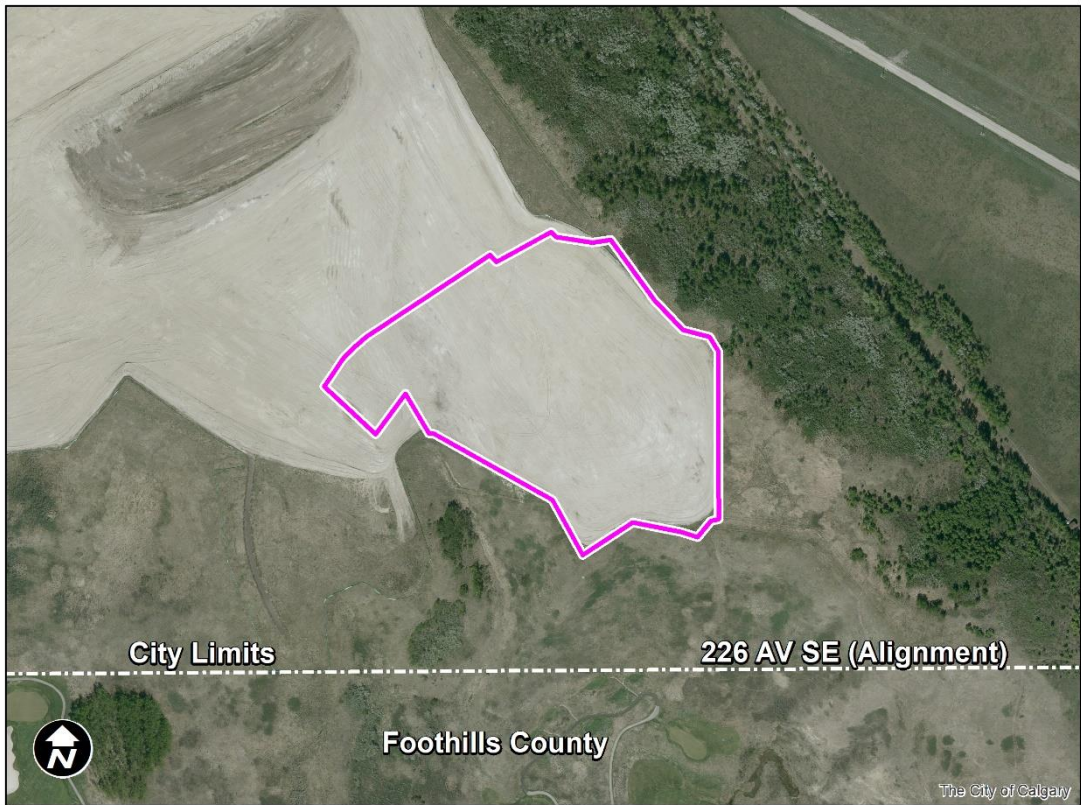
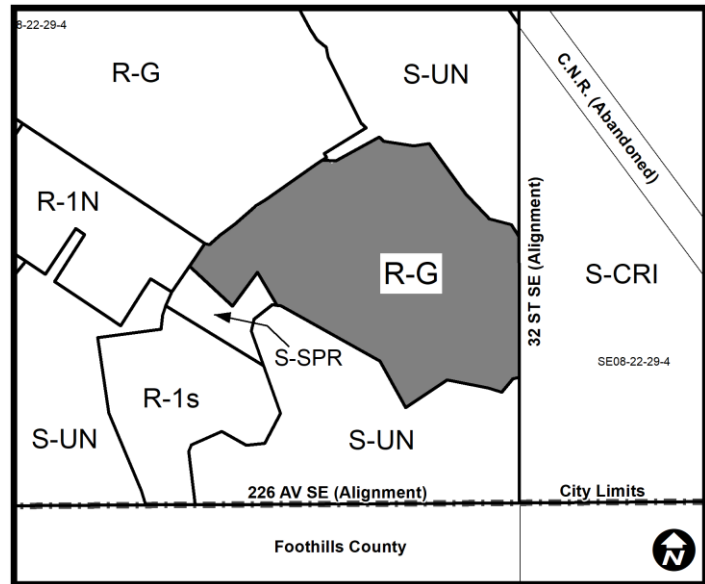
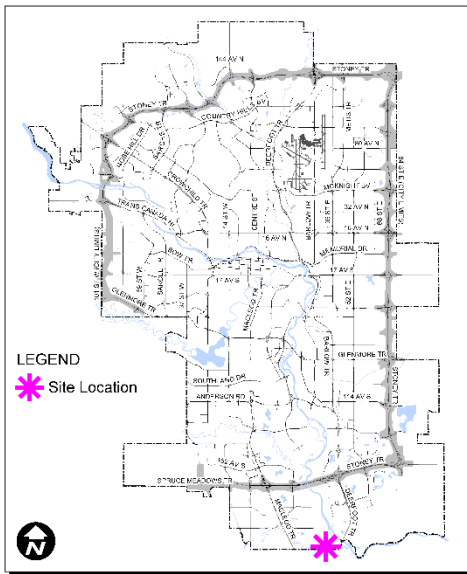
**BACKGROUND**

This application was submitted by Stantec Consulting on 2016 June 23, on behalf of the landowner West Pine Creek Developments Ltd, and the subject site is located in the southeast community of Legacy. The applicant has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

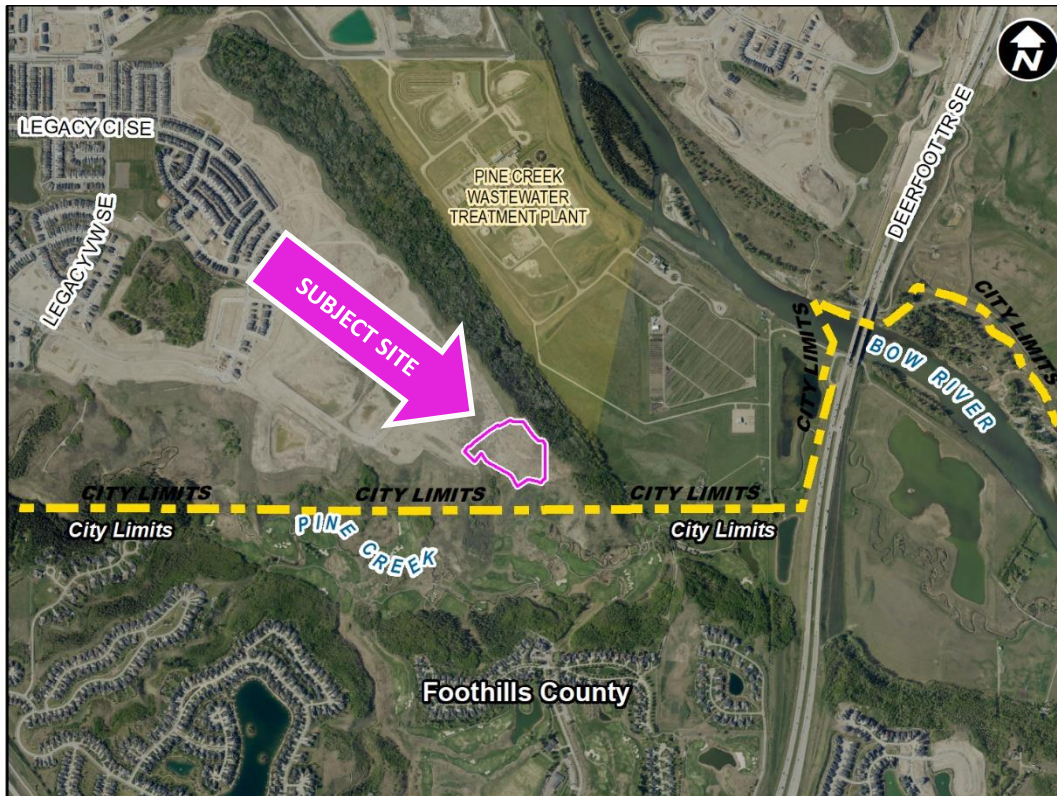
The original outline plan and land use amendment for Legacy was approved in 2013 (LOC2012-0012, CPC2013-075), prior to the Residential – Low Density Mixed Housing (R-G) District being added to the Land Use Bylaw. This application amends a portion of a previously approved outline plan to include this land use district.

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**Location Maps**



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**Site Context**

The subject site is situated in the southeast community of Legacy. The lands are currently vacant and were formerly cultivated for agricultural use. Escarpments exist on the south, west and east portions of the subject site. The site has been graded and is being prepared for development subject to the approved outline plan and corresponding land use amendment.

The site is bounded by Foothills County to the south, and is adjacent to the community of Heritage Pointe and the Heritage Pointe Golf Course. The Bow River escarpment and Pine Creek Wastewater Treatment Plant are to the east of the site and other portions of Legacy are to the north and west. Adjacent development to the north includes newly constructed single detached homes as well as homes under construction.

Due to the proximity of the Pine Creek Waste Water Treatment Plant, a 300 metre development setback has been applied to ensure compliance with Section 12 of the Government of Alberta's Subdivision & Development Regulation (as shown in Attachment 2: Proposed Outline Plan, the dashed magenta line at the back of lots along the escarpment). The 300 metre setback would restrict the development of residential land uses (amongst others that are not applicable).

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As identified in *Figure 1*, the community of Legacy reached peak population in 2018, with 5,304 residents.

*Figure 1: Community Peak Population*

| <b>Legacy</b>                      |      |
|------------------------------------|------|
| Peak Population Year               | 2018 |
| Peak Population                    | 5304 |
| 2018 Current Population            | 5304 |
| Difference in Population (Number)  | 0    |
| Difference in Population (Percent) | 0%   |

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Legacy](#) community profile.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment, along with the Proposed Outline Plan (Attachment 2) amendment application, will facilitate the development of a residential neighbourhood that will contribute to the growth of the Legacy community as envisioned by the policies of the *Municipal Development Plan* (MDP) and the *East Macleod Area Structure Plan* (ASP).

### **Planning Considerations**

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

#### ***Subdivision Design***

This application proposes to change the subdivision layout and land use designation for a portion of the area which was previously approved through outline plan (LOC2012-0012, CPC2013-075). The changes being proposed by this application, from a layout point of view, are the addition of streets to better support the redesignation to R-G.

#### ***Land Use***

This application includes a land use amendment from Multi-Residential – At Grade Housing (M-G) District and Residential – One Dwelling (R-1s) District to the Residential – Low Density Mixed Housing (R-G) District. The redesignation allows for the flexibility to develop the lands as single detached, semi-detached, duplex and rowhouse dwellings, whereas the M-G District primarily accommodates for multi-residential buildings.

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***Density***

The anticipated density for all of Legacy (both Stage I and Stage II) is 22.23 units per hectare  $\pm$  (9 units per acre  $\pm$ ). This exceeds the MDP requirement of 20 units per hectare (8 units per gross developable acre) and the *East Macleod* ASP requirement of 17.3 units per gross developable hectare (7 units per gross developable acre). This application would amend land uses on an approximately 4.06 hectare site within Stage II and have a density of 17.6 units per hectare.

There is a 23.1 hectare  $\pm$  site to the north, which is also owned by West Pine Creek Developments, that was recently redesignated to increase density (passed by City Council on 2019 September 30, CPC2019-0889). The proposed R-G District on that other site is anticipated to accommodate 408 housing units; resulting in a net increase of 130 units on that site.

This application proposes a lower projected density for the site than was originally proposed by decreasing the number of housing units by approximately 51. Developing the site as M-G was anticipated to result in 120 units. This application is expected to yield 69 units. However, considering the two applications together, there would be an anticipated increase of 79 dwelling units to the original Legacy Stage II outline plan.

***Environmental***

The environmental impacts of this development were previously reviewed and addressed with the Legacy Stage II Outline Plan (LOC2012-0012). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

***Transportation***

Regional access to the plan area is via 210 Avenue SE to the north and via Legacy Point Avenue SE to the rest of the community. Transit service is planned on Legacy Circle SE, with bus stops on this collector roadway. Transportation analysis was completed in the original outline plan, the area network is anticipated to be able to accommodate the proposed density.

***Utilities and Servicing***

The overall utilities and servicing for this development area have been previously planned with the Legacy Stage II Outline Plan (LOC2012-0012). The proposed minor change in use, density, and layout, does not significantly impact the proposed services for the area which have capacity to service the proposed development. The servicing plans will be updated to match the new design for this portion of the site.

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### **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 land owners and the application was advertised online.

There is no community association in this area. No letters of objection or support from adjacent landowners or the general public were received by Administration. No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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 proposal is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies on Land Use patterns strategies (subsection 8.14) within the Implementation Plan portion of the document.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy 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.

#### ***Municipal Development Plan (Statutory – 2009)***

Map 1: Urban Structure of the MDP identifies the subject site as being within the Developing Residential Area, which includes communities that have an approved ASP. The community is referenced as a Planned Greenfield Community in the MDP with an approved ASP.

The MDP supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures (Section 2.3.1). The mix of housing type can include single detached, duplexes, row houses, attached housing, accessory dwelling units and secondary suites, medium and higher density and mixed-use residential developments. This application proposes a range of low density housing types, which aligns with the intent of the MDP.

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***East Macleod Area Structure Plan (Statutory – 2007)***

The subject site is identified as a Residential Area in the *East Macleod* ASP on Map 3: Land Use Concept. Single family housing, semi-detached housing, and low to medium density multi-dwelling housing forms of varying heights are anticipated within the Residential Area where determined to be compatible and appropriate.

The ASP also provides direction for the community to achieve sustainability principles, including creating a range of housing opportunities. In addition to single detached dwellings on conventional-sized lots, a mixture of alternative forms of housing are encouraged and supported within the community in order to meet the needs of different income groups and lifestyles. Alternative forms of housing may include, but are not restricted to: semi-detached and duplex dwelling units, multi-dwelling housing, and secondary suites. (Section 8.1.2). The proposed R-G District allows the opportunity for various forms of housing and meets the intent of the ASP.

The minimum density required in the ASP is 17.3 units per gross developable hectare (7 units per gross developable acre) and this site and the wider area exceed that requirement. The proposed outline plan and land use redesignation are consistent with the policies of the ASP.

**Social, Environmental, Economic (External)**

The proposed outline plan amendment and land use redesignation provides for a range of residential opportunities that may accommodate the needs of different demographic categories.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger further capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

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**REASON(S) FOR RECOMMENDATION(S):**

This proposal aligns with the applicable policies of the *Municipal Development Plan* and the *East Macleod Area Structure Plan*. The changes proposed are minor in nature and are part of a set of changes that will result in an overall increase to the build-out density of the community.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Outline Plan