

**LAND USE AMENDMENT
RESIDUAL WARD 14 SUB AREA 14V (WARD 14)
SOUTH OF 210 AVENUE SE, EAST OF SHERIFF KING STREET S
BYLAW 258D2017**

MAP 10SS

EXECUTIVE SUMMARY

This Land Use Amendment seeks to redesignate 8.43 hectares \pm (20.83 acres \pm) of land from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

The intent of this application is to provide residential units in a variety of forms and densities, along with a neighbourhood scaled park and pathway systems leading into Environmental Reserve lands.

An Outline Plan application has been submitted in support of this Land Use Amendment.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 June 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 258D2017; and

1. **ADOPT** the proposed redesignation of 8.43 hectares \pm (20.83 acres \pm) located at 305 and 325 – 210 Avenue SE (Plan 0411314, Block 1, Lot 1 and portion of Lot 2) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 258D2017.

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REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment has been developed in accordance with the intent, goals and policies of both the Municipal Development Plan (MDP) and the West Macleod Area Structure Plan (ASP), and provides a logical extension to the residential neighbourhood located immediately to the west. The plan provides a functional neighbourhood design complemented by an effective transportation and open space system. The plan meets minimum density and intensity requirements, and provides a variety of residential development options distributed through the community along with a neighborhood open space system.

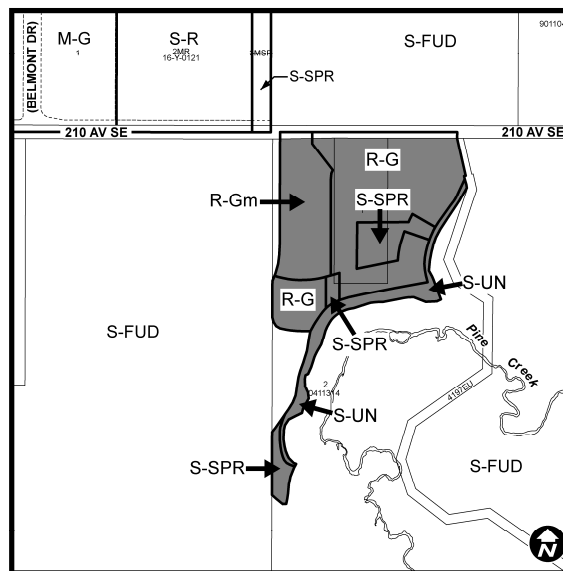
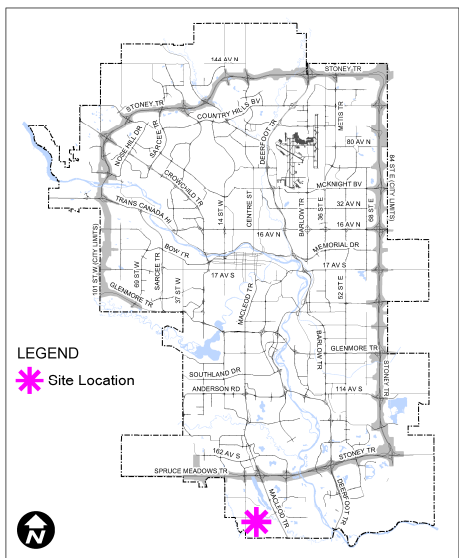
ATTACHMENT

1. Proposed Bylaw 258D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 8.43 hectares \pm (20.83 acres \pm) located at 305 and 325 – 210 Avenue SE (Plan 0411314, Block 1, Lot 1 and portion of Lot 2) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

Moved by: S. Keating

Carried: 7 – 0

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Applicant:

B&A Planning Group

Landowner:

Highfield Investment Group Inc.

PLANNING EVALUATION

SITE CONTEXT

The subject site is situated within the southeast quadrant of the City. More specifically, it is situated immediately south of 210 Avenue SE, east of Sheriff King Street S and west of Pine Creek, the CP Railway line and Macleod Trail SE. The site will form a logical extension to the residential neighbourhood to the west, currently proposed as "Pine Valley Stage 1". A portion of the subject lands are currently developed with a single residential acreage while the rest has historically been used for agricultural purposes. The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District.

Surrounding lands have historically been used for agricultural purposes but have been identified by the West Macleod Area Structure Plan as "future residential" to the east, south and west and as "medium density / mixed use" to the north as part of a future Transit Station Planning Area. The northern boundary of the subject site is approximately 700 metres away from the proposed station location. The approved community of Belmont, located to the northeast, was given Land Use and Outline Plan approval in 2015, and is currently undergoing stripping and grading in preparation for development. The community will include a mix of residential and commercial developments, with a blend of community uses. Lands to the immediate west received Outline Plan approval in April 2017 with Council Public Hearing for the Land Use Amendment scheduled for June 2017. These lands will include a mix of residential and community uses.

Land Use Amendment and Outline Plan applications for lands to the north, east and south of the subject site, currently designated as S-FUD, have been submitted to the City and are currently under review. Future land development will be consistent with the current application and will consist of residential, small scaled commercial uses and community uses. Lands further to the east, extending to the CP Railway Line, and to the south, extending to the City's Municipal Boundary, are currently under review as part of a West Macleod Area Structure Plan amendment, and in general will be consistent with the current application.

LAND USE DISTRICTS

This Land Use Amendment application seeks to redesignate 8.43 hectares \pm (20.83 acres \pm) of land from S-FUD and is proposing a variety of residential units, a neighbourhood scaled park and pathway systems leading into Environmental Reserves lands. Proposed land uses and general anticipated development are as follows:

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- Residential – Low Density Mixed Housing (R-G) District to accommodate low density development in the form of cottage housing clusters, duplexes, row houses, semi-detached, and single detached dwellings;
- Residential – Low Density Mixed Housing (R-Gm) District to accommodate low density development in the form of cottage housing clusters, duplexes, row houses, and semi-detached dwellings;
- Special Purpose – Urban Nature (S-UN) District to protect the Pine Creek escarpment areas as Environmental Reserve; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate the parks and open space, playgrounds and local pathways through Municipal Reserve dedication.

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The MDP identifies the application area as “Future Greenfield” as per the Urban Structure Map (Map 1). The Future Greenfield areas were identified for future urban development.

The anticipated residential density range of 20.9 uph (8.5 upa) to 24.4 uph (9.9 upa) achieves the overall intent of the MDP’s minimum density requirement for the neighbourhood within the Future Greenfield development area.

West Macleod Area Structure Plan (ASP)

The subject lands fall within the West Macleod ASP. This document provides more detailed direction with detailed policies and guidelines for development. The ASP identifies the subject lands as Residential Area and Environmental Open Space Study Area.

The anticipated residential density range of 20.9 uph (8.5 upa) to 24.4 uph (9.9 upa) for the Residential Area meets the intent of the ASP policies.

M.D. of Foothills / City of Calgary Intermunicipal Development Plan

The subject lands are located within the recently approved M.D. of Foothills / Calgary Intermunicipal Development Plan (IDP), 2017. The IDP contains a number of applicable policies that require planning applications to align. The City of Calgary Growth Area identifies several sections for possible annexation from the M.D. of Foothills land into the City. The Growth Area represents the logical extension of The City to the south and should be considered in the context of Calgary’s Area Structure Plans in order to achieve proper connectivity and a well defined planning and servicing area in the future. The subject application is aligned with those policies.

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy section of the SSRP to this Land Use Amendment is:

- 8.14 Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.

The subject site is proposing a range of densities and a mix of housing types based on the proposed land use districts. Low density development in the form of row houses, semi-detached, and single detached dwellings and a mix of laned and laneless parcels are anticipated.

TRANSPORTATION NETWORKS

Sheriff King Street S and 210 Avenue S are the arterial street connections to the area. Sheriff King Street S connects to Highway 22X (future Southwest Ring Road) with an interchange and 210 Avenue S connects to Macleod Trail SE. Widening of 210 Avenue SE, between the Plan Area and Macleod Trail, and improvements to its intersection with Macleod Trail SE will be done in conjunction with the appropriate subdivision approvals.

A Transportation Impact Assessment (TIA) memo regarding trip generation and traffic volumes was received and used to establish street classifications and intersection lane configurations for the Plan Area. Additional information from other outline plans bounding this one was also used to establish the north/south connecting street classification.

An additional walkway is included in the northeast corner of the Plan Area connecting internal sidewalks to 210 Avenue S to achieve shorter/better transit connectivity.

UTILITIES & SERVICING

Water servicing will be provided from a water feeder main on 210 Avenue S which is currently under construction. Secondary looped connections to the development from Pinecreek Drive SE shall be required at the expense of the developer.

Sanitary servicing will be provided from the West Pine Creek Sanitary Trunk which is currently under construction. A branch from the trunk on Pinecreek Drive SE to the subject lands will need to be constructed by the developer in conjunction with the initial phase of development.

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Storm servicing will be collected for the Plan Area and drain into the proposed pond to the southwest of the Plan Area in the neighboring development. The pond will ultimately discharge to Pine Creek at a regulated rate via a storm sewer on Sheriff King Street S and a new outfall to Pine Creek to be constructed by the developer.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Site Assessment was undertaken by EarthMater Environmental Strategies Inc in 2016. Based on the findings, further environmental assessment is not recommended at this time.

ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability features are being proposed as part of the subject application. Environmental sustainability will be evaluated by Administration when individual development permits are processed

GROWTH MANAGEMENT

The lands within the West Macleod Area Structure Plan rank 11 out of 24 on the Council approved Sequenced List for Prioritized Growth Areas in Developing Areas. Therefore, this area is a corporate priority for growth. This area does not have a formal Growth Management Overlay applied to it because the Area Structure Plan was first approved in 2009, while the overlay was first introduced in an ASP in 2012. Funding for the required leading infrastructure servicing (water, sanitary, storm, emergency services, and transportation) has been budgeted within the current Capital Budget (2015-2018) and identified within The City's 10 Year Capital Plans (2015-2024).

Calgary Growth Strategies is currently working with each of the leading infrastructure departments to coordinate the delivery of the infrastructure required for development of the West Macleod area. The planning and design processes are well underway, with some construction scheduled for 2017.

PUBLIC ENGAGEMENT

Community Association Comments

Circulation to the Community Association was not required as there is no Community Association in the subject area; however out of courtesy, a circulation package was provided to the neighbouring Silverado Community Association. They had no concerns.

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Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

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 (ASP) Amendment and the applicable Land Use Amendment and Outline Plan applications south of 210 Avenue and east of Sheriff King Street. This was a joint event with two other projects, namely the South Macleod Centre ASP Plan and North Silverado Outline Plan. In total, the event had approximately 220 members of the public attend. The Ward Councillor and MLA Rick Frasier also attended. Upon sign in for the event, 18 people out of the 220, came to the event specifically for the West Macleod project, however, due to the combined event, additional people viewed the boards and asked questions. General feedback from the public, regarding the West Macleod projects, was positive.

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APPENDIX I

APPLICANT'S SUBMISSION

Introduction

On behalf of Highfield Land Management, B&A Planning Group has submitted an application for Outline Plan and Land Use Redesignation for 8.43 hectares (20.83 ac) of land in the southeast community of Pine Valley. The subject site is generally located south of 210 Avenue SE, east of Sheriff King Street S and west of the Canada Pacific Railway line. Situated at the top of the Pine Creek river valley escarpment, the eastern boundary of the plan has been delineated by an existing heritage trail alignment as well as the top of slope, as determined by geotechnical analysis. This application represents the first phase of development in the Pine Valley area, and further submissions are anticipated to be brought forward for the lands in the river valley and east of the Creek in 2017.

The property is municipally addressed as 305 & 325 - 210 Avenue SE and is currently developed with a single residential acreage that is proposed to be removed upon redevelopment. The lands have historically been used for agricultural pursuits and the natural landscape has been impacted by these man-made activities.

Proposal

The application seeks the support for an Outline Plan and Land Use Amendment for 8.43 hectares (20.83 acres) to develop a residential neighbourhood with the predominant land use proposed as R-G to allow for a mix of residential housing forms including single, semi, duplex and rowhouses. Open space dedication as a combination of Municipal and Environmental Reserve accounts for nearly 20% of the plan area. A centrally located neighbourhood park, two expansive view corridors and a meandering gravel trail network along the top of the escarpment are key features of the open space system.

The vision for the area is to provide for a residential development that respects the existing topography of the lands and creates a logical extension of the residential neighbourhood of Pine Valley. The development proposal has taken into consideration the immediate interface with the United lands to the west and have coordinated the street networks, pathway extensions, utility connections and stormwater management facilities.

Conclusion

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP), the South Macleod Trail Regional Policy Plan (SMTRPP) and the West Macleod Area Structure Plan (ASP). Furthermore, the application proposes residential densities of 8.5 UPA (20.9 UPH) that exceed the minimums prescribed by the previously mentioned City policy documents.

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APPENDIX II

LETTERS SUBMITTED

From: Alex Sazanovitch [mailto:development@silveradoca.ca]
Sent: Thursday, May 18, 2017 2:18 PM
To: Wishlow, Kristen D.
Subject: Re: Info Request for DP2017-1677, LOC2017-0068, LOC2016-0335, LOC2017-0102, LOC2016-0344

Hi, Kristen.

Thank you for providing information for the applications that I requested earlier.
We reviewed them with our community Development Committee and we don't have any comments at this point.
It is good to know what change is coming around Silverado community with this new developments.

Have a good day!

Alex Sazanovitch

**Director of the Development Committee
for Silverado Community Association**



Email: development@silveradoca.ca
Cell: [REDACTED]

K. Wishlow

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OUTLINE PLAN

