

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

EXECUTIVE SUMMARY

This application is for a proposed Community Name and Street Names in a portion of Sections 09 and 10-22-01 W5M west of Pine Creek and north of the City limits south of 210 Avenue S. South and east of Radio Tower Creek.

Please refer to the attached map(s), all located in Residual Ward 14 – Sub Area 14V.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 June 15

That Calgary Planning Commission recommends **REFUSAL** of the proposed Street Name(s).

That Calgary Planning Commission recommends **APPROVAL** of the proposed Street Name(s) and Community Name.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council:

1. **ADOPT**, by Resolution, the proposed community name of Pine Creek, in accordance with the Administration's recommendation.
2. **REFUSE** the proposed street names of Pinecreek, Pinevalley, Pineview, Pinebluff, and Cypress, in accordance with the Administration's recommendation.
3. **ADOPT**, by Resolution, the proposed street names of Alpine, Andorra, Bristlecone, Colorado, Hughes, Jack Pine, Lodgepole, Medora, Mugo, Savin, Scotch, Sequoia, in accordance with the Administration's recommendation.

REASON(S) FOR RECOMMENDATION:

Administration recommends **REFUSAL** as there were objections received during circulation of the proposed Street Name of Pine Creek and related names containing the prefix "Pine".

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

Administration recommends **REFUSAL** as there were objections received during circulation of the proposed Street Name of Pine Creek and related names containing the prefix "Cypress".

Administration recommends **APPROVAL** of proposed street names that are not related to the prefix "Pine" as no objections were received for the proposed names with no reference to the prefix "Pine".

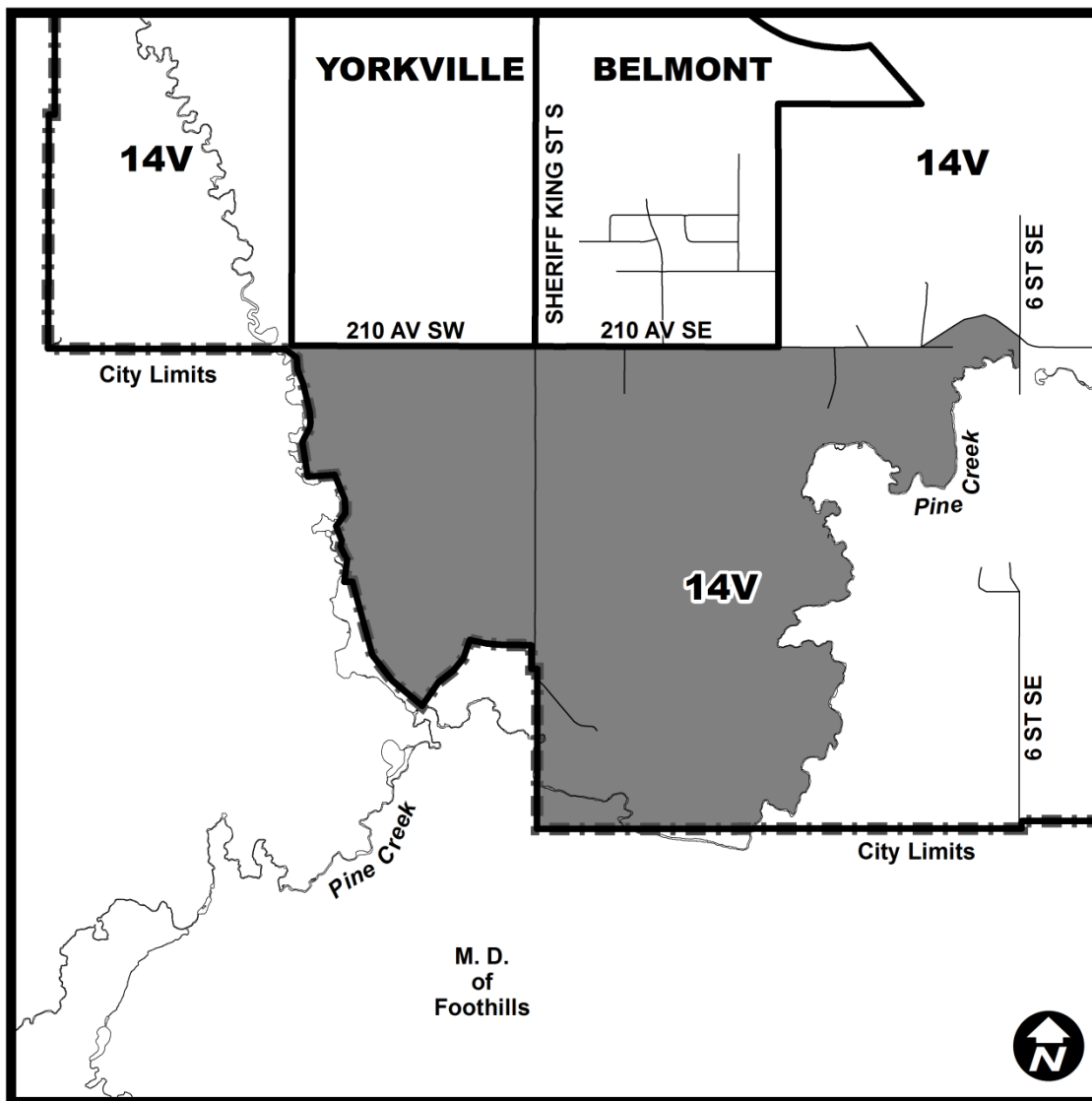
Administration recommends **APPROVAL** of the proposed Community Name of Pine Creek.

PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS

LOCATION MAPS



PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | | |
|----|--|--|
| 1. | Recommend that Council ADOPT , by Resolution the proposed Community Name: Pine Creek. | |
| | Moved by: A. Palmiere
Absent: L. Juan | Carried: 4 – 2
Opposed: R. Wright and S. Keating |
| 2. | Recommend that Council REFUSE the proposed Street Names: Pinecreek, Pinevalley, Pineview, Pinebluff, and Cypress. | |
| | Moved by: A. Palmiere
Absent: L. Juan | Carried: 4 – 2
Opposed: R. Wright and S. Keating |
| 3. | Recommend that Council ADOPT , by Resolution, the proposed Street Names: Alpine, Andorra, Bristlecone, Colorado, Hughes, Jack Pine, Lodgepole, Medora, Mugo, Savin, Scotch and Sequoia. | |
| | Moved by: A. Palmiere
Absent: L. Juan | Carried: 4 – 2
Opposed: R. Wright and S. Keating |

PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS

Existing Community Name:

Residual Ward 14 - Sub Area 14V

Proposed Community Name:

Pine Creek

Proposed Street Names:

Alpine
Andorra
Bristlecone
Colorado
Cypress
Hughes
Jack Pine
Lodgepole
Medora
Mugo
Pinecreek
Pinevalley
Pineview
Pinebluff
Savin
Scotch
Sequoia

Applicant:

Urban Systems

Developer:

Highfield
Pine Valley Developments
Westcreek
United Alberta Lands Group

PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS

APPENDIX I

APPLICANT'S SUBMISSION



Kathy Oberg
Managing Partner
BEDES, MEDES, RPP, MCIP

d | 403 692 4532
c | 403 616 7024
koberg@bapg.ca

May 23, 2017

Calgary Planning Commission
800 MacLeod Trail South
Calgary AB T2P1M5

**RE: COMMUNITY AND STREET NAME APPLICATION – COMMUNITY D IN WEST MACLEOD
SN2017-0003**

Dear Calgary Planning Commission Members,

On behalf of the landowners within Cell D of the West Macleod ASP, we appreciate the opportunity to respond to the concerns identified through the Circulation of the proposed Community and Street Names for Community D by the City of Calgary Addressing Department. **Please see Appendix 1: Proposed Street Name Comments.**

BACKGROUND

The Community name of 'Pine Creek' was chosen to celebrate the geographical and ecological entity of Pine Creek that meanders through the eastern edge of the Community. The Community Naming Policy Guideline suggests that New Communities are named after the unique landscape in which they reside. Associated street names that were presented began with the 'Pine' prefix and each distinct neighbourhood chose a topographical reference, such as view, bluff or valley.

POTENTIAL CONFUSION AND CONFLICTS (as identified in Appendix 1: Proposed Street Name Comments)

1. *Confusion with the existing community of Pineridge in Northeast Calgary which has several street names beginning with the word pine for example: Pinemont, Pinepoint, Pineridge, Pinegrove, Pinetree, Pinecrest and Pinehill.*

LANDOWNER RESPONSE:

It has been cited that there is a potential for confusion with the existing Northeast Community of Pineridge, where several street names began with the pine prefix. We are aware of these potential conflicts and therefore carefully chose street names that would not be duplicated in this Southeast Community.

It is important to note that there are a multitude of examples within the City of Calgary and the surrounding region where this conflict exists, and in some cases street names have been duplicated. We recognize that continuing a pattern of duplication is not an objective of the City of Calgary, however, we feel strongly that with Pine Creek being contained within the plan area this feature is one worthy of capturing.

- The community of Greenbriar in the northwest conflicts with the Greenview community in the northeast.
- There are 3 communities that begin with Glen: Glenbrook, Glendale and Glengarry. These sound like Glenmore (Trail, Reservoir, Aquatic Centre, and Parks) and Glencoe (Club and Golf & Country Club) and the Community of Glamorgan, which could cause confusion.
- There are 17 communities that contain the word 'wood' – Woodlands, Woodbine, Aspen Woods, Applewood, Brentwood, Bridlewood, Charleswood, Collingwood, Erin Woods, Garrison Wood, Greenwood, Hawkwood, Highwood, Inglewood, Sherwood, Southwood and Wildwood.

PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS



- The communities of Bel Aire, Beltline, Belmont and Belvedere all begin with 'Bel' prefix.
- Highland Park and Highwood are located in the northwest and southwest quadrants.
- Silversprings in the northwest, Silverado in the southwest
- South Calgary, Southwood and Southview are all located in the southwest quadrant;
- Sunalta, Sundance and Sunnyside all co-exist in the northwest and southwest quadrant;
- West Hillhurst, West Springs, Westgate and Westhills are dispersed amongst the southwest and northwest quadrants;
- Numbered streets and avenues within the downtown and inner city must surely cause additional confusion with the quadrant system. 1st Street would exist 4 times over and 1st Avenue an additional 4 times.

PINE CREEK ROAD AND WATER TREATMENT PLANT & PINE CREEK ROAD IN THE MUNICIPAL DISTRICT OF FOOTHILLS

2. *Confusion and conflict with the Pine Creek water treatment plant located approximately 6 km east from the proposed community, and*
3. *Strong conflict with the existing Pine Creek Road located near Heritage Pointe in the MD of Foothills. This road is located only 4.9km to the southwest from this proposed community, and only just outside the current city limits.*

LANDOWNER RESPONSE:

In response to the concerns related to the Pine Creek name, which could translate to confusion with dispatch of EMS services, we are comfortable with **amending the Community Name to Pine Valley**. The name Pine Valley is not duplicated within the City of within the immediate area, and this slight change would eliminate any potential conflicts or confusion. Yet, retaining the Pine prefix is consistent with the approach to naming a new community as it relates to the historical significance of the landscape and a central topographic feature for which the area has been named - Pine Creek. The following street names are proposed within the Pine Valley Community: **Pinevalley, Pinebluff, Pineview and Pinerock**.

PINEBROOK ESTATES IN ROCKYVIEW COUNTY

4. *Confusion with Pinebrook Estates in Rocky View County borders the City of Calgary to the southwest and has a range of street names with the word pine.*

LANDOWNER RESPONSE:

Pinebrook Estates is located outside of the City limits within Rocky View County. The street names in Pinebrook Estates include Pinebrook, Pineridge and Pinetree. All of these names have been avoided within the proposed list of street names.

PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS



It should be noted that there is a direct conflict with the existing Pineridge Community in the northeast quadrant of the City, as the street name Pineridge and Pinetree are duplicated.

PINEVIEW AS A STREET TYPE

5. *Please note: Pineview also includes a street type in the City of Calgary and we would object to the use of a street type within a street name as we often do not have enough appropriate street types for use in a community.*

LANDOWNER RESPONSE:

Although it is not recommended to utilize a street type within the street name, confusion can easily be avoided by not introducing the street type of 'view' to this associated street name. (For Example, Pineview View SE will not be utilized).

It should be noted that 'street type names' have been used within approved street names within the City of Calgary. The following demonstrates this precedent:

<u>Approved Street Types</u>	<u>Approved Street Names</u>
Road	Crossroads
Mount	Fairmount in Fairview
	Mt Douglas, Mt Brewster, Mt McKenzie, Mt Apex, in
	McKenzie Lake
	Mountain Park
	Northmount
	Oakmount
Heights	Crescent Heights
	Sienna Heights
Hill	Parkhill
	Pumphill
	Pinehill
	Sagehill
	Signal Hill
	West Hills
	Thornhill
	Templehill
	Spyhill
	Citadel Hills
	Hawkhill
	Scenic Hill
	Scandia Hill
	Silver Hill
	Aspen Hills
	Posthill
Hill	Stratton Hill in Strathcona
	Underhill in University Heights
	Greenhill
View	Fairview
	Douglasview
	Lakeview
	Bayview
	Greenview
	Mountview
	Southview

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS



View (con't)	Edgeview Huntview Lynnview Skyview Scenic View Silverview Slopeview Westview Woodview
Green	Pallisview Greenview Greenfield Greenbriar Pinegreen Greenhill Templegreen Woodgreen
Grove	Arbour Grove Silvergrove West Grove
Gardens Park	Westpoint Gardens Brookpark Woodpark Elgin Park Elbow Park Highland Park Macewan Park Marlborough Park Meadowlark Park Monterey Park North Glenmore Park Parkdale Rideau Park Rutland Park Stanley Park Mountain Park Willow Park Windsor Park Scenic Park Sienna Park Christie Park
Gate Point	Westgate Point Drive Pinepoint

Many of the examples listed above are two word street names. We are respectful of Addressing's concerns for two word street names and have proposed all streets to be one word.

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS



CONCLUSION

Based upon the above rationale and the desire of the landowner group within this southern Community, we request that the **Community Name of Pine Valley** be considered in lieu of Pine Creek and that all proposed street names (**Pinebluff, Pineview, Pinevalley and Pinerock**) be supported by Calgary Planning Commission and Council. **Please see Appendix 2: Proposed Pine Valley Community Boundary Map.**

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Oberg', written over a horizontal line.

Kathy Oberg
B&A Planning Group
On behalf of:

Jane Power – Urban Systems
Mike Carnegie – Stantec
Kimberly Lemmon – B&A
Paul Douglas/Gerry Barron – Anthem United
Dennis Inglis – Highfield Land Management
Cathi Agar – Westcreek Developments

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS



APPENDIX 1: PROPOSED STREET NAME COMMENTS

PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS



2017 May 9

TO: Sharon Jensen
File Manager
Planning & Development #8076
Sharon.Jensen@calgary.ca

FROM: Sarah Greenwood
Addressing & Data Services #8070
Sarah.Greenwood@Calgary.ca

SUBJECT: **PROPOSED STREET NAME COMMENTS**
FILE NO.: SN2017-0003 DSR Ref: DSR2017-03292

Please see below the comments relating to the proposed street names, for the proposed community name of "Pine Creek" in the community identified as D in the West Macleod Area Structure Plan.

Further to previous Circulations of SN2016-0003 and SN2016-0005 & LOC 2015-0112

Though the developer has chosen the name Pine Creek for the community Addressing and Data Services **does not** think this is an appropriate name for a new community in The City. As per previous feedback provided **we strongly object** to the name "Pine Creek" as a community name and street name as the word Pine followed by another description has already been extensively used in The City. Our concern is due to the confusion and conflict in name recognition this would cause for people trying to locate property within The City and adjoining area.

Potential Confusion and conflicts may arise from the use of this name due to the following:

1. Confusion with the existing community of **Pineridge** in **Northeast Calgary** which has several street names beginning with the word pine for example: Pinemont, Pinepoint, Pineridge, Pinegrove, Pinetree, Pinecrest, and Pinehill.
2. Confusion and conflict with the **Pine Creek water treatment plant** located approximately 6 Km East from the proposed community.
3. Strong conflict with the existing **Pine Creek Road** located near Heritage Pointe in the MD of Foothills. This road is located only 4.9 Km to the South West from this proposed community, and only just outside the current city limits.
4. Confusion with **Pinebrook** Estates in Rocky View County borders the City of Calgary to the South West and has a range of street names beginning with the word pine.
5. Please note: **Pineview** also includes a street type used in the City of Calgary and we would object to the use of a street type within a street name as we often do not have enough appropriate street types for use in a community.

PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS



Comments on the proposed street names within the community are as follows: -

1. Alpine – No street names exist with this name at present in Calgary. Please note there is an Alpine Crescent in Airdrie.
2. Andorra - No objection.
3. Bristlecone - No objection.
4. Colorado - No objection.
5. Cypress – Cyprus is too close in pronunciation to Cypress and there are currently several streets with Cyprus as name for example Cyprus Green and Villas in the Community of Garrison Green in south west Calgary. Therefore Cypress would not be recommended as a street name in this community.
6. Hughes - No street names exist with this name at present in Calgary. Please note there is a Hughs RD in Rock View County
7. Jack Pine - No objection.
8. Lodgepole - No street names exist with this name at present. Please note there is a Lodge Crescent in SW Calgary in the community of Lakeview.
9. Medora - No objection.
10. Mugo - No objection.
11. Pinecreek – Pinevalley – Pineview - Pinebluff - All of these names are **not recommended** as a street names for this area of The City please see comments above regarding the community name. Pineview also includes a street type used in the City of Calgary and we would object to the use of a street type within a street name as we often do not have enough appropriate street types for use in a community.
12. Savin – No objection.
13. Scotch - No objection.
14. Sequoia - No objection.

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

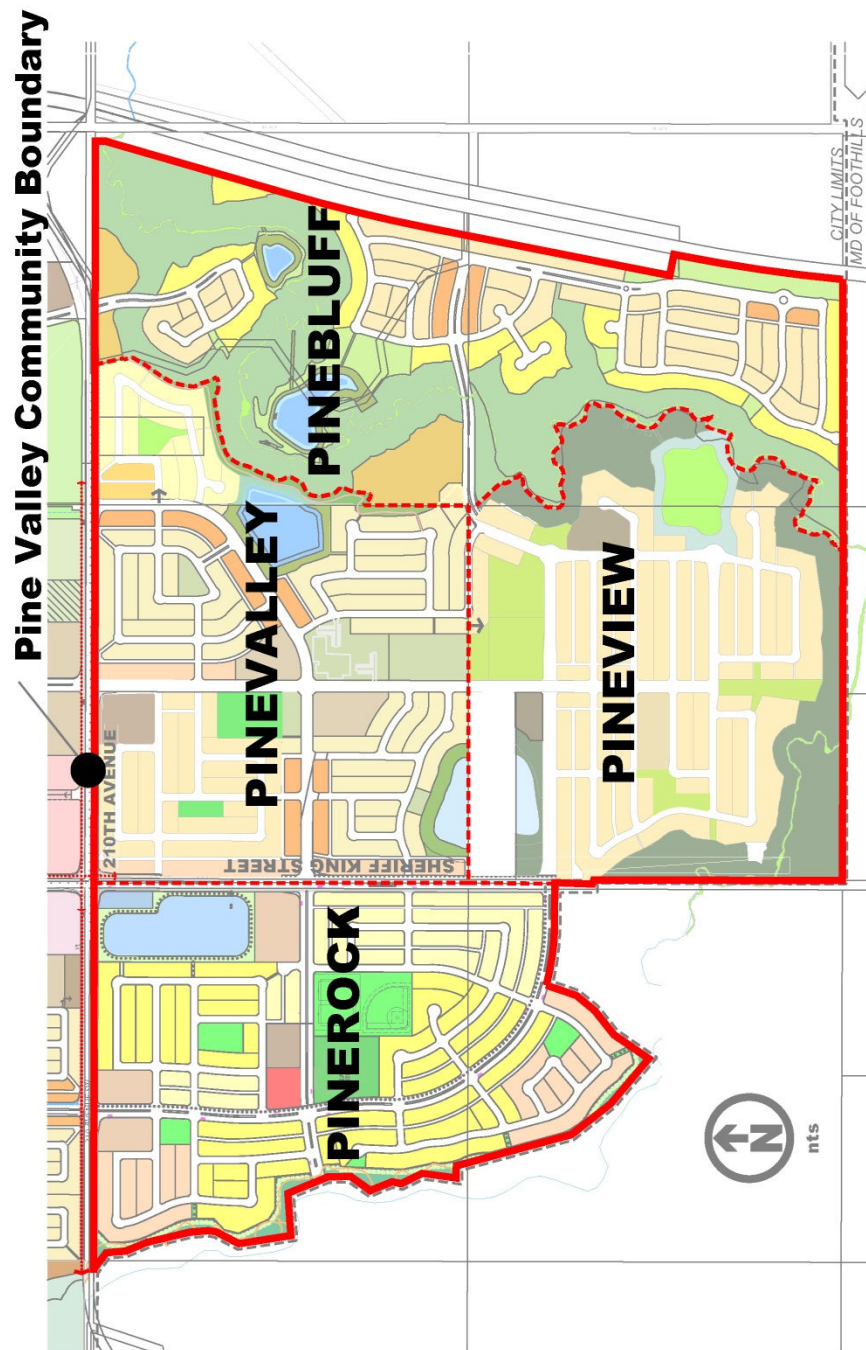


APPENDIX 2: PROPOSED PINE VALLEY COMMUNITY BOUNDARY MAP

PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)

NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W

MAPS 9SS, 10SS



Mar 16, 2017 - 3:22pm W:\1925 Belmont OP - LU\Drawing CAD Files\1925 Combined communities March 2017.dwg



PROPOSED COMMUNITY:
PINE VALLEY

May 2017

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

March 1, 2017 File: 2337.0002.14
City of Calgary
Planning, Development & Assessment
P.O. Box 2100, Postal Station M
Calgary, Alberta
T2P 2M5

ATTENTION: Sharon Jensen, Senior Planning Technician Subdivision Services

Dear Sharon,

RE: West Macleod – Community D Area – Request for Community and Street Name Approval

Please accept this letter, on behalf of the landowners, as the formal application for the proposed community name of “Pine Creek” for all lands located in Community D of the West Macleod ASP, together with related street names.

We request that the proposed community name “Pine Creek” is to be applied to the community area identified as Community D in the West Macleod ASP, and which is bounded as follows:

- 210 Avenue SW to the north
- By the CPR tracks to the east
- By the city limits to the south and west. In addition, Radio Tower (Porcupine) Creek is to the west and Pine Creek is along the south.

Section 4.0, Naming of Communities and Roadways, of the Municipal Naming and Policy, (approved by Council 2005 October 12), provides direction in the naming of new suburban communities in the City. This section states:

4.0 Community Naming

Policy Statement: Community names are generally proposed by the developer, reviewed by the Administration and recommended by the Calgary Planning Commission (CPC) and approved by Council.

The area should, where possible, carry the name which it has been identified in the past provided such name is historically meaningful for such things as historical events, persons’ names, etc., or *the area should be named for some geographic feature or landmark.*

The Project Area is located within two local watershed areas, and two watercourses are within it, namely Pine Creek and Radio Tower Creek along the southern and western boundaries of the community. Pine Creek is a significant water course located within the greater Pine Creek valley that extends east-west along the south boundary of the Project Area and flows east eventually to the Bow

S. Jensen

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

River. The rationale for the community name and associated street names was derived from the existing Pine Creek for its geographic relationship and amenity significance through the entire community.

Proposed street names are consistent with the Pine Creek community name or types of coniferous trees under the tree theme. The following street names are requested for approval:

Alpine	Andorra	Bristlecone	Colorado
Cypress	Hughes	Jack Pine	Lodgepole*
Medora	Mugo	Pinecreek	Pinevalley
Pineview	Pinebluff	Savin	Scotch
Sequoia			

**official provincial tree of Alberta*

If you have any questions, or require additional information please not hesitate to call me at 403.717.8704 or e-mail jpower@urbansystems.ca. Thank you.

Kind regards,
URBAN SYSTEMS LTD.
Jane Power
Senior Planner/Principal

cc: Kimberly Lemmon – B&A Planning Group
Mike Carnegie – Stantec

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

February 13, 2017

File: 116500436

Attention: Sharon Jensen
Stantec Consulting Ltd.
200 - 325 25th Street SE
Calgary AB T2A 7H8
Tel: (403) 716-8000
Fax: (403) 716-8109

Dear Ms. Jensen,

Reference: PineView Street / Community Name Request

On behalf of WestCreek Developments ('WestCreek'), Stantec Consulting Ltd. ('Stantec') is requesting that the below street names (PineView) and community name (Pine Creek) be approved for the community situated in the southeast sector of Calgary. This Outline Plan pertains to lands legally described as the SI /2 of 1 0-22-1-W5 and municipally addressed as 22000 Sheriff King Street.

Pine Creek is proposed as the name for the overall area known as Community 'D' within the West Macleod Area Structure Plan. This is made up of various land owners, some of which have Outline Plan circulating with the City of Calgary already. Well not formerly agreed upon; WestCreek would like to advocate for the name Pine Creek in this area as the Community name.

PineView is proposed as a neighbourhood name within Pine Creek. The name PineView is chosen because it draws its name from the rolling topography and valley environment present within the development area. Various viewsheds are present within the plan; along with the Pine Creek stream, therefore a logical combination of these geographic features would be, PineView.

All the street names within the Outline Plan boundary include the name Pineview, except for one street name that is called Pinecreek Road (This is to account for a logical extension of this collector road south, into our OP).

The following street types are used within our plan-

Pineview: Drive, Mount, Hills, Rise, Avenue, Street, Close, Villas, Passage, Bend, Terrace, Garden, Link, and Heights.

Please do not hesitate to contact the undersigned should you have any questions.

Regards,

S. Jensen

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

STANTEC CONSULTING LTD.

Mike Carnegie, BA
403-716-7919
Stantec Consulting Ltd.
Mike.carnegie@stantec.com
Design with community in mind

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

March 1, 2017

City of Calgary
Planning, Development & Assessment
P.O. Box 2100, Postal Station M
Calgary, Alberta
T2P 2M5

ATTENTION: Sharon Jensen, Senior Planning Technician Subdivision Services

Dear Sharon,

RE: West Macleod - Community D Area - Request for Community and Street Name Approval

Please accept this letter of support from WestCreek Developments for the Community and Street Name application submitted by Urban Systems on behalf of the landowners within Community D in the West Macleod Area Structure Plan.

We are in support of the proposed Community name of "Pine Creek" and all of the proposed street names, as identified below.

Alpine	Andorra	Bristlecone	Colorado
Cypress	Hughes	Jack Pine	Lodgepole
Medora	Mungo	Pinecreek	Pinevalley
Pineview	Pinebluff	Savin	Scotch
Sequoia			

Sincerely,

Catherine Agar, MRP, M.Sc. (Eng)
Manager of Planning
WestCreek Developments Ltd.

S. Jensen

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

March 23, 2017

City of Calgary
Planning, Development & Assessment
P.O. Box 2100, Postal Station M
Calgary, Alberta
T2P 2M5

ATTENTION: Sharon Jensen, Senior Planning Technician Subdivision Services

Dear Sharon,

RE: West Macleod - Community 0 Area - Request for Community and Street Name Approval

Please accept this letter of support from Highfield Land Management Inc. for the Community and Street Name application submitted by Urban Systems on behalf of the landowners within Community D in the West Macleod Area Structure Plan.

We are in support of the proposed Community name of "Pine Creek" and all of the proposed street names, as identified below.

Alpine	Andorra	Bristlecone	Colorado
Cypress	Hughes	Jack Pine	Lodgepole
Medora	Mungo	Pinecreek	Pinevalley
Pineview	Pinebluff	Savin	Scotch
Sequoia			

Sincerely,
Dennis Inglis
(*Highfield Development*)

S. Jensen

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

APPENDIX II

POLICY STEWARD'S COMPLIANCE REPORT

To:

Planning and Development

Re: Proposed Community and Street Naming (SN2017-0003 & SN2017-0005)

Policy Steward's Compliance Report

Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01) Schedule C: Requirements for Naming Communities, Neighbourhood and Subdivisions		
---	--	--

Proposed Community Name: "Pine Creek"		
---------------------------------------	--	--

Policy Requirement	Compliant (Y/N)	Comments
Schedule C 1. The area name should reflect Calgary's heritage and/or further a sense of community.	Y	Proposed name, "Pine Creek", has direct and significant connection to the immediate area - a stream running along the southern border of the proposed community is named "Pine Creek".
Schedule C 2. Community, neighbourhood and subdivision names are to be unique within Calgary. Names suggested shall not resemble those of any other street and/or development name used elsewhere in Calgary. Where a development is located within a subdivision, that development may use the same name as the subdivision.	N	Proposed community name is similar to the name of existing NE Calgary community name "Pineridge"; it also resembles multiple street names located within the Pineridge community that start with "Pine" - "Pinemont", "Pineloint", "Pinegrove", "Pinetree", "Pinecrest", "Pinehill".

Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01) Schedule D: Requirements for Naming Public and Private Roadways		
---	--	--

Proposed Street Name/s: "Alpine", "Bristlecone", "Cypress", "Jack Pine", "Medora", "Pinecreek", "Pineview", "Savin", "Andorra", "Colorado", "Hughes", "Lodgepole", "Mugo", "Pinevalley", "Pinebluff", "Scotch".		
---	--	--

Policy Requirement	Compliant (Y/N)	Comments
Schedule D General Naming Requirements 2. Proposed street names selected for roadways are to be distinct from those used for street names elsewhere in Calgary, by not sharing similar syllables or pluralized forms.	N	The following streets do not meet this requirement: "Pinecreek", "Pineview", "Pinevalley" and "Pinebluff". There are several streets located within the Pineridge community that start with "Pine" - "Pinemont", "Pineloint", "Pinegrove", "Pinetree", "Pinecrest", "Pinehill".

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

Schedule D General Naming Requirements 5. Street names shall not exceed 14 characters in length. For streets that intersect freeways and expressways, the name of the street shall not exceed 9 characters.	Y
Schedule D General Naming Requirements 6. Prefixes and abbreviations within roadway names are not permitted.	Y
Schedule D General Naming Requirements 7. Names that are hyphenated or contain an apostrophe are not permitted.	Y
Schedule D General Naming Requirements 8. Two-worded roadway names are discouraged. Where two-worded names are used, the space between the two words shall be included as one of the characters in the 14 character limit.	Y
Schedule D General Naming Requirements 9. Three-or-more word roadway names are not permitted.	Y
Schedule D General Naming Requirements 10. The practice of dual name roadways is not permitted. The following exception types are permitted on approval by Council: a. Naming for the purpose of historical integrity: If an opportunity exists in a Council approved policy such as area redevelopment plans, strategic or other community plans to retain historical integrity through dual naming this may be proposed as part of the policy process. (Example: Mission ARP provided for dual naming of areas within the community such as 4 St. S.W. formerly Broadway, 2 Street S.W. formerly Hamilton Street and 19 Avenue formerly St. Mary Street); and, b. Naming for the purpose of recognition of international/national event or activity. (Example: Olympic Way was named to recognize the 1988 Winter Olympics).	Y

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

Schedule D General Naming Requirements 11.
Alphabetic designations ONLY for street names:
(Example: "A Street", "B Street", etc.) shall not be
permitted.

Y

Schedule D General Naming Requirements 20.
Naming of roadways using a defined theme shall
be permitted if proposed names meet the following
requirements:

Y

Suggested by Developer theme is coniferous
trees that meets the requirements of the
Policy.

- a. Themes must be simple and commonly understood unless reflecting a theme of Canadian national or local significance;
 - b. Where possible, theme names and those used in association with the theme, should represent individuals or events of importance and names that are generally well-known and/or respected;
 - c. Theme and names suggested should be able to withstand the test of time (i.e., no fad names shall be permitted);
 - d. Suggested theme must not be used if there are roadway names already in use elsewhere in The City that may be perceived as being associated with the theme area;
 - e. When there are many names in use throughout Calgary that could be associated with a proposed theme, despite their location, theme naming shall not be permitted;
 - f. Names used for roadways must be clearly associated with the theme. Names should be ones easily recognized as being related to a given theme by individuals not well-versed or regarded as 'expert' with respect to the theme;
 - g. Where words used within a theme are not as easily recognized as being associated with the theme, prefixes or other qualifiers may be used; and,
 - h. Differences in spelling (Example Wolfe vs. Woolf) are not sufficiently distinctive and would require some qualification (Example Thomas Wolfe vs. Virginia Woolf).
-

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

Schedule D Specific Naming Requirements 21 c. Y Suggested by Developer theme is coniferous trees.
The naming of Collector and Local Streets (numbered or named) within a community shall either be:

i. historically significant for the community;

ii. follow a theme; or,

iii. considered from Council approved names maintained by the policy steward.

Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01)
Schedule D: Requirements for Naming Public and Private Roadways

Proposed Street Name/s: "Creekside", "Creekstone", "Creekrise", "Creekridge", "Creekview", "Creekhaven".

Policy Requirement	Compliant (Y/N)	Comments
Schedule D General Naming Requirements 2. Proposed street names selected for roadways are to be distinct from those used for street names elsewhere in Calgary, by not sharing similar syllables or pluralized forms.	N	There is Creek Road in NE Calgary. None of the proposed street names meet this policy requirement, as all of the proposed names start with "Creek".
Schedule D General Naming Requirements 5. Street names shall not exceed 14 characters in length. For streets that intersect freeways and expressways, the name of the street shall not exceed 9 characters.	Y	
Schedule D General Naming Requirements 6. Prefixes and abbreviations within roadway names are not permitted.	Y	
Schedule D General Naming Requirements 7. Names that are hyphenated or contain an apostrophe are not permitted.	Y	
Schedule D General Naming Requirements 8. Two-worded roadway names are discouraged. Where two-worded names are used, the space between the two words shall be included as one of the characters in the 14 character limit.	Y	
Schedule D General Naming Requirements 9. Three-or-more word roadway names are not permitted.	Y	

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

Schedule D General Naming Requirements 10. The practice of dual name roadways is not permitted. The following exception types are permitted on approval by Council:	Y	
a. Naming for the purpose of historical integrity: If an opportunity exists in a Council approved policy such as area redevelopment plans, strategic or other community plans to retain historical integrity through dual naming this may be proposed as part of the policy process. (Example: Mission ARP provided for dual naming of areas within the community such as 4 St. S.W. formerly Broadway, 2 Street S.W. formerly Hamilton Street and 19 Avenue formerly St. Mary Street); and,		
b. Naming for the purpose of recognition of international/national event or activity. (Example: Olympic Way was named to recognize the 1988 Winter Olympics).		
Schedule D General Naming Requirements 11. Alphabetic designations ONLY for street names: (Example: "A Street", "B Street", etc.) shall not be permitted.	Y	
Schedule D General Naming Requirements 20. Naming of roadways using a defined theme shall be permitted if proposed names meet the following requirements:	N	All proposed street names have no connection to the previously proposed by the applicant coniferous trees theme.
a. Themes must be simple and commonly understood unless reflecting a theme of Canadian national or local significance;		
b. Where possible, theme names and those used in association with the theme, should represent individuals or events of importance and names that are generally well-known and/or respected;		
c. Theme and names suggested should be able to withstand the test of time (i.e., no fad names shall be permitted);		

**PROPOSED COMMUNITY NAME AND STREET NAME
RESIDUAL SUB-AREA 14V (WARD 14)**

**NORTH OF DUNBOW ROAD S, SOUTH OF 210 AVENUE S,
WEST OF 6 STREET SE EAST OF 64 STREET W**

MAPS 9SS, 10SS

d. Suggested theme must not be used if there are roadway names already in use elsewhere in The City that may be perceived as being associated with the theme area;

e. When there are many names in use throughout Calgary that could be associated with a proposed theme, despite their location, theme naming shall not be permitted;

f. Names used for roadways must be clearly associated with the theme. Names should be ones easily recognized as being related to a given theme by individuals not well-versed or regarded as 'expert' with respect to the theme;

g. Where words used within a theme are not as easily recognized as being associated with the theme, prefixes or other qualifiers may be used; and,

h. Differences in spelling (Example Wolfe vs. Woolf) are not sufficiently distinctive and would require some qualification (Example Thomas Wolfe vs. Virginia Woolf).

Schedule D Specific Naming Requirements 21 c. The naming of Collector and Local Streets (numbered or named) within a community shall either be:

N

All proposed street names have no connection to the previously proposed by the applicant coniferous trees theme.

i. historically significant for the community;

ii. follow a theme; or,

iii. considered from Council approved names maintained by the policy steward.