

Planning & Development Report to
Calgary Planning Commission
2020 July 16

ISC: UNRESTRICTED
CPC2020-0675

Land Use Amendment in Pine Creek (Ward 13) at 507 – 210 Avenue SW, LOC2020-0031

EXECUTIVE SUMMARY

This application was submitted on 2020 February 26 by Stantec Architecture on behalf of Anthem United representing the ownership group (Catherine A. Duffin, John David Duffin, Timothy A. Duffin, and 2007 United Lands Corp). The application proposes to re-designate approximately 21.16 hectares (52.29 acres) of undeveloped land within the southwest community of Pine Creek from Residential – One Dwelling (R-1s) District and Residential One/Two Dwelling (R-2) District to Residential – Low Density Mixed Housing (R-G) District to allow for:

- a wider variety of low density residential dwellings, including semi-detached dwellings, rowhouse buildings, duplex dwellings, and cottage housing clusters, in addition to the uses already allowed (e.g. single detached homes, secondary suites and backyard suites);
- a maximum height of 12 metres; and
- the uses listed in the R-G designation.

The proposal conforms to the *West Macleod Area Structure Plan (ASP)*, the *Municipal Development Plan (MDP)*, and the Pine Creek outline plan as approved in 2017.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 21.16 hectares ± (52.29 acres ±) located at 507 – 210 Avenue SW (Portion of Plan 1013290, Block 1, Lot 1) from Residential – One Dwelling (R-1s) District and Residential One / Two Dwelling (R-2) 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

Stantec Architecture, on behalf of Anthem United representing the ownership group (Catherine A. Duffin, John David Duffin, Timothy A. Duffin, and 2007 United Lands Corp), submitted the subject land use amendment application to The City on 2020 February 26 and has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

**Planning & Development Report to
Calgary Planning Commission
2020 July 16**

**ISC: UNRESTRICTED
CPC2020-0675**

Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

On 2017 January 26, Calgary Planning Commission approved the Pine Creek Outline Plan, LOC2015-0112 (Attachment 2), followed by land use approval by Council on 2017 March 13 (CPC2017-092).

Tentative Plan, SB2017-0180 Pine Creek Phase 01, to the northeast of the subject site, was approved by the Subdivision Authority on 2018 September 07.

On 2018 December 10, Council approved the redesignation of 6.13 hectares \pm (15.15 acres \pm) from Residential – One Dwelling (R-1s District) to Residential – Low Density Mixed Housing (R-G) District (LOC2018-0151).

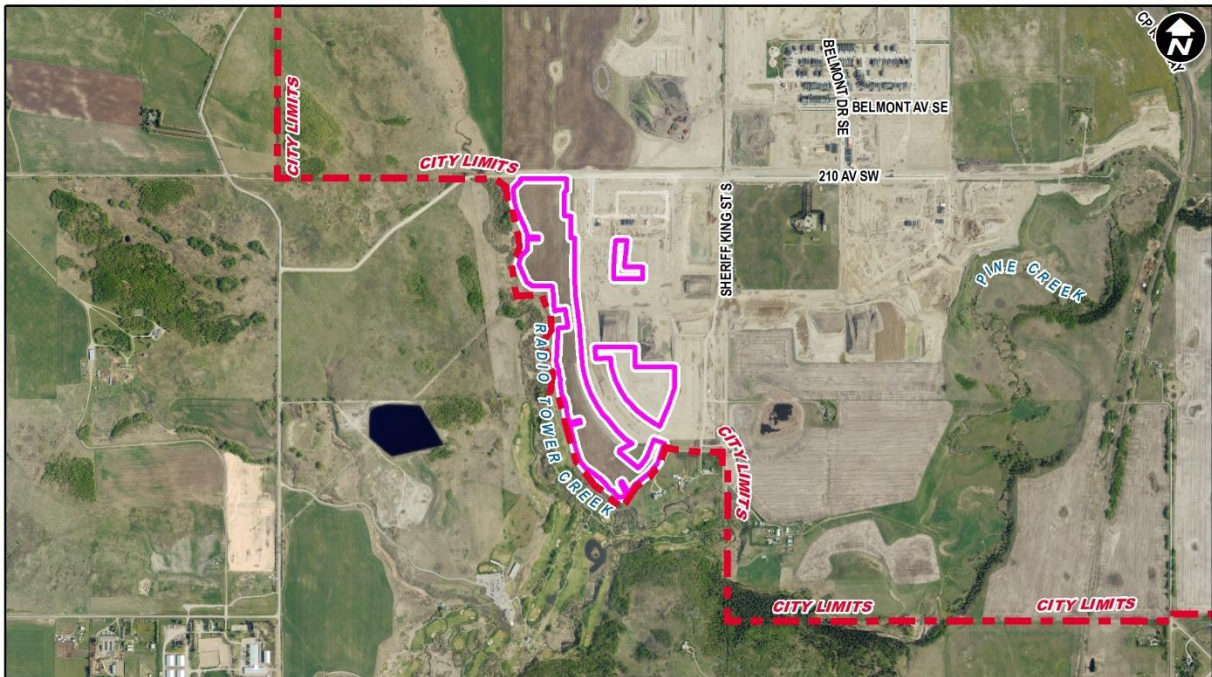
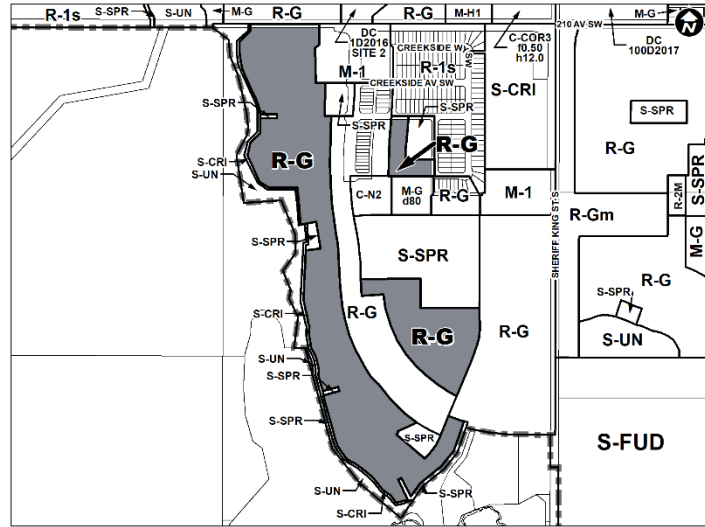
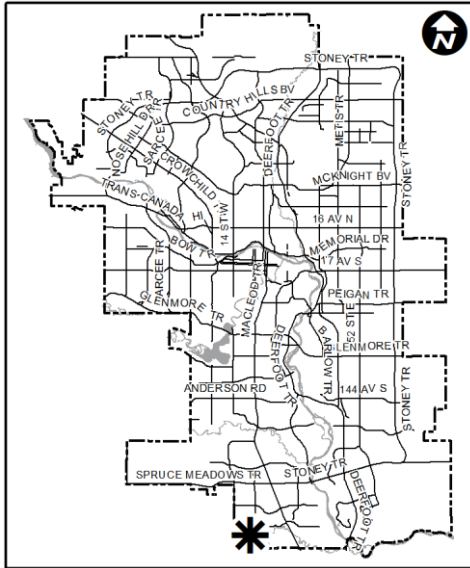
A subdivision application (SB2020-0073) was submitted on 2020 March 16 and is currently on hold pending the decision of the subject land use application.

Planning & Development Report to
Calgary Planning Commission
2020 July 16

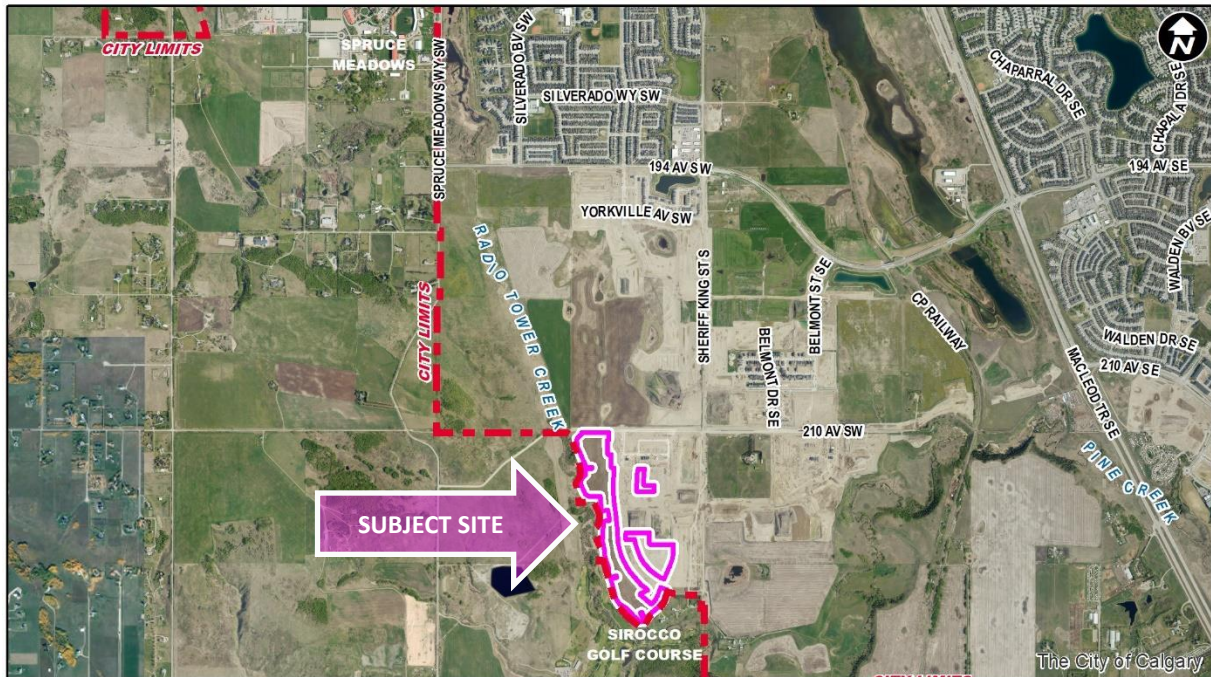
ISC: UNRESTRICTED
CPC2020-0675

Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

Location Maps



Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031



Site Context

The subject site is situated in the southwest quadrant of the city in the developing community of Pine Creek. The area is bounded by 210 Avenue SW to the north and Sheriff King Street S to the east. To the west and south, the site follows the City of Calgary / Municipal District of Foothills boundary. Historically the subject lands have been used for agricultural purposes and had never been developed.

The Pine Creek Outline Plan is approximately 71.33 hectares (176.26 acres) in size and the portion of the subject site to be redesignated from R-1s and R-2 Districts to R-G District, under the subject application, is approximately 21.16 hectares (15.15 acres) and is situated to the west and east of Creekside Drive SW, the neighbourhood's main north-south road. The subject lands are adjacent to a mix of land use to districts, which include R-1s, R-2, R-G, Commercial Neighbourhood 2 (C-N2) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park, and Community Reserve (S-SPR) District.

As shown in *Figure 1*, the community of Pine Creek is still in the process of developing.

Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

Figure 1: Community Peak Population

| Pine Creek | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 2.80 |
| 2019 Current Population | 2.80 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0.00% |

Source: *The City of Calgary 2019 Civic Census*

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The land use amendment (Attachment 3) allows for a wider range of building types that are compatible with the applicable policies identified in the ASP and MDP, as discussed in the Strategic Alignment section of this report.

Land Use

The subject site is currently designated as Residential – One Dwelling (R-1s) and Residential One / Two Dwelling (R-2) Districts and are intended to accommodate low density residential development in the form of single detached and semi-detached dwellings respectively in the developing area. Secondary suites may also be accommodated as a permitted use on the same parcel. The R-2 District allows for a maximum height of 11 metres and the R-1s District allows for a maximum building height of 11 to 12 metres, depending on the parcel size and width.

The proposed Residential – Low Density Mixed Housing (R-G) District is intended to apply to low density neighbourhoods within the developing area and accommodates a wide range of low density residential development in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. Backyard Suites and Secondary Suites may also be accommodated in the R-G District.

Development and Site Design

The proposed land use amendment is not proposing any changes to the approved Pine Creek Outline Plan (LOC2015-0112), as the parcel depths, road network, and servicing will remain the same. Access to the subject parcels will remain from the lane, as no access has been granted from Creekside Drive SW. All conditions from the Pine Creek Outline Plan shall still apply.

**Planning & Development Report to
Calgary Planning Commission
2020 July 16**

**ISC: UNRESTRICTED
CPC2020-0675**

Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

Transportation

All Conditions of Approval from the Pine Creek Outline Plan (LOC2015-0112) shall apply and remain for this amended application. All vehicle access for the proposed R-G District will remain from the lane.

Pedestrian access to the subject area is available from Creekside Drive SW, while vehicle access is available from the rear lanes. The area will be served by Calgary Transit bus service with various stops located along Creekside Drive SW and Creekside Boulevard SW. On-street parking adjacent to the subject area will be unrestricted.

Environmental Site Considerations

The proposed application is located within an undeveloped 'greenfield' area. Historically, the lands have been used for agricultural purposes as identified through an Environmental Site Assessment report (submitted with the Pine Creek Outline Plan), in which the potential for negative environmental conditions existing at the site were noted as being low. As such, there are no environmental concerns associated with the site or this proposal.

Utilities and Servicing

The overall utilities and servicing for this development area were reviewed and approved under the Pine Creek Outline Plan (LOC2015-0112). The proposed land use amendment does not significantly impact the approved services for the area. Based on the analysis as per the approved outline plan, the area has the capacity to service proposed development.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

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

The applicant had sent a notification email to the neighbouring Silverado Community Association. No public meetings were held by the applicant or Administration.

There is no Community Association for the subject area and no letters of opposition were received by Administration.

Planning & Development Report to
Calgary Planning Commission
2020 July 16

ISC: UNRESTRICTED
CPC2020-0675

Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Calgary Metropolitan Region Board's Interim Growth Plan*. The proposed 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developing – Future Greenfield area of the [Municipal Development Plan](#) (MDP). The MDP provides guidance for the development of new communities through the policies of the *West Macleod Area Structure Plan*. The applicable MDP policies encourage residential development that is diverse in nature, including a mixture of housing types.

The proposal is in keeping with relevant MDP policies as the R-G District provides for a variety of low density housing types.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

South Macleod Trail Regional Policy Plan (2007)

The [South Macleod Trail Regional Policy Plan](#) provides further policy framework at a regional level and identifies the subject lands as Residential' and 'Conservation Study Area. The proposed application is consistent with the policies of this plan.

Planning & Development Report to
Calgary Planning Commission
2020 July 16

ISC: UNRESTRICTED
CPC2020-0675

Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

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

Within the [Municipal District of Foothills – City of Calgary Intermunicipal Development Plan](#), the subject site is located in the interface area as indicated on Map 2: Interface Area. However, since the subject site is part of an approved Area Structure Plan, the application is not subject to the Interface Area policies as per Policy 2.5.4.

West Macleod Area Structure Plan (Statutory – 2014)

The [West Macleod Area Structure Plan](#) identifies the subject site as Residential Area on Map 4: Land Use Concept, which is intended for residential development in a variety of development forms. The proposed redesignation which will allow for a wider variety of housing options is in alignment with the objectives of the plan.

The *West Macleod Area Structure Plan* (Map 7) identifies a specific Residential Area density of 17.3 uph (7 upa). The proposed redesignation would see an anticipated residential density of 19.58 uph (7.92 upa) which exceeds the minimum density requirement for the Residential Area.

Pine Creek Outline Plan (2017)

On 2017 January 26, Calgary Planning Commission approved the Pine Creek Outline Plan (LOC2015-0112) on 2017 January 26, followed by land use approval by Council on 2017 March 13.

The proposed redesignation of approximately 21.16 hectares (52.29 acres) The proposed application conforms with the general intent of approved Pine Creek Outline Plan and provides a variety of residential development options in the community. The proposal also continues to meet the intent, goals and policies of the *Municipal Development Plan* and *West Macleod Area Structure Plan*.

Social, Environmental, Economic (External)

The recommended land use district allows for a wider range of housing types than the existing Residential – One Dwelling (R-1s) District and still meets the density targets outlined within the *West Macleod Area Structure Plan* and associated outline plan. The proposal meets the objectives of the *Municipal Development Plan* to ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians.

Financial Capacity

Current and Future Operating Budget

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

Planning & Development Report to
Calgary Planning Commission
2020 July 16

ISC: UNRESTRICTED
CPC2020-0675

Land Use Amendment in Pine Creek (Ward 13) at 507 - 210 Avenue SW, LOC2020-0031

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *West Macleod Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Residential – Low Density Mixed Housing (R-G) District is intended to allow for additional low density residential forms to be built, providing flexibility for the developer of this site and better accommodating the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Approved Outline Plan, LOC2015-0112
3. Land Use Amendment