

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 14V (WARD 14)
SHERIFF KING STREET S AND 210 AVENUE SE
BYLAW 192D2017**

MAP 10SS

EXECUTIVE SUMMARY

This Land Use Amendment seeks to redesignate 49.5 hectares \pm (122.31 acres \pm) of land from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G and R-Gm) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

The intent of this application is to provide a variety of residential units, a Neighbourhood Node, a Joint Use Site (school site and playfields), other local parks, stormwater pond and Environmental Reserve.

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

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 April 20

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 192D2017; and

1. **ADOPT** the proposed redesignation of 49.5 hectares \pm (122.31 acres \pm) located at 221 and 305 – 210 Avenue SE (NW1/4 Section 10-22-1-5; Plan 0411314, Block 1, 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, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 192D2017.

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REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment is in alignment with the intent, goals and policies of both the Municipal Development Plan (MDP) and the West Macleod ASP. The application meets the minimum density and intensity requirements while providing a variety of housing options, a Joint Use Site and an effective open space system.

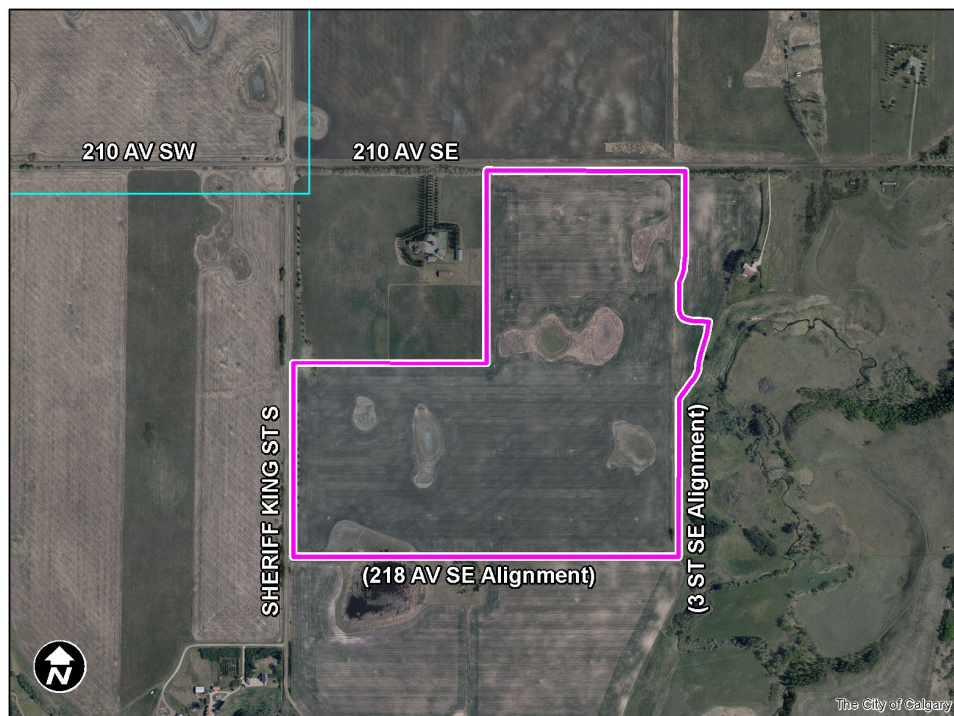
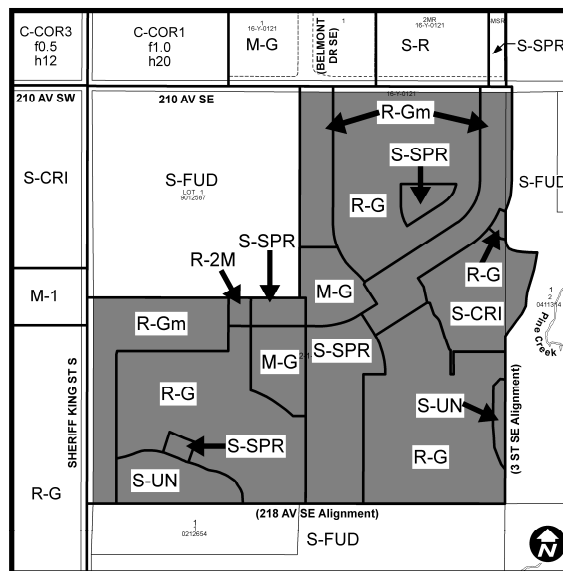
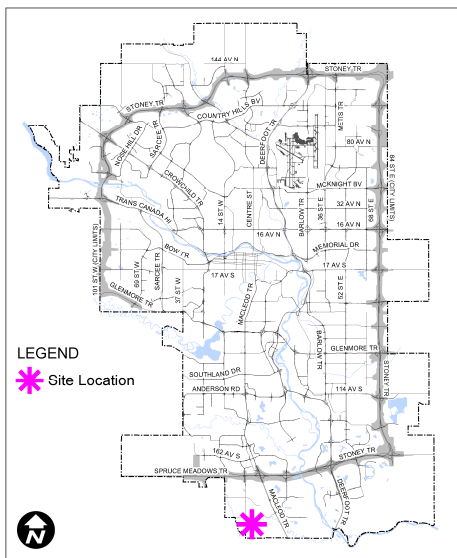
ATTACHMENT

1. Proposed Bylaw 192D2017

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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 49.5 hectares \pm (122.31 acres \pm) located at 221 and 305 – 210 Avenue SE (NW1/4 Section 10-22-1-5; Plan 0411314, Block 1, 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, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District.

Moved by: R. Wright

Carried: 6 – 0

Absent: Mr. Foht left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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Applicant:

B & A Planning Group

Landowner:

2015 United Alberta Lands GP Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site, referred to as "Pine Creek Stage 2", is situated within the southwest quadrant of the City. It is located directly south of 210 Avenue SE, east of Sheriff King Street S and west of Pine Creek. The City of Calgary / Municipal District of Foothills boundary is nearby to the south and west of the property and the CP Railway Line and Macleod Trail SE are located further to the east. The property has historically been used for farming and grazing and has never been developed. The parcel is currently designated Special Purpose – Future Urban Development (S-FUD) District.

Surrounding lands include the approved communities of Belmont to the north, Yorkville to the northwest and Pine Creek Stage 1 to the west. Yorkville and Belmont were given Land Use and Outline Plan approval in 2015 and Pine Creek Stage 1 was given approval in early 2017. These communities will include a mix of residential and commercial developments. Land Use Amendment and Outline Plan applications for lands south and east of the subject site, currently designated as S-FUD and also being used for agricultural purposes, have been submitted to the City and are currently under review. Future land development to the south will be consistent with the current Pine Creek application and will consist of residential uses, including a Joint Use Site.

LAND USE DISTRICTS

This Land Use Amendment application seeks to redesignate approximately 49.5 hectares \pm (122.31 acres \pm) of land from S-FUD and is proposing a variety of residential housing types, a Joint Use Site (school site and playfields), local parks, stormpond and Environmental Reserve. Proposed land uses and general anticipated development are as follows:

Residential uses:

- Residential – Low Density Multiple Dwelling (R-2M) District to accommodate comprehensively designed low density residential development in the form of semi-detached dwellings and/or townhouses;
- Residential – Low Density Mixed Housing (R-G and R-Gm) District to accommodate low density development in the form of duplexes, row houses, semi-detached, and single detached dwellings;
- Multi-Residential – At Grade Housing (M-G) District to accommodate a variety of multi-residential forms of low height and low density;

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Non-residential uses:

- Special Purpose – Urban Nature (S-UN) District to protect Pine Creek and an existing wetland as environmental reserve;
- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate a school site and playfields, parks and open space, playgrounds and local pathways through municipal reserve dedication; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate the stormwater pond.

The southwest corner of the site contains a preserved wetland and a 30 metre Environmental Reserve (ER) buffer surrounding the wetland, both to be designated as S-UN. The ER buffer will feature a local pathway encircling the wetland with connections to the north and to future communities to the south.

A second ER parcel (S-UN) is located in the southeast corner of the site at the top of the slope of the valley of Pine Creek. The ER has a depth of 18 metres and will include a 2.0 metre granular pathway that will connect to the neighbourhood to the west and along the ridge to future communities to the northeast and southeast.

LEGISLATION & POLICY

There are no legislation or policy amendments required in order to support this application.

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).

Municipal Development Plan (MDP)

The MDP identifies the subject site as “Future Greenfield” according to the Urban Structure Map (Map 1). The Future Greenfield areas are protected for future urban development.

The application has an anticipated residential density range of 19.6 uph (7.9 upa) to 26.8 uph (10.8 upa). This density range 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 site is located within the boundaries of the West Macleod ASP. The West MacLeod ASP provides more detailed direction with specific policies and guidelines for development. The ASP identifies the subject lands as Residential Area, with a Neighbourhood Node located centrally within the Outline Plan area, and a Joint Use Site located on the southern portion of the Outline

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Plan area. The anticipated residential density for the Residential Area of the Plan of 19.6 uph (7.9 upa) and 49 uph (20 upa) for the Neighbourhood Node meet the intent of the ASP policies.

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

The site is located within the Intermunicipal Development Plan as identified in the 1998 M.D. of Foothills /Calgary Intermunicipal Development Plan (IDP). The municipal boundary shown in the IDP is out of date and the extent of the Urban Growth Corridor, identified for future annexation of M.D. of Foothills land into the City, is currently under review with the expectation that the area will expand to include several sections south of the current municipal boundary. Until such time as the IDP update is approved by both Councils, the existing IDP policies remain in effect and were considered as part of this application. This application is aligned with those policies.

TRANSPORTATION NETWORKS

Sheriff King Street S and 210 Avenue SE 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 SE connects to Macleod Trail SE.

Widening of 210 Avenue SE, between the plan area and Macleod Trail SE, and improvements to its intersection with Macleod Trail SE will be done in conjunction with subdivision approvals adjacent to 210 Avenue SE.

The West Macleod ASP designates Sheriff King Street S as a Primary Collector south of 210 Avenue SE, however it was determined that it would be beneficial for accommodating future growth south of Pine Creek to allocate sufficient right of way for a future arterial cross section. Therefore, a 36.0 metre right of way will be allocated, and an interim, custom cross section will be constructed until such time that the classification is changed to an arterial and additional capacity is required.

A Transportation Impact Assessment (TIA) was submitted to establish street classifications and intersection lane configurations for the plan area.

UTILITIES & SERVICING

Water servicing will be provided from a water feeder main on 210 Avenue SE which is currently under construction. A secondary connection will need to be provided at the expense of the developer in conjunction with the initial phase of development.

Sanitary servicing will be provided from the West Pine Creek Sanitary Trunk which is currently under construction. A branch from the trunk on 210 Avenue SE to the subject lands will need to be constructed 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 in the eastern portion of the plan area. The pond will ultimately discharge to Pine Creek at a regulated rate via a new outfall to Pine Creek to be constructed by the developer.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was completed for the site. No potential or actual environmental concerns were identified.

A Biophysical Impact Assessment was completed for the site. Mitigation measures were identified and the developer is expected to adhere to the measures throughout the development process.

ENVIRONMENTAL SUSTAINABILITY

Sustainability initiatives will be looked at during later stages of planning.

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 concept 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). This addresses concerns around the funding of required infrastructure, and therefore Administration is comfortable in recommending approval.

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.

PUBLIC ENGAGEMENT

Community Association Comments

The Silverado Community Association was circulated. No response was received by Administration by the CPC Report submission date.

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Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

Prior to the submission of this Land Use Amendment application, a public open house was held on Thursday, 2015 June 25. It was hosted at South Fish Creek Recreation Centre between 5:00 – 7:00 pm. Approximately 76 members of the public attended, as well as City Staff, the Ward Councillor and the President of the Silverado Community Association.

The open house was jointly hosted by four landowners in the West Macleod ASP area with either active or upcoming applications. Approximately 2900 notices were direct mailed to homes in Silverado and the West Macleod area. Four bold community signs were placed in the area for a week before the event. Two of the signs were located at the east entries of Silverado, one of the east side of Sheriff King Street S just south of Highway 22X, and one on 210 Avenue SE.

The purpose of the consultation was to present a comprehensive plan for the communities and to share information about common roads, open space corridors, overall number of new homes and staged infrastructure (transportation and underground utilities) with attendees. The proposed comprehensive plan and information sharing were well received by the public. The open house was hosted by United Communities (Pine Creek and Belmont lands), Mattamy Homes (Yorkville lands) and the Thiessen family (south of 210 Avenue SE and east of Sheriff King Street S).

Comments from the community, as summarized by the applicant, are listed below:

- Concerns about increased traffic in the area and how / when will transportation improvements be provided.
- Timing for when the various communities would be developed and when homes would be constructed and sold.
- Clarification of timing for LRT South extensions.
- Where commercial uses were proposed and what local services would be provided.
- Interface with the Sirocco Golf Course subdivision or development permits applications as required by the County.

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APPENDIX I

APPLICANT'S SUBMISSION

The following summarizes the land use and outline plan applications that were submitted by B&A Planning Group on behalf of United Communities and Highfield Land Management. The subject site is generally located south of 210 Avenue SE and east of Sheriff King Street S in the NW1/4 of Section 10, Township 22, Range 1, West of the 5th Meridian. The site comprises approximately 49 hectares (122 acres) of land that is primarily comprised of cultivated farmland and a limited number of disturbed wetlands. The lands are relatively flat and gently sloping to the southeast towards Pine Creek.

United Communities proposes to establish the community of Pine Creek – Stage 2 on the subject site. The vision for Pine Creek is a community that evolves overtime to accommodate the changing needs of families while offering a strong sense of place and connectivity through its layout and amenities. The community will be laid out in a modified grid pattern that supports connections between various open spaces, a pedestrian and transit friendly environment and efficient transportation and servicing. This vision is to be achieved by offering a number of community elements including:

- A variety of dwelling types;
- A neighbourhood node;
- A community plaza connecting to a future community centre site on the adjoining parcel;
- A school and playfields;
- Two parks;
- A preserved wetland; and
- A stormpond.

To implement the vision, the subject site is to be redesignated to the Residential - Low Density Mixed Housing (R-G & R-Gm), the Multi-Residential – At Grade Housing (M-G) and the Residential – Low Density Multiple Dwelling (R-2M) districts to allow for low and medium density residential development. To accommodate the open space land uses, the Special Purpose – School, Park and Community Reserve (S-SPR), City and Regional Infrastructure (S-CRI) and Urban Nature (S-UN) districts will be applied. The transportation network that will be established will include streets, local and regional pathways, bike lanes and transit. Water, sanitary, stormwater and shallow utilities will also service the development.

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan, South Macleod Trail Regional Policy Plan and the West Macleod Area Structure Plan. In addition, all the requirements of the City administration have been achieved. United Communities is respectfully seeking support of the Calgary Planning Commission and Council for this new Calgary Community.

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