

**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

**SUPPLEMENTARY REPORT**

The combined Land Use Amendment and Outline Plan were originally presented to the Calgary Planning Commission (CPC) on 2017 January 12.

**Calgary Planning Commission Directives:**

The Calgary Planning Commission **REFERRED** the proposed redesignation of 71.33 hectares ± (176.26 acres ±) located at 507 – 210 Avenue SW (Plan 1013290, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Commercial – Neighbourhood 2 (C-N2) 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 back to the Administration to address the following:

- Redesign Pine Creek View SW, where the existing cul-de-sac location is, to extend it to Pine Creek Drive SW;
- Look at reallocating the voluntary MR location;

and return to Calgary Planning Commission no later than 2017 January 26.

**ADMINISTRATION CONSULTATION WITH APPLICANT**

A collaborative reassessment between Transportation, Parks, Planning, the applicant and the developer has been undertaken to provide Calgary Planning Commission with the roadway redesign of Pine Creek View SW and the relocation of the voluntary Municipal Reserve (MR) parcel.

The applicant provided the redesign and appropriate reallocations for Administration's review. The proposed Land Use concept did not change significantly based on the extension of Pine Creek View SW to the north connecting to Pine Creek Drive SW, or the relocation of the MR parcel. However the redesign did eliminate the former cul-de-sac.

Due to the limitations of the Environmental Reserve boundary and the Pine Creek View SW roadway extension, there was not sufficient lot depth to allow for the residential parcel to fully extend north to Pine Creek Drive SW, therefore the voluntary MR parcel was relocated to the southwest corner of the new intersection of Pine Creek View SW and Pine Creek Drive SW.

Based on the redesign of the subject area, the Special Purpose – School, Park and Community Reserve (S-SPR) District has increased from the previous proposal brought forth to CPC. The applicant, the developer and Administration are satisfied with the new design. The Special Purpose – School, Park and Community Reserve (S-SPR) District, based on the reallocation of the voluntary MR, has increased from 8.27 hectares (20.44 acres) to 8.34 hectares (20.61 acres). This leads to a decrease in Residential – One Dwelling (R-1s) District



LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017

MAP 9SS

parcels from 25.80 hectares (63.75 acres) to 25.73 hectares (63.58 acres). The redesign equates to a shift in land use of 0.07 hectares (0.17 acres).

**AMENDED PLANS**

See SUPPLEMENTARY APPENDIX II for the amended Land Use District Map.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 January 26

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 94D2017; and

1. **ADOPT** the proposed redesignation of 71.33 hectares  $\pm$  (176.26 acres  $\pm$ ) located at 507 – 210 Avenue SW (Plan 1013290, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Commercial – Neighbourhood 2 (C-N2) 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 94D2017.



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

---

**REASON(S) FOR RECOMMENDATION:**

Administration believes the resolution of the redesign and Municipal Reserve allocation addresses Planning Commissions concerns while providing for a better overall connectivity within the Plan Area, especially along the western portion, and provides another visible access to the Green Corridor located within the Environmental Reserve to the west.

**ATTACHMENT**

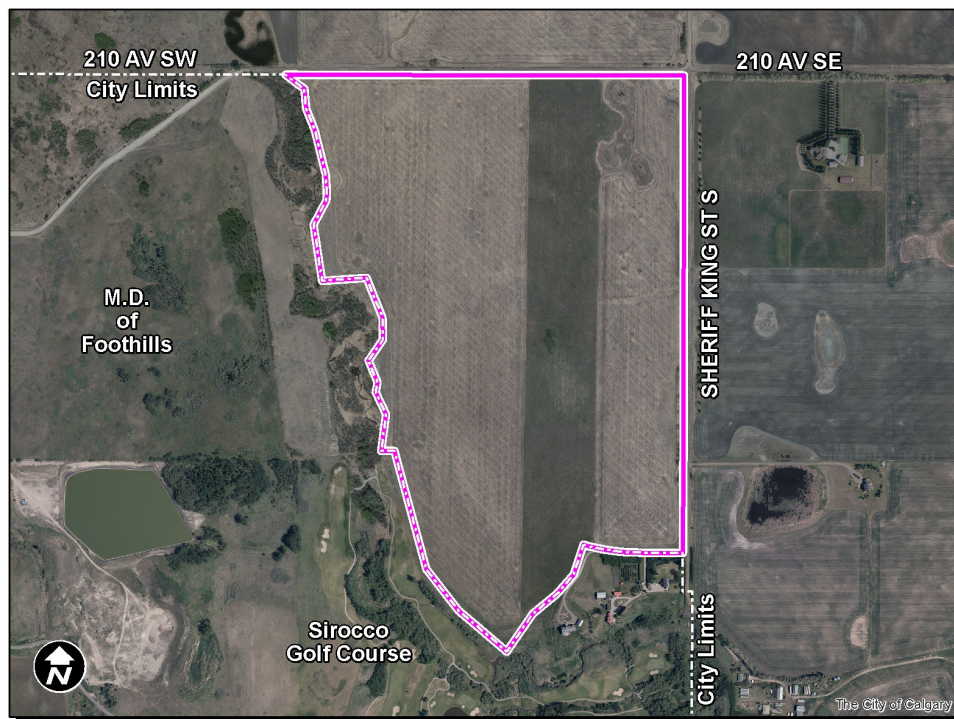
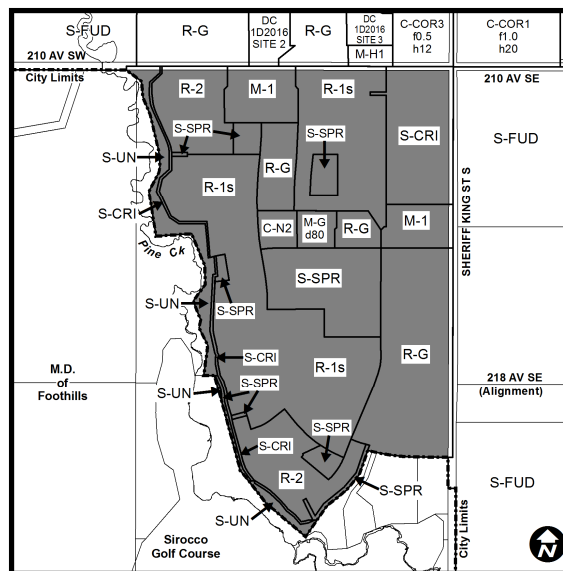
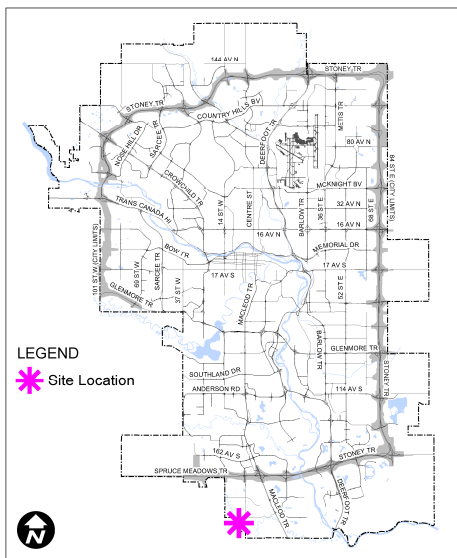
1. Proposed Bylaw 94D2017



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

**LOCATION MAPS**





LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017

MAP 9SS

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 71.33 hectares  $\pm$  (176.26 acres  $\pm$ ) located at 507 – 210 Avenue SW (Plan 1013290, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Commercial – Neighbourhood 2 (C-N2) 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: C. Friesen**  
Absent: G.-C. Carra

**Carried: 8 – 0**

Reasons for Approval from Mr. Friesen:

- I supported the revised plans for this community and want to commend the developer and City administration for the work done to make the changes requested. Although relatively minor, the changes result in a much better plan eliminating a cul-de-sac with no loss of lots and potentially strengthening the connection to the path and park on the west side of the community with only a small reduction in residential area.



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

---

**SUPPLEMENTARY APPENDIX I**

**APPLICANT'S SUBMISSION**

The Pine Creek application (LOC 2015-0112) was presented to Calgary Planning Commission on January 12, 2017. Following discussion about the proposed cul-de-sac on Pine Creek View along the western side of the community, the item was tabled and referred back to consider a redesign.

The applicant has provided an alternative option which is presented to CPC on January 26, 2017. This new design has removed the cul-de-sac in favour of a north connection to Pine Creek Drive. Also, the voluntary municipal reserve parcel has been reconfigured to broaden the open space along the ER.

The applicant and developer support this change and thank CPC for their reconsideration of this application.

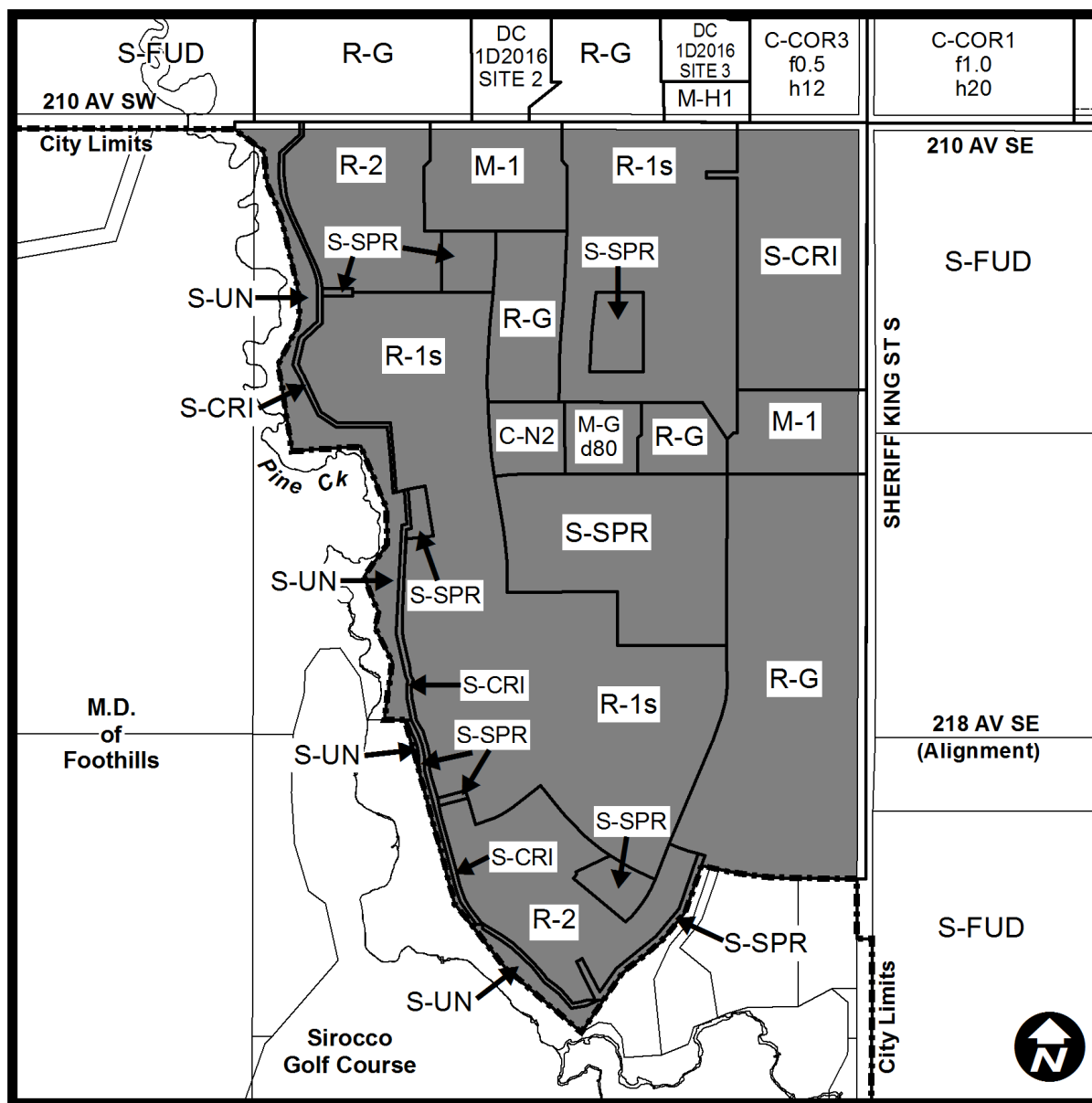


LAND USE AMENDMENT  
 RESIDUAL SUB-AREA 14V (WARD 14)  
 SHERIFF KING STREET S AND 210 AVENUE SW  
 BYLAW 94D2017

MAP 9SS

SUPPLEMENTARY APPENDIX II

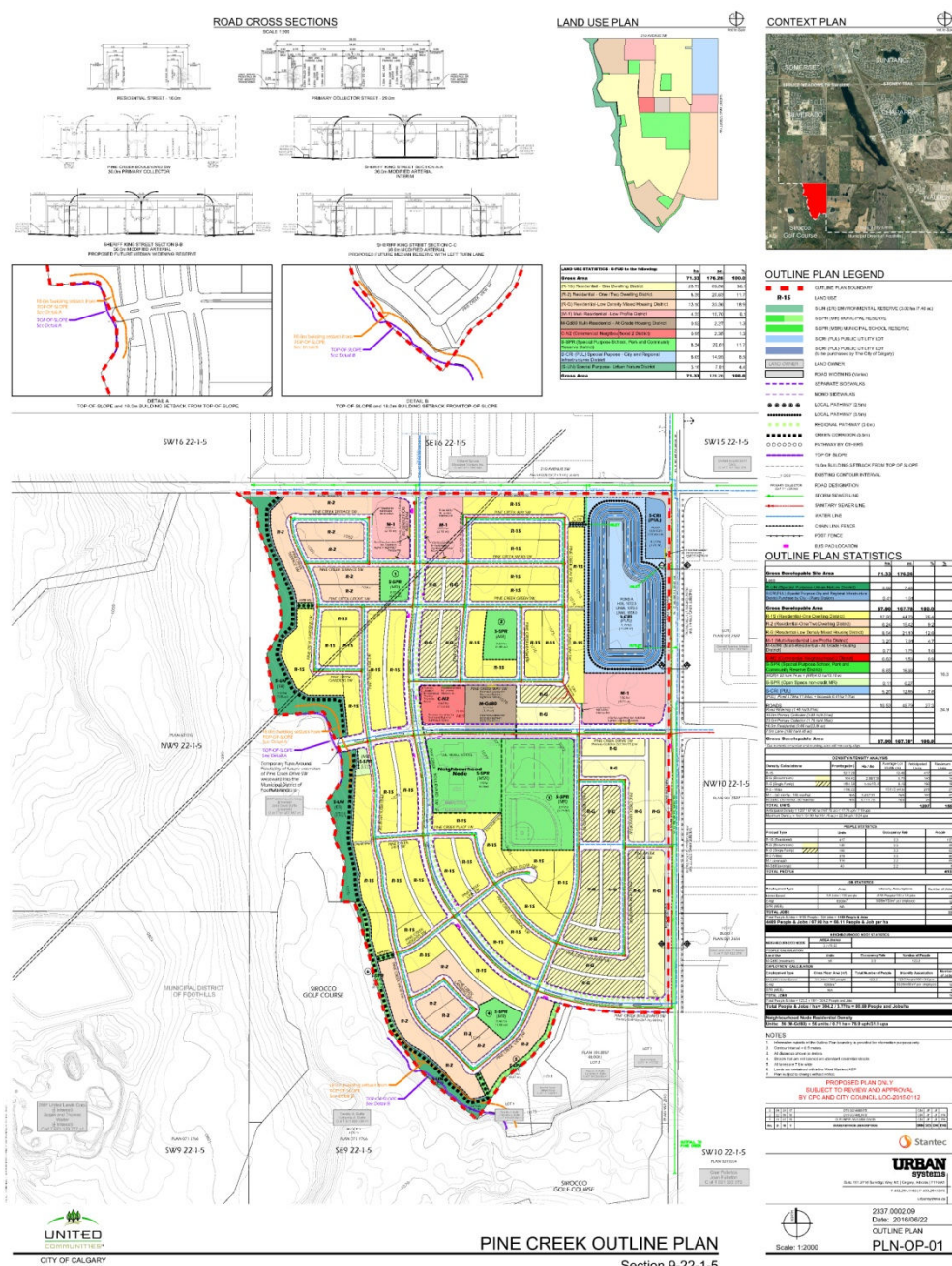
LAND USE DISTRICT MAP





**MAP 9SS**

## OUTLINE PLAN





**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

**EXECUTIVE SUMMARY**

This Land Use Amendment seeks to redesignate 71.33 hectares  $\pm$  (176.26 acres  $\pm$ ) of land from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Commercial – Neighbourhood 2 (C-N2) 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.

The intent of this application is to provide a variety of residential units, a small neighbourhood commercial development, a Joint Use Site (school site and playfields), other local parks, stormpond and a Green Corridor within the Environmental Reserve.

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

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 January 12

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

**REASON(S) FOR RECOMMENDATION:**

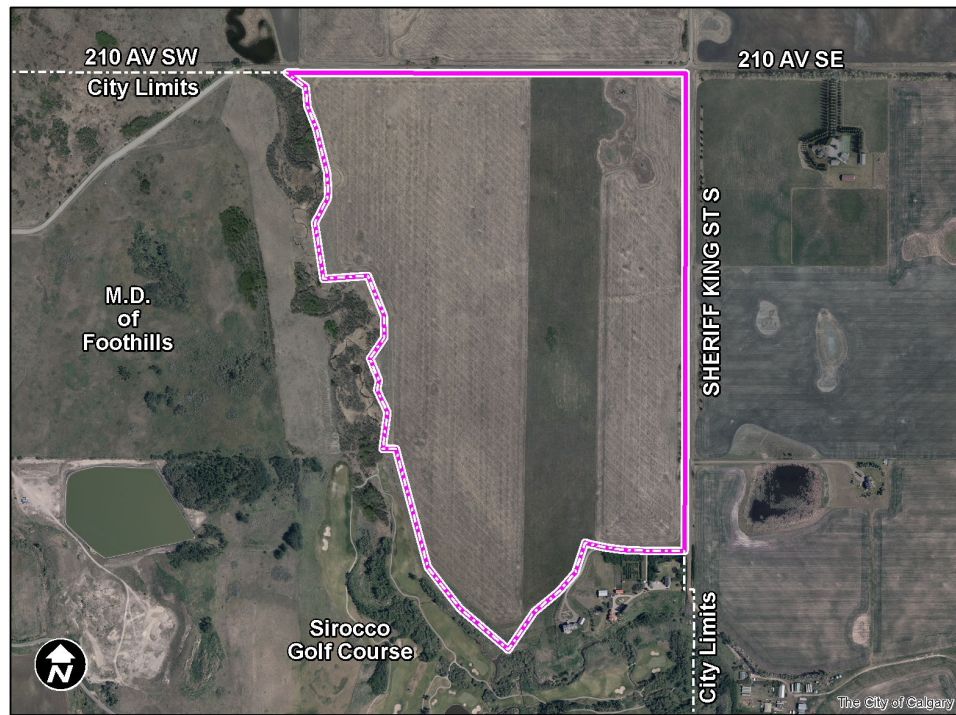
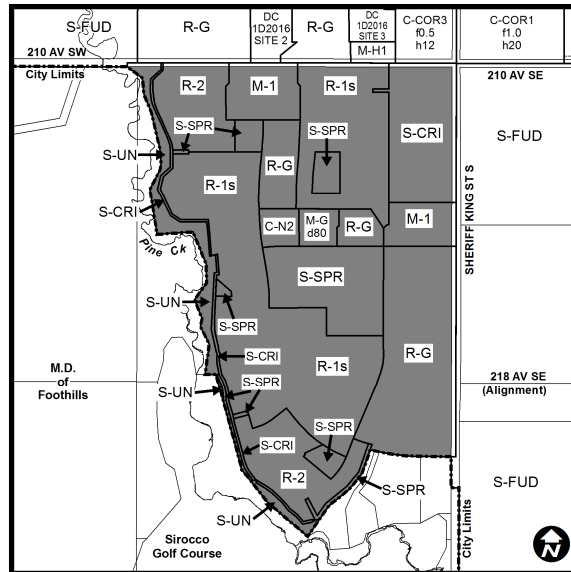
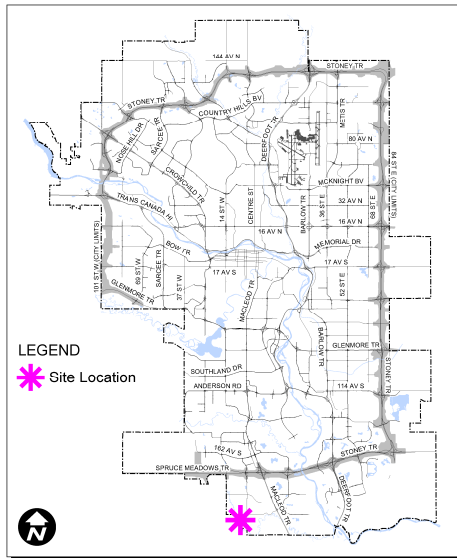
The proposed Land Use Amendment has been developed in accordance to the intent, goals and policies of both the Municipal Development Plan (MDP) and the West Macleod Area Structure Plan (ASP). The plan provides a functional neighbourhood design complemented by an effective transportation and open space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



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

**LOCATION MAPS**





LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017

MAP 9SS

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 71.33 hectares  $\pm$  (176.26 acres  $\pm$ ) located at 507 – 210 Avenue SW (Plan 1013290, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Commercial – Neighbourhood 2 (C-N2) 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: C. Friesen

NO VOTE

2017 January 12

**MOTION:**

The Calgary Planning Commission **REFERRED** the proposed redesignation of 71.33 hectares  $\pm$  (176.26 acres  $\pm$ ) located at 507 – 210 Avenue SW (Plan 1013290, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – One / Two Dwelling (R-2) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-Gd80) District, Commercial – Neighbourhood 2 (C-N2) 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 back to the Administration to address the following:

- Redesign Pine Creek View SW, where the existing cul-de-sac location is, to extend it to Pine Creek Drive SW;
- Look at reallocating the voluntary MR location;

and return to Calgary Planning Commission no later than 2017 January 26.

Moved by: A. Palmiere

Carried: 6 – 0

Reasons for support of the Referral recommendation from Mr. Friesen:

- I supported the deferral of this project to explore a better solution for the end of Pine Creek View. It seems clear that a better solution can be achieved rather than end the road in a cul-de-sac. By moving the voluntary MR space to the north where Pine Creek View would intersect Pine Creek Drive the connection of the community to the west side park and path would be enhanced, the cul-de-sac would be eliminated and no lots would be lost. Although this is a small change



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

---

for this plan it would also send a message that future proposals that include cul-de-sacs needlessly will not be well received by CPC.



LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017

MAP 9SS

**Applicant:**

Urban Systems

**Landowner:**

2007 United Lands Corp  
Timothy A Duffin

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site, referred to as “Pine Creek”, is situated within the southwest quadrant of the City. More specifically, it is situated south of 210 Avenue SW, west of Sheriff King Street S and borders the City of Calgary / Municipal District of Foothills boundary along the west and south property lines. The CP Railway Line and Macleod Trail SE are located further east. The subject lands have historically been used for farming and grazing and have never been developed. The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District.

Surrounding lands include the approved communities of Yorkville to the north and Belmont to the northeast. Both areas were given Land Use and Outline Plan approval in 2015, and are currently undergoing stripping and grading in preparation for development. Development will, in general, consist of a mix of residential and commercial developments, with a blend of community uses. Land Use Amendment and Outline Plan applications for lands 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 east will be consistent with the current Pine Creek application and will consist of residential and community uses, including a Joint Use Site and community centre.

The subject site is bound by the City of Calgary - Municipal District of Foothills boundary along the west and south. Within the Municipal District of Foothills, Radio Tower Creek, the Sirocco Golf Course, and agricultural lands are located to the west of the Plan Area and a couple rural residences are located to the south.

**LAND USE DISTRICTS**

This Land Use Amendment application seeks to redesignate approximately 71.33 hectares  $\pm$  (176.26 acres  $\pm$ ) of land from S-FUD and is proposing a variety of residential units, a small neighbourhood commercial development, a Joint Use Site (school site and playfields), other local parks, stormpond and a Green Corridor within the Environmental Reserve. Proposed land uses and general anticipated development are as follows:



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

Residential Uses:

- Residential – One Dwelling (R-1s) District to accommodate single detached homes with secondary or backyard suites;
- Residential – One / Two Dwelling (R-2) District to accommodate residential development in the form of single detached, semi-detached and duplex dwellings;
- 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;
- Multi-Residential – Low Profile (M-1) District to accommodate a variety of residential forms of low height and medium density;
- Multi-Residential – At Grade Housing (M-Gd80) District to accommodate a variety of residential forms of low height and low density;

Non-Residential Uses:

- Commercial – Neighbourhood (C-N2) District to accommodate small scale commercial developments;
- Special Purpose – Urban Nature (S-UN) District to protect Radio Tower Creek as Environmental Reserve;
- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate the school site and playfields, parks and open space, playgrounds and local pathways through Municipal Reserve dedication;
- Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate the pump station, stormwater pond, bioswale.

The western edge of the plan contains a Green Corridor, which will feature a multi-use pathway the length of the park. Linear park spaces are provided as access to the Green Corridor to visually communicate the entrance to the open space. The majority of the Green Corridor is dedicated as Environmental Reserve (ER) due to the proximity of Radio Tower Creek and Pine Creek, as well as the slope of the adjacent escarpment. There are areas where, as a result of the undulation of the creeks and easing of the escarpment slope, the land does not qualify as ER. Therefore, to provide a contiguous open space system, Municipal Reserve has been dedicated to fill in these areas.

**LEGISLATION & POLICY**

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

Municipal Development Plan (MDP)

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



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

The anticipated residential density range of 17.78 uph (7.19 upa) to 22.84 uph (9.24 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, with a Neighbourhood Node located centrally within the Plan Area, and a Joint Use Site.

The anticipated residential density for the subject area of 17.78 uph (7.19 upa) for the Residential Area and 78.9 uph (32 upa) for the Neighbourhood Node meet the intent of the policies in the ASP.

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

The subject lands are 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 the IDP update is approved by both Councils, the current IDP policies remain in effect and were considered as part of this application. The application is aligned with those policies.

South Saskatchewan Regional Plan (SSRP)

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

**TRANSPORTATION NETWORKS**

Sheriff King Street SW and 210 Avenue SW are the arterial street connections to the area. Sheriff King Street SW connects to Highway 22X (future Southwest Ring Road) with an interchange and 210 Avenue SW connects to Macleod Trail SE.

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

The West Macleod ASP designates Sheriff King Street SW as a Primary Collector south of 210 Avenue SW, 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.



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

---

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 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 to the subject lands will need to be constructed in conjunction with the initial phase of development.

Storm servicing will be collected for the plan area and drain into the proposed pond in the northeast portion of the plan area. The pond will ultimately discharge to Pine Creek at a regulated rate via a storm sewer on Sheriff King Street SW and a new outfall to Pine Creek to be constructed by the developer.

**ENVIRONMENTAL ISSUES**

A Phase I Environmental Site Assessment was submitted as part of the application submission. As an approval condition the applicant is required to:

- Provide documentation that all recommendations from the Phase I ESA have been addressed; and
- Provide documentation that the abandoned pipelines have been removed and that the areas from which they have been removed are appropriate for the intended use as related to environmental concerns.

**ENVIRONMENTAL SUSTAINABILITY**

Bioswales will be located in the Green Corridor to manage stormwater runoff from the adjacent residential lots. This Low Impact Development (LID) feature is identified on the plan as a Public Utility Lot (PUL).



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

---

**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). 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.

**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.



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

---

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 just south of Highway 22X, and one on 210 Avenue.

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 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 transportation improvements will 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 permit applications as required by the County.



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

This application for land use redesignation and outline plan approval is located within the West Macleod Area Structure Plan (ASP) and consists of +/- 71 hectares (+/- 176 acres). The subject lands are located on the very southwestern corner of the city and interfaces with the Municipal District of Foothills No. 31 lands, specifically Pine Creek (Radio Tower Creek) and the Sirocco Golf Course.

United Communities and the Duffin Family jointly own the lands that are subject to this outline plan application, referred to as the "Pine Creek" lands in southwest Calgary. A formal application for community and street names is under consideration by City Administration, and not subject to this outline plan. The name Pine Creek, until a name is officially approved, is used for reference purposes only.

The lands within the outline plan boundary were annexed into the City of Calgary in 2010 from the Municipal District of Foothills No. 31. The area was identified as a growth corridor by the City, and subsequently included in an amendment to the West Macleod ASP to align it with current city policies.

The current land use within the outline plan area is Special Purpose – Future Urban Development (S-FUD) District. The lands are being used for agricultural purposes, and previously accommodated a farm site which was abandoned and demolished. The lands are generally flat with surface drainage currently flowing west towards the golf course, but this will be amended upon urban development. There are no significant environmental, natural or historical features within the plan boundary.

The Pine Creek community will be developed as a residential area in the southwest limits of Calgary, consistent with the ASP policies. Density and intensity targets specified within the Municipal Development Plan (and New Community Planning Guidebook) are achieved. The site will be developed in 4 phases starting at the northeast corner of the site. Development phasing will be generally based on market demand and logical extensions of infrastructure to the site.

There will be a variety of housing types; single family along the western boundary and interior to the lands. Villas are located in the western portion of the plan, and semi-detached and "brownstone" rowhouse buildings are located along the collector roads in Pine Creek for enhanced accessibility and walkability within the community. There is a medium density multi-family site located at the Neighbourhood Activity Centre (NAC) in the central area of the neighbourhood.

Also at the NAC is a local commercial site which will serve the convenience needs of the neighbourhood. This NAC is strategically located at the core of the community for central access, convenient walking densities and transit supportive development.

Open spaces are provided throughout Pine Creek, but most notable is the extensive green space along the entire western boundary. This has been carefully planned to meet ER setback guidelines, surface drainage management, MR dedication requirements and frequent connections from the community to this open space corridor. A joint use site, of 4.86 ha (12 acres) is provided in the central area of Pine Creek, in accordance with the West Macleod ASP.



**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017**

**MAP 9SS**

---

All streets within the outline plan are sized to meet forecast transportation capacities. Complete Streets Guidelines have been applied to the plan. Transit service is shown to be along Pine Creek Boulevard with transit stops adequately spaced. Transit will service the area through a looped route that ultimately will connect to the future LRT station to the northeast.

The sanitary flow from the outline plan area will be collected through the sewer and drain to the northeast of the plan area to the proposed West Pine Creek Sanitary Trunk. The stormwater drainage from the subject lands will be collected through the storm sewer mains and also drain to the northeast of the plan area to the proposed onsite storm pond. The Pine Creek lands will be serviced from a water feedermain at 210<sup>th</sup> Avenue and Sheriff King Street SW.

On behalf of United Communities and the Duffin Family, Urban Systems respectfully requests approval of the outline plan from the Calgary Planning Commission and approval for the land use to be redesignated to single family, multi-family, multi-residential, commercial and special purpose districts by City Council.



LAND USE AMENDMENT  
RESIDUAL SUB-AREA 14V (WARD 14)  
SHERIFF KING STREET S AND 210 AVENUE SW  
BYLAW 94D2017

MAP 9SS

APPENDIX II

OUTLINE PLAN

