

Land Use Amendment and Outline Plan in Pine Creek (Ward 13) at 22000 Sheriff King Street SW, LOC2017-0068

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 22000 Sheriff King Street SW (Portions of S1/2 Section 10-22-1-5) to subdivide 67.85 hectares \pm (167.67 acres \pm) with conditions (Attachment 6); and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 67.85 hectares \pm (167.67 \pm) located at 22000 Sheriff King Street SW (Portions of S1/2 Section 10-22-1-5) 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, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the last portion of the Pine Creek community located in the City's southwest quadrant to allow for additional residential uses, support commercial uses, open spaces and roadways.
- This application would accommodate a range of housing types including single detached dwellings, semi-detached dwellings, rowhouse buildings and multi-residential development, as well as a significant pathway system through the proposed Municipal Reserve (MR) and Environmental Reserve (ER) parcels, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *West Macleod Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This will allow for increased diversity in housing opportunities and will allow for more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? More compact development means a reduction in urban sprawl and also a greater variety of housing options for people.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2017 March 06 by Stantec Consulting on behalf of the landowner, Pine Valley Developments (2008) Ltd. The approximately 67.85 hectare site is in the developing community of Pine Creek, located directly north of the City of Calgary boundary with Foothills County. The site is surrounded by recently approved outline plan and land use amendment applications for the different neighbourhoods within Pine Creek. Figure 1 in

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Attachment 1 depicts the approved outline plan and land use amendment applications in the area. The site is currently vacant, with the exception of a residential dwelling and small cluster of outbuildings along its western edge. This parcel was formally used for agricultural purposes.

This application was initially submitted in 2017. However, there was a delay in the processing of this application, as there was an alignment study prepared (the Sheriff King Street Extension Functional Alignment Study) to evaluate the best location for Sheriff King Street to extend into future annexation lands to the south (including a future creek crossing). Through this study, it was determined that the initially planned alignment of Sheriff King Street along the western edge of the subject site would be required to change to the current proposed alignment through the middle of the site.

As referenced in the Applicant Submission (Attachment 2), the proposed land use districts and subdivision layout allow for a variety of residential building forms including single detached dwellings, semi-detached dwellings, rowhouses and multi-residential development. There are numerous public park spaces planned for the subject area, located primarily along the western and eastern edges of the site, and a significant trail network planned along the Pine Creek water course. Access to the site would be from Sheriff King Street SW and the proposed Creekview Street SW from the south edge of the site.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. They determined that no outreach would be undertaken. Although no specific outreach was undertaken with this application, the applicant has confirmed that they did work closely with the landowners directly adjacent to the subject site throughout the development of the plan. Please refer to the Applicant Outreach Summary, Attachment 3, for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

No public meetings were conducted in direct relation to this application. However, as part of the 2017 policy amendment to the *West Macleod ASP*, a public information session was held on 2017 May 25 at the Cardel Rec South recreation centre in Shawnessy. The event was hosted by The City and included the *West Macleod ASP* amendment and the applicable land use amendment and outline plan applications south of 210 Avenue SE and east of Sheriff King Street S. This was a joint event with two other projects, namely the *South Macleod Centre ASP*

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and the North Silverado Outline Plan. In total approximately 220 members of the public attended. Upon sign in for the event, 18 people out of the 220 came to the event specifically for the West Macleod project. The event was an excellent opportunity for those residents to become informed about future planning projects in the larger area. General feedback from the public regarding the West Macleod projects was positive.

Administration received one letter of concern from the landowner immediately adjacent to the subject site. The primary concerns expressed relate to the impact future development may have on water drainage in the area if pre-construction mitigation measures are not in place. Administration has confirmed that water drainage will be reviewed at the time of future application for development permits for this site and review of subdivision applications.

There is no community association for the subject area. As per *An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary*, the application was circulated to Foothills County for review and comment, and no concerns were identified.

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

IMPLICATIONS

Social

The proposal allows for a variety of housing choices in low and medium-density residential building forms. The proposal may accommodate the housing needs of a more diverse population as a result.

Environmental

This application addresses objectives of the [Climate Resilience Strategy](#), related to renewable and low carbon energy systems, electric and low-emission vehicles, and the enhancement of natural infrastructure. The applicant has indicated that home builders are anticipated to include solar energy systems delivering renewable energy, and electrical system designs that support electric vehicle charging. Also, the proposed plan includes retention of a natural wetland in the NW portion of the plan area, along with significant dedications Environmental Reserve adjacent to Pine Creek. These measures will be implemented at subsequent development approval stages.

Economic

Development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Land Use District Map
5. Proposed Outline Plan
6. Proposed Outline Plan Conditions of Approval
7. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform