

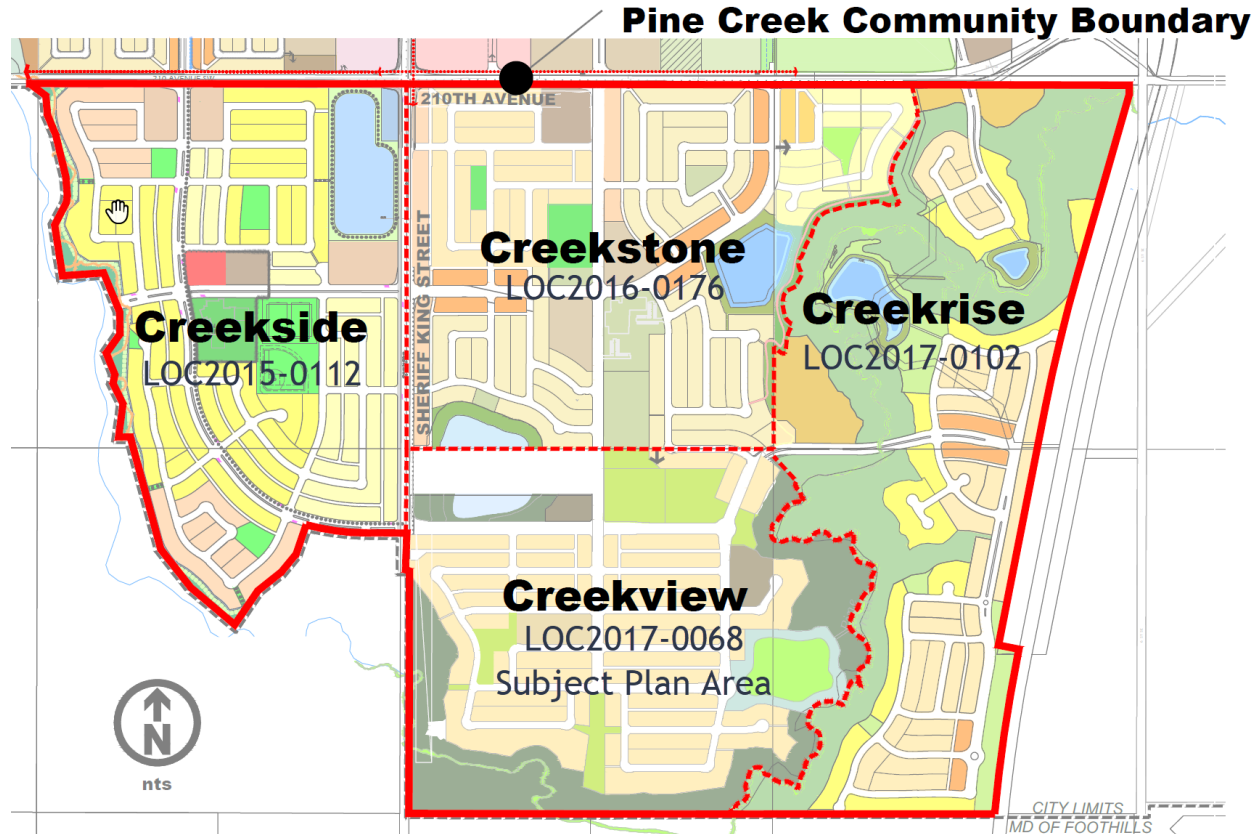
Background and Planning Evaluation

Background and Site Context

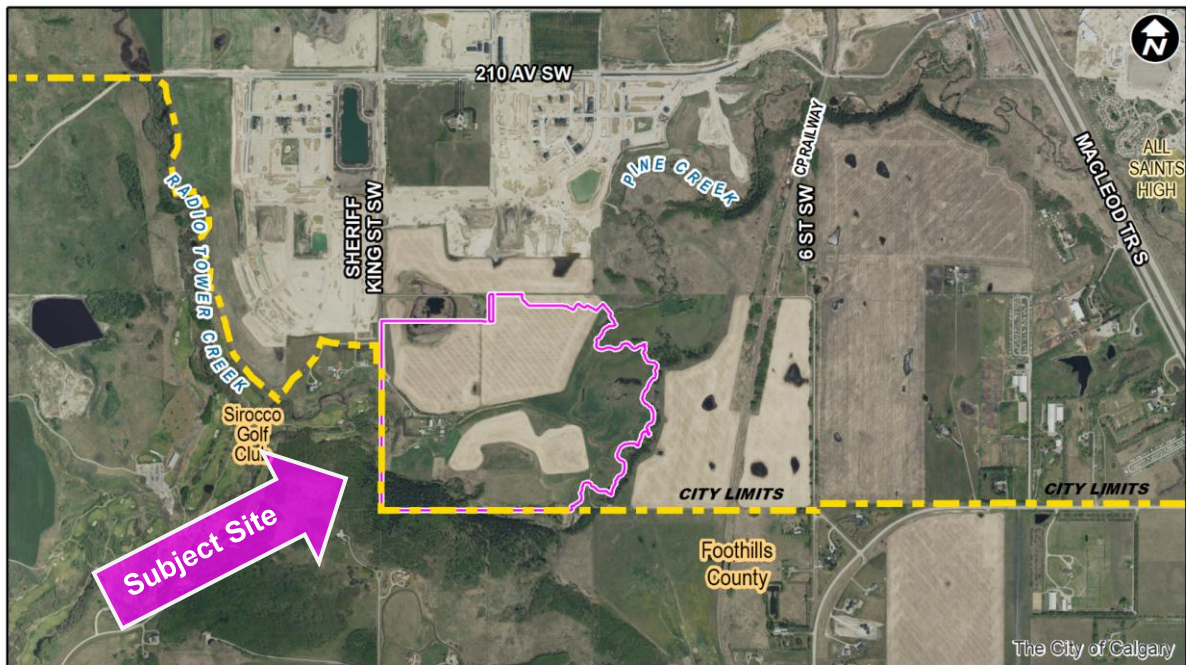
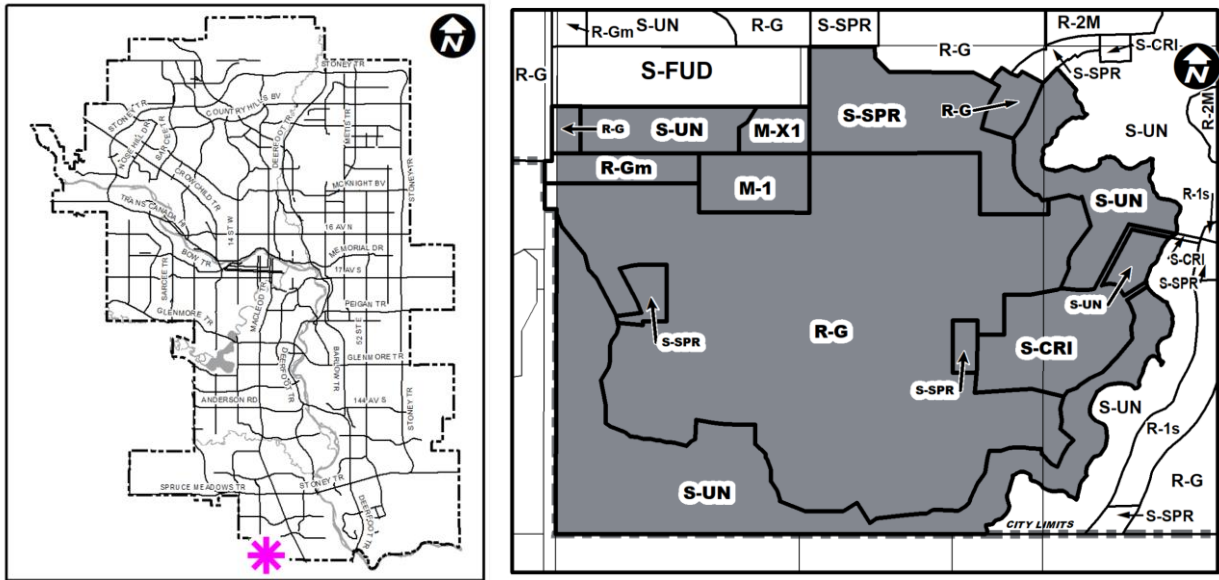
The subject site is located in the community of Pine Creek in the southwest quadrant of the City and will form the neighbourhood of Creekview. The site is approximately 67.85 hectares in size and is the final portion of the Pine Creek community to be approved for development. The site is characterized by its location within the Pine Creek valley, where Pine Creek meanders around the site on the eastern, southern and western edges. No stripping or grading has commenced on the site. Vehicular access to the site is currently available from Sheriff King Street SW.

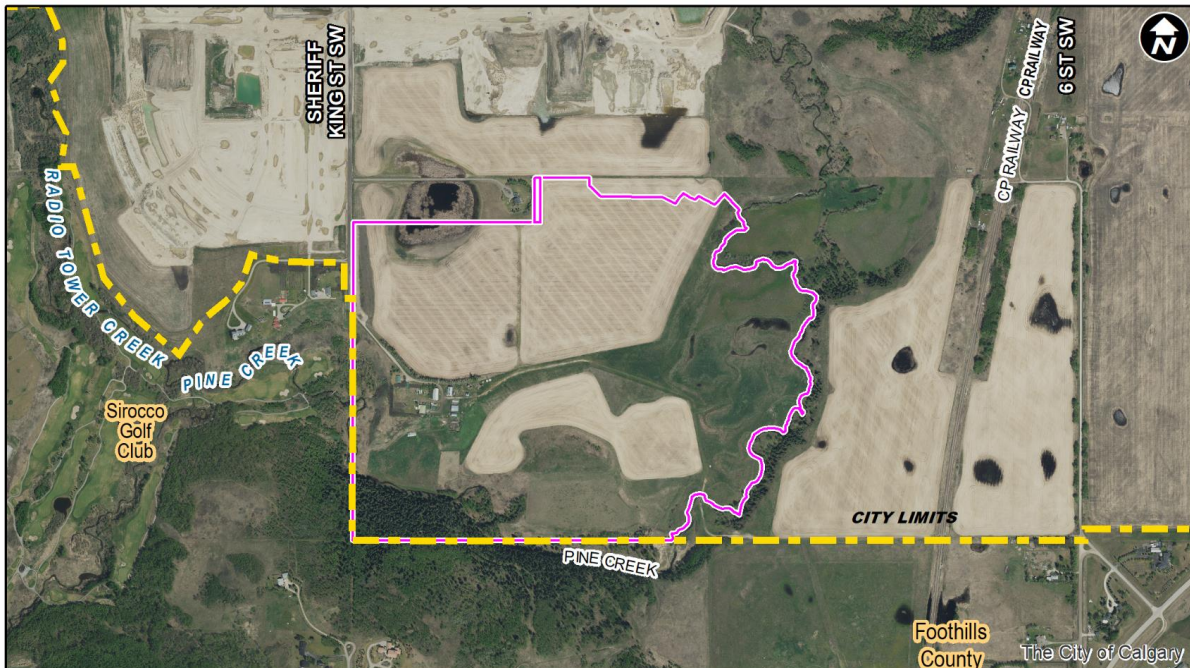
The subject lands are surrounded by fairly recently approved outline plan and land use amendment applications, all of which are for the neighbourhoods that form the community of Pine Creek. Directly to the north of the subject site is privately owned parcel and Phase 1 of the Creekstone neighbourhood (LOC2016-0176). Directly to the east of the subject site is the Creekrise neighbourhood (LOC2017-0102). Directly to the west of the subject site is the Creekside neighbourhood (LOC2015-0112). Figure 1, as below, outlines the location of the subject lands in relation to the other neighbourhoods in Pine Creek. Limited development has now begun both to the north and west of the subject lands in the Creekstone and Creekside neighbourhoods. These areas provide for a range of housing types, such as single detached, semi-detached and rowhouse buildings, similar to those proposed on the subject lands. Directly to the south of the site is the City of Calgary border with Foothills County.

Figure 1: Pine Creek Community and Neighbourhoods



Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use on this site is the S-FUD District intended for lands awaiting urban development and utility servicing.

This application proposes four residential districts and three special purpose districts on these lands:

- 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.

The distribution of these districts can be seen in the proposed outline plan in Attachment 5.

The land use concept for the site primarily proposes the R-G District, intended for low density neighbourhoods in master planned communities in suburban greenfield locations. This district is designed to support a variety of low density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard

suites. The maximum building height in this district is 12.0 metres. The application proposes a mix of both laned and laneless R-G parcels.

The proposed R-Gm District has the same intent as the R-G District, except that it does not allow for single detached dwelling development. Only remnant single lots may be approved with subdivision.

The proposed M-1 District is intended for multi-residential development of low height and medium density with private and outdoor common amenity spaces for social interaction. This district is proposed within the north portion of the plan and will allow for a range of multi-residential housing forms with a minimum density of 50 units per hectare and a maximum density of 148 units per hectare. The maximum building height in the M-1 District is 14.0 metres.

The proposed M-X1 District is intended to provide for a range of multi-residential forms of low height and medium density, such as townhouse and apartment building development. This district also allows for a range of support commercial uses such as outdoor cafés or convenience food stores. The district requires a minimum density of 50 units per hectare and a maximum density of 148 units per hectare, with a maximum building height of 14.0 metres.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown in Attachment 5, this district is proposed for the stormwater pond area along the eastern portion of the site and will be designated as a Public Utility Lot (PUL) as per the *Municipal Government Act* (MGA).

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA.

The proposed S-UN District is intended for lands that provide for landforms, natural vegetation or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. Within the subject plan area, this district will protect Pine Creek, its associated setback, the floodway and some of the lands surrounding it due to their significant slopes. A Class IV semi-permanent wetland encompasses the subject property lands to the north (currently undeveloped) and LOC2016-0176 is to be partially retained with an associated 30 metre setback. The wetland is partially to be retained as a portion of it is to be removed to facilitate the main entrance road to the development.

Subdivision Design

The proposed outline plan comprises of approximately 67.85 hectares (167.67 acres) of land. In general, the subdivision consists of residential lands and areas of open space, supported by a modified grid street network, and is integrated into the overall community through multi-modal connections. The subdivision design proposes to accommodate a mix of single detached, semi-detached and rowhouse dwellings with a combination of laned and laneless parcels for the majority of the plan area. These parcels have been configured in long east-west blocks which was determined as the best configuration to address some of the challenging grades in this area. These long blocks all primarily are situated between the collector road running north-south through the middle of the site (the future Creekview Street SW) and the “neighbourhood roads”

separating the final block of lots before the ER lands adjacent to Pine Creek. There is one block of development in the northwest portion of the site along the east-west collector road (the future Creekview Drive SW) that is proposed as the R-Gm District which will likely develop without single detached dwelling development.

There is a neighbourhood node proposed for the middle north portion of the plan, surrounding the intersection of the two main collector roads (Creekview Drive and Creekview Street SW). This node will include multi-residential parcels on the northwest and southwest corners. The proposed M-X1 parcel is on the north corner and will be approximately 0.58 hectares (1.44 acres) and the M-1 parcel is proposed for the south corner and will be approximately 1.14 hectares (2.81 acres). The neighbourhood node also includes a Joint/Joint Use Site on the northeast corner of this intersection. This connects with the school site located in the neighbourhood of Creekstone and is proposed as a Calgary Board of Education elementary school.

Open Space

This plan includes 18.27 hectares (45.15 acres) of land dedicated as ER to protect Pine Creek, it's associated 50 metre setback, the floodway and some of the lands surrounding it due to their significant slopes, as well as the Class IV semi-permanent wetland that has been partially retained in the northwest corner of the site.

Other open space within the plan area is provided through five separate park spaces, with varying roles and functions, offering both passive and active park uses. All of these park spaces will be dedicated as MR and are primarily located at the edges of the area proposed for development to provide natural connections to the ER lands bordering much of the plan area. Four of the MR park spaces range in size from the smallest being 0.05 hectares (0.12 acres) to the largest being 0.70 hectares (1.72 acres). The smallest park forms a linear linkage to Pine Creek. There are three separate playgrounds proposed within three of the MR park spaces as well as open play areas and seating areas. The Joint/Joint Use Site (school site) and surrounding park space is located within two outline plan applications, this subject application and the approved plan to the north of the site (LOC2016-0176). The subject outline plan encompasses 3.67 hectares (9.06 acres) of this joint use site. In addition, there is a ball diamond and two soccer fields proposed as part of the school site.

In total, there are 4.96 hectares of MR being dedicated with this outline plan, 3.67 hectares for the school site and 1.29 hectares for the open spaces which accounts for the full 10.0 per cent dedication of MR required by the MGA.

There is one stormwater pond located in the low lying portions of the plan area on the eastern edge of the site adjacent to Pine Creek intended to service the development area. Due to the topographical constraints of the area, encroachments into the 50 metre creek setback were proposed relating to the proposed stormwater pond. These encroachments were reviewed and considered by Parks and Water Resources who determined that these were acceptable.

Pathways

A regional pathway and multi-use pathway is proposed along the two main collector roads, both north-south and east-west in the plan area and provide connections between the subject neighbourhood and the rest of the Pine Creek community as well as a connection to future annexation lands to the south. Within the plan area itself, there is a network of sidewalks and local pathways. This system provides connections to the park spaces, the neighbourhood node area and to the larger network outside the plan area. In addition, these provide a connection to

the ER lands surrounding much of the plan area where there is a Green Corridor - granular trail proposed focused on the south and west edges of the site.

The Green Corridor, which is a recreational component of the Environmental Open Space, helps create a connected pathway system along the east edge of the plan area. The majority of the Green Corridor is dedicated as Environmental Reserve due to the proximity of Pine Creek, as well as the slope of the adjacent escarpments. The corridor can be accessed through various points within the plan area and is part of the greater pathway network.

A breakdown of the statistics for the outline plan can be found in Attachment 7.

Density and Intensity

At build-out, the subject area is expected to have an anticipated density of 983 units with a maximum density of 1,056 units. The M-1 parcel is expected to account for 168 of these units, the M-X1 parcel to account for 85 units and the remainder to be primarily the R-G parcels with a maximum of 37 lots designated as R-Gm. With a total site area of 49.58 gross developable hectares (122.52 acres) the proposed development would achieve an anticipated residential density of 19.82 units per hectare (8.0 units per acre) with a maximum unit density of 21.30 units per hectare (8.6 units per acre).

The *West Macleod ASP* (Map 7) identifies a minimum residential area density of 17.3 units per hectare (7 units per acre) for the subject site. The anticipated residential density of the subject lands of 19.82 units per hectare (8.0 units per acre) exceeds this minimum density requirement.

The MDP also sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. As mentioned, at a minimum, the site is anticipated to have a residential density of 19.82 units per hectare (8.0 units per acre) which essentially meets the density targets of the MDP. However, the subject lands are anticipated to have a total population of approximately 2,780 persons, with a residential intensity of approximately 56.85 persons per gross developable hectare. This is below the minimum set out by the MDP. However, upon buildout of the entire Pine Creek community, this target will be met.

The breakdown of the density requirements and the anticipated density are shown below in Table 1: Density Requirements.

Table 1: Density Requirements

	Units per Hectare	Units per Acre
MDP requirement: Minimum residential density	20	8
ASP requirement: Minimum Residential Area density	17.3	7
Anticipated residential density per subject application	19.82	8

Transportation

Primary access to the subject lands is provided from Sheriff King Street SW and Pinecreek Road SW, which connects to 210 Avenue SW, further to the north. The arterial roadways which service the plan area, 210 Avenue SW and Sheriff King Street SW, connect eastwards to Macleod Trail S; and northwards to Highway 22X / Stoney Trail SW respectively.

Pedestrian connectivity has been provided throughout the site through a series of local, multi-use and regional pathways. For example, there are pathway connections along the two main collector roads in the plan area, the north-south collector through the middle of the site and the east-west primary collector road at the north of the site adjacent to the school and connecting to Sheriff King Street SW. A pathway system has also been provided along portions of Pine Creek, with local pathways connecting internal areas of the site, through the parks and open space areas and to the creek.

The plan also provides the opportunity to connect to future transit service in the area. Public transit will be introduced in phases over time and is expected to include several bus routes running through the *West Macleod ASP* lands, providing local and regional service through and around the plan area. Transit stops are proposed along Creekview Drive SW and Creekview Street SW, the primary east-west and north-south roads through the plan area.

As mentioned in the cover report, Sheriff King Street SW was realigned from its original intended location along the western edge of the plan area to now extend through the middle of the plan and will become Creekview Street SW through the proposed Creekview neighbourhood. This proposed road will extend into future annexation lands to the south once development occurs, but at present, is proposed as a temporary bus turnaround.

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

Environmental Site Considerations

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and no environmental issues were identified.

Utilities and Servicing

Water and sanitary sewer connections are available in the area that can accommodate the proposed land use redesignation, and upgrades have been completed by way of other adjacent developments. A new stormwater management collection system and storage pond will be constructed for the subject lands. Specific details of site servicing and stormwater management will be reviewed in detail with the future tentative plan and at the detailed design stage.

Storm servicing will be collected for the plan area via storm sewers and drain into the proposed pond incorporated into 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.

Legislation and Policy

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](#) (IGP). The proposal builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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

The site is located in the IDP Plan Area of Map 1: Plan Area of the [Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). The circulation protocols of the IDP were followed and Foothills County identified no objections to the proposal.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Future Greenfield area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). However, the subject lands have since been included within the *West Macleod ASP*, so would now be categorized as a Planned Greenfield Area.

The MDP refers to the applicable ASP as the guiding document for development in these areas and provides guidance for what should be included within these ASPs, for example, provision of a Neighbourhood Main Street that includes transit, a school and retail services, accessibility to the Primary Transit Network and street and walking connections throughout the community. This application aligns with this direction, as there is a “Main Street” within the community that provides many of these features, there are planned connections within and to the open spaces on the borders of the plan area and the subject site is located in very close proximity to the planned future Primary Transit Network as outlined on Map 2 of the MDP.

The proposal also aligns with many of the applicable city-wide policies. For example, development of complete communities in regards to provision of a local school, open space areas, and a range of housing choices within the community.

Climate Resilience Strategy (2018)

This application addresses objectives of the [Climate Resilience Strategy](#) contained within the Climate Change Mitigation Plan, Program 3 – Renewable and Low-carbon Energy Systems, and Program 4 – Electric and Low-emission Vehicles. The applicant has indicated that home builders are anticipated to include solar energy systems delivering renewable energy generation and greenhouse gas (GHG) reduction. Homes are also expected to include electrical system designs including 220 volt outlets with 30 amp breakers that are compatible with all electric vehicle models. These measures will enable the adoption and uptake of electric vehicles that provide GHG reduction when compared to vehicles with internal combustion engines. The application also addresses Program 6 – Natural Assets Management within the Climate Change Adaption Plan. The proposal 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 approaches support adaptation to a changing climate by maximizing the services provided by natural systems and protecting significant natural features within the plan area.

West Macleod Area Structure Plan (Statutory – 2019)

The subject site is identified as part of the Residential Area within the [West Macleod ASP](#). This application fulfills the policy objectives of this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area and will be serviced by Calgary Transit. In addition, the plan provides a Neighbourhood Node in the north portion of the plan, the location of which is identified in the ASP. The Neighbourhood Node will contain multi-residential development and transit stops, allows for support commercial uses, is located at the junction of two collector roads and includes a portion of a Joint/Joint Use Site as well. The southern portion of this Joint/Joint Use Site included in the plan area is proposed as a Calgary Board of Education elementary school.