

Applicant Submission

April 8, 2021

On behalf of WestCreek Developments Ltd., ('WestCreek'), Stantec Consulting Ltd. ('Stantec') has submitted the following Outline Plan ('OP') and Land Use Redesignation ('LUR') application to support the development of the future community of Creekview (LOC2017-0068). Creekview is in the West Macleod Area Structure Plan (ASP), east of Sheriff King Street SW and north of Pine Creek. The OP area includes 67.85 hectares (167.67 acres) legally described as S1/2 of 10-22-1-W5, and municipally addressed as 22000 Sheriff King Street SW.

The vision for the OP is centered around Pine Creek. The valley and creek environment provide the inspiration for this community and the design has focused on enhancing and protecting this unique watershed. This complete community offers a range of housing diversity, high-quality environmental reserve (ER), a neighbourhood node, and recreational opportunities to promote a healthy and active lifestyle. Residents will have convenient access to a multi-modal and grid-based transportation network, and enjoyable views along the pathways and trails that line the Pine Creek valley.

The OP and LUR application was submitted in February 2017. Review of the application was temporarily put on hold during the summer of 2017 to accommodate the City's request to explore the alignment of Sheriff King Street SW through the OP with a Functional Alignment Study. This request was a direct result of the approval of the Intermunicipal Development Plan related to the future annexation lands, which included lands directly south of this site. Following completion of the Functional Alignment Study, the OP and LUR were then updated to reflect the preferred route to extend Sheriff King Street SW (becomes Creekview Drive SW and Creekview Street SW within the OP) across Pine Creek and into the lands south of the current City limits. The future extension beyond the OP area, including the crossing of Pine Creek, will be completed as City-led project and is outside the scope of this application.

Residential densities will be transit-supportive, with higher densities located in close proximity to the Joint Use Site, Neighbourhood Node and major collector roads. The community features a mix of Municipal Reserve (MR) spaces adjacent to ER creating a natural green amenity to the plan.

The OP and LUR includes seven land use designations:

- **M-1:** Multi-Residential – Low Profile (apartment building)
- **M-X1:** Multi-Residential – Low Profile Support Commercial (commercial site)
- **R-G:** Residential - Low Density Mixed Housing (both landed and laneless)
- **R-Gm:** Residential - Low Density Mixed Housing (row-house, semi-detached, duplex)
- **S-CRI:** Special Purpose – City and Regional Infrastructure (Public Utility Lot [PUL] for storm pond infrastructure)
- **S-SPR:** Special Purpose – School, Park and Community Reserve (MR for school site and local parks)
- **S-UN:** Special Purpose – Urban Nature (ER associated with Pine Creek and retained wetland)

WestCreek and the project team have worked with Administration and consulted with adjacent landowners throughout this process. This collaborative endeavor has put forth an OP and LUR application consistent with city-wide goals and policies.

Thank you for your time and consideration.