

Land Use Amendment and Outline Plan in Pine Creek (Ward 13) at 235 - 210 Avenue SW, LOC2021-0029

RECOMMENDATION(S):

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 235 – 210 Avenue SW (Portion of NE1/4 Section 10-22-1-5) to subdivide 3.35 hectares \pm (8.28 acres \pm), with conditions (Attachment 5); and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 2.89 hectares \pm (7.14 acres \pm) located at 235 – 210 Avenue SW (Portion of NE1/4 Section 10-22-1-5) from Residential – One Dwelling (R-1s) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to establish an amended subdivision framework and redesignate a portion of the Pine Creek community located in the City's southwest quadrant to allow for additional residential uses and roadways.
- This application would accommodate a range of housing types including single detached dwellings, semi-detached dwellings, cottage housing clusters, and rowhouse buildings, 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 additional housing opportunities.
- Why does this matter? Additional housing types will be provided in a predominately low density residential community.
- The Creekrise Outline Plan for the future subdivision and development of 80.72 hectares (199.46 acres) of undeveloped greenfield in the southeast community of Pine Creek (LOC2017-0102) was previously approved. This application is revising the northern portion of the approved outline plan.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This outline plan and land use amendment application was submitted on 2021 February 24 by B&A Planning Group on behalf of the landowner, Creekrise FS GP Ltd (Attachment 2). The approximately 3.35 hectare (8.28 acre) site is in the developing community of Pine Creek, located south of 210 Avenue SW within the northern portion of the Creekrise Outline Plan area (LOC2017-0102) as approved in 2018 (Attachment 7). The site is currently vacant and is surrounded by recently approved outline plans and residential land uses for the different neighbourhoods within Pine Creek (Attachment 1 – Figure 1).

As referenced in the Applicant Submission (Attachment 2), the proposal is to amend the approved outline plan and land uses on the subject site in response to the severe grading

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challenges on site and to assist with the changing market demand. The original outline plan anticipated a total of 70 units in this area (14 R-1s units, 11 R-G units, and 44 R-2M units). In comparison, the proposed outline plan and land use amendment is expected to have a total of 51 R-G units at build-out (approximately 27 percent less dwelling units compared to the original approval).

The proposed Outline Plan area is 3.35 hectares (approximately 8.28 acres) with the extension of Creekstone Hills SW and relocation of Creekstone Mews SW, whereas the proposed land use amendment affects 1.11 hectares (approximately 2.74 acres) of the existing R-1s area and 1.78 hectares (approximately 4.40 acres) of the existing R-2M areas.

There are no proposed adjustments to the Municipal Reserve (MR), Environmental Reserve (ER) or Public Utility Lot (PUL) parcels as approved with the original Creekrise Outline Plan. The proposed changes will result in a moderate decrease in housing units and population density within this area; however, the overall density for the neighbourhood of Creekrise and the community of Pine Creek will still be in line with the applicable statutory plans and the community vision for the area.

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.

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.

Administration did not receive any letters from the public at the time of writing this report. There is no community association for the subject area. As per the *Municipal District of Foothills and the City of Calgary's Intermunicipal Development Plan*, 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.

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IMPLICATIONS

Social

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

Environmental

The site is located within an undeveloped area. The lands have historically been used for agricultural purposes. No other environmental issues have been identified for the subject lands.

Economic

Development 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.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Land Use District Map
4. Proposed Outline Plan
5. Proposed Outline Plan Conditions of Approval
6. Proposed Outline Plan Data Sheet
7. Creekrise Approved Outline Plan (LOC2017-0102)

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform