

Applicant Submission

February 24, 2021

Creekrise Highfield Phase 1 - Land Use Redesignation

APPLICANT'S SUBMISSION

On behalf of Highfield Investment Group ("Highfield"), B&A Planning Group ("B&A") is submitting a Land Use Redesignation application for +/- 2.89 hectares (7.15 acres) of land located within the community of Creekrise within the southwest sector of the City.

The purpose of this application is to amend the approved Land Use on the subject site in response to the severe grading that occurs on the site to achieve the best slope adaptive design for this cell of the community and to assist with the market demand that is currently happening within the home building industry. The Outline Plan and Land Use approval in 2018 for the subject lands included two parcels proposed as R-2M (Residential - Low Density Multiple Dwelling). More recently the housing market has shifted - prospective homeowners in the sector are less interested in paying condo fees and more likely to prefer fee-simple product. In response to the grading plan and associated market shift, Highfield is seeking to redesignate all lands within the subject site to R-G which allows for fee-simple housing product while providing flexibility for a range of housing forms.

These lands are located within an existing approved Outline Plan (Creekrise Stage 3). However, because this Land Use Amendment also requires the revision of public roads to accommodate fee-simple development, a new Outline Plan application is being submitted concurrently for this area. No adjustments to Municipal Reserve, Environmental Reserve or Public Utility Lot are proposed as a result of this application. All new roadways will utilize DGSS standard cross-sections, and no new modified road cross-sections are proposed.

This land use amendment will result in a moderate decrease in housing units and population density. Within Highfield's Phase 1 (the area affected by this Land Use Redesignation), this application will result in a reduction of approximately 46 units. In the context of Highfield's greater ownership area within the Creekrise Stage 3 Outline Plan this results in a decrease in overall density of 7.13 units per acre (from the approved 7.91 units per acre). These density statistics are reflected in Table 1 below.

Map 7: Density in the West Macleod Area Structure Plan (ASP) identifies this site as being within the 7 upa Minimum Residential Area. Therefore, Highfield's landholdings within the community will remain in alignment with the density policies of the ASP.

TABLE 1 – CREEKRISSE DENSITY COMPARISON

	Gross Area	APPROVED		PROPOSED	
		Units	Density	Units	Density
Creekrise Phase 1	14.28	134	9.37 upa	88	6.16 upa
Highfield Ownership within Creekrise Stage 3 Outline Plan	58.98 ac	466	7.91 upa	420	7.13 upa

Overall, the proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific density policies of the West Macleod Area Structure Plan. Additionally, the plan area aligns with the existing community vision as set out in approved Outline Plans for Creekrise.