

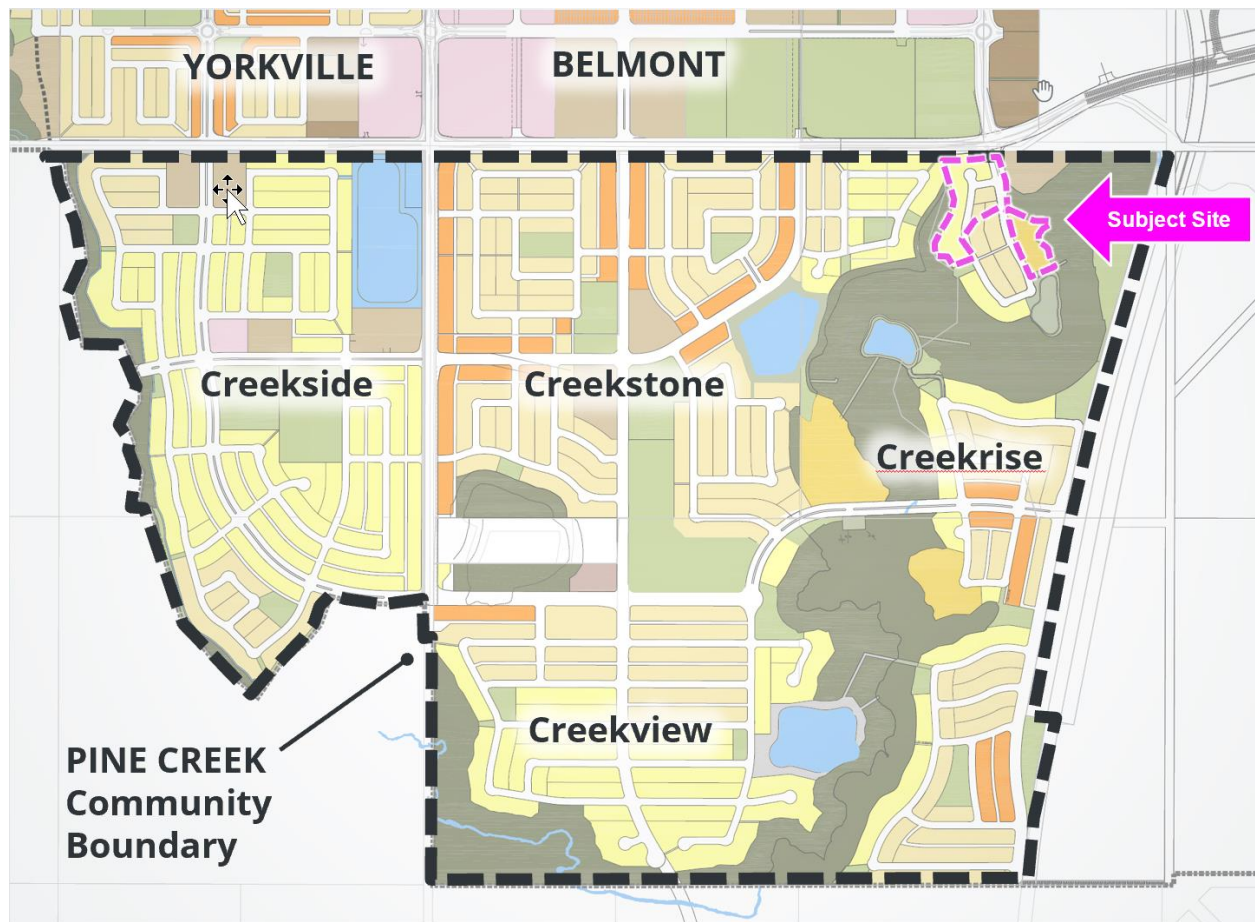
Background and Planning Evaluation

Background and Site Context

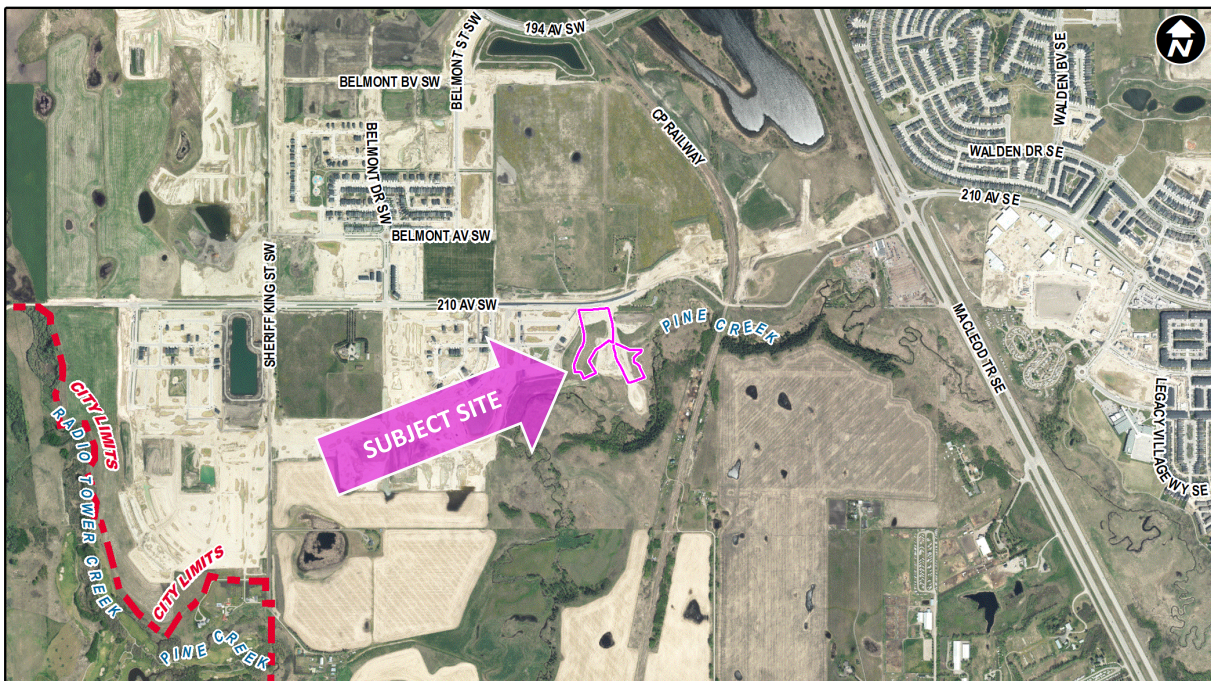
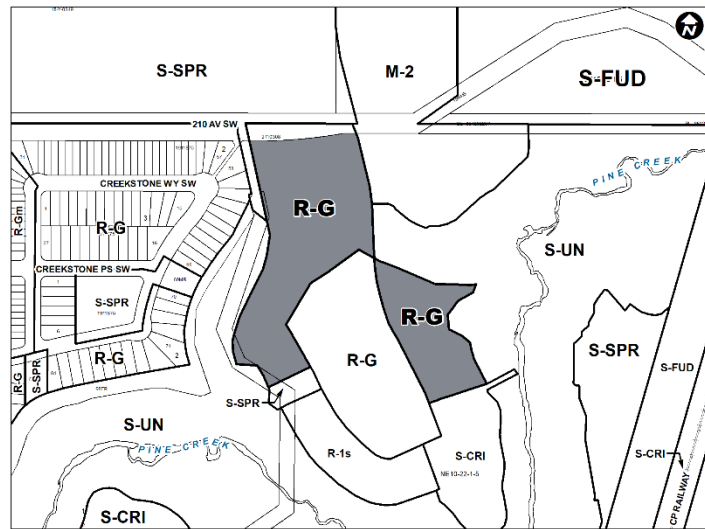
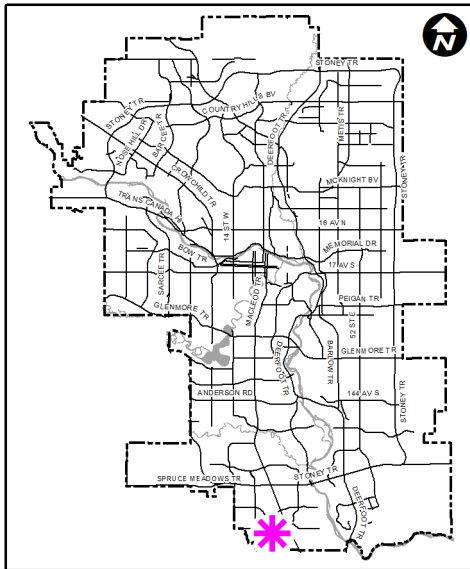
The subject site is located in the community of Pine Creek in the southwest quadrant of the City and will form a portion of the Creekrise neighbourhood. The proposed Outline Plan area is approximately 3.35 hectares (8.28 acres) in size and is within the northern portion of the approved Creekrise Outline Plan (LOC2017-0102). 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 area.

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. Vehicular access to the site will be from 210 Avenue SW.

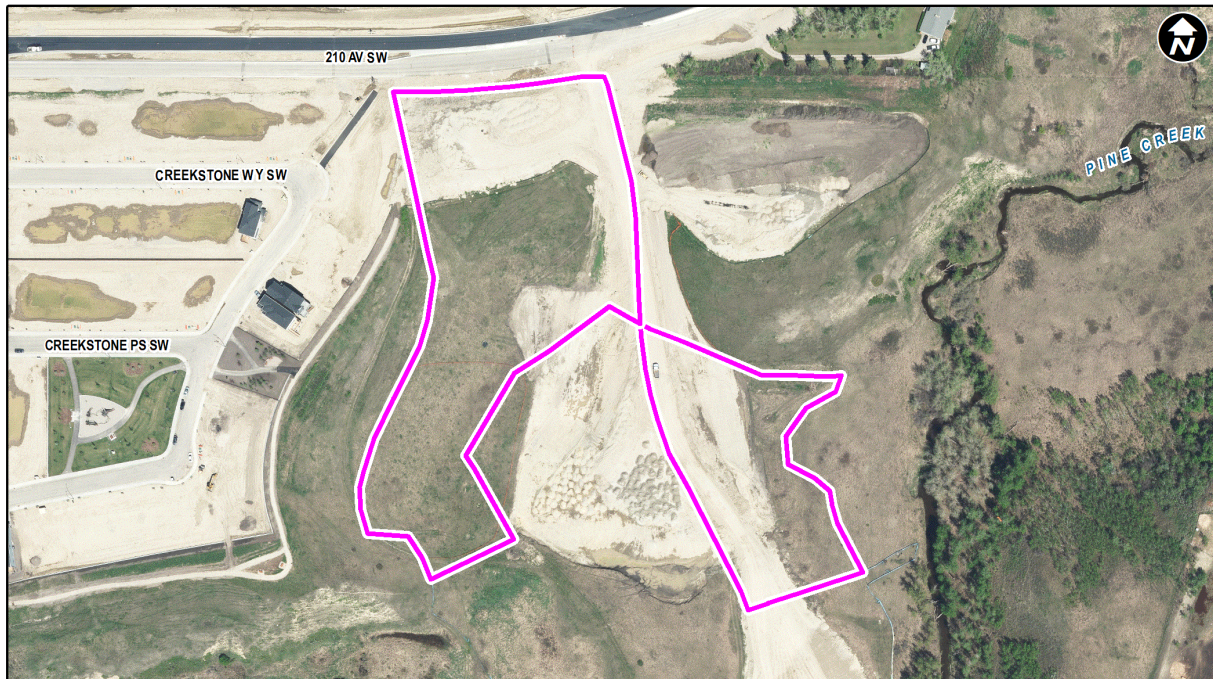
Figure 1: Pine Creek Community and Neighbourhoods



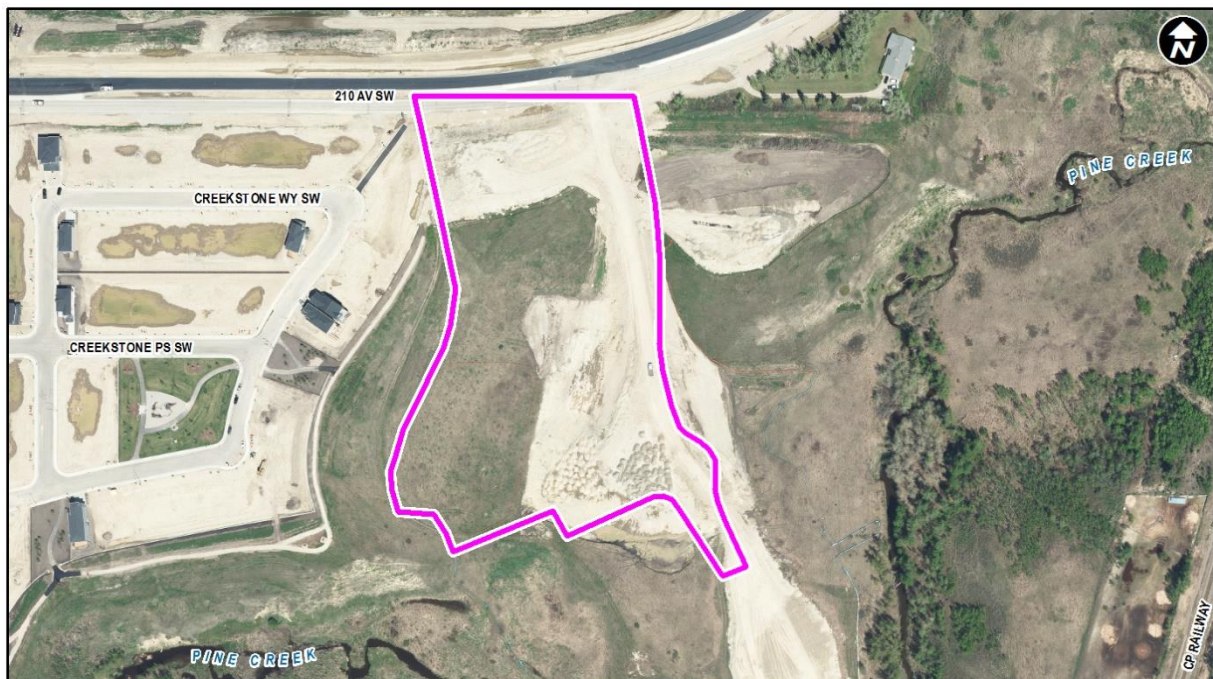
Location Maps



Land Use Amendment Area



Outline Plan Area



Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as R-1s District and R-2M District. The R-1s portion is approximately 1.11 hectares (2.74 acres) in size and is located on the west side of the future internal road (Creekstone Mews SW). The R-2M portion is approximately 1.78 hectares (4.40 acres) in size and is located south of 210 Avenue SW and to the east of the future Collector Road into this neighbourhood (Creekstone Hill SW).

The current R-1s District is a residential designation in developing areas that is primarily for single detached homes that may include a secondary suite. The current R-2M District is a residential designation in developing areas that is primarily for side-by-side homes and rowhouses.

The proposed R-G District allows a mix of low density housing forms in suburban greenfield locations, including single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters and rowhouse development, all of which may include secondary suites (Attachment 3). The proposed R-G District would provide greater flexibility for the developer to adjust to the changing market needs for a range of housing products.

Development and Site Design

If approved by Council, the rules of the proposed R-G District will provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to ensuring an engaging built interface along Creekstone Hill SW.

Subdivision Design

The proposed outline plan (Attachment 4) affects approximately 3.35 hectares (8.28 acres) of the original Creekrise Outline Plan (LOC2017-0102). The proposed subdivision consists of residential lands, which will accommodate a mix of single detached, semi-detached and rowhouse dwellings with laneless parcels.

The parcels have been re-configured in long north-south blocks which was determined as the best configuration to address some of the challenging grades in this area. Existing grades are most substantial in the NW corner. The previously plan required that much of that grade be taken up within the R-2M site and also back-to-front on the R-1s lots on Creekstone Mews. The revised layout allows the grade to be taken up along a greater length of roadway and may accommodate walkout basements.

These blocks are fronting onto the future primary collector road with a multi-use pathway running north-south through the site (Creekstone Hill SW). The multi-use pathway continues east-west and provides a connection to the regional open space network.

There are no adjustments to the Municipal Reserve (MR), Environmental Reserve (ER) or Public Utility Lot (PUL) as originally approved for the Creekrise Outline Plan.

Density

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. With a total site area of 2.28 gross developable hectares (5.63 acres), the proposed development would achieve an anticipated residential density of 22 units per hectare (9.0 units per acre).

The Map 7: Density of the *West Macleod ASP* identifies a minimum residential area density of 17.3 units per hectare (7 units per acre) for the area (Table 1). The anticipated residential density of the subject lands of 22 units per hectare (9 units per acre) exceeds this minimum density requirement (Attachment 6).

Table 1: Density Requirements

	Units per Hectare	Units per Acre
ASP requirement: Minimum Residential Area Density	17.3	7
Anticipated residential density per subject application	22	9

Transportation

Primary access to the subject lands is provided from 210 Avenue SW. The future Primary Collector Road (Creekstone Hill SW) will service the area by providing a north-south connection. This north-south connection also consists of a regional pathway to provide pedestrian and cycling connections to the Green Corridor along Pine Creek and the regional open space network.

The *West Macleod ASP* provides the opportunity to introduce transit service to the area. Public transit will be introduced in phases over time and is expected to include several bus routes running through the area, including a potential transit route along 210 Avenue SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water servicing to this area will be provided from a water feeder main on 210 Avenue SW. An additional connection will be required to provide a looped system.

Sanitary servicing for this area will be directed towards a proposed Lift Station 2 which will drain northwards to 210 Avenue SW where it will subsequently discharge to the West Pine Creek sanitary gravity trunk sewer.

Storm servicing of this area will be directed towards two proposed ponds, as originally approved in the Creekrise Outline Plan. Outlets from both ponds will allow for controlled discharge to Pine Creek.

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 proposed outline plan and land use amendment builds on the principles of the IGP by 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 within the [Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). The application was circulated to Foothills County in accordance with the IDP. Foothills County has no objections to the proposal.

Municipal Development Plan (Statutory – 2020)

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.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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.