

Planning and Development Services Report to
Calgary Planning Commission
2022 July 7

ISC: UNRESTRICTED
CPC2022-0692
Page 1 of 4

**Land Use Amendment and Outline Plan in Legacy (Ward 14) at 250 and 280
Legacy Circle SE, LOC2021-0071**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 250 and 280 Legacy Circle SE (Plan 1712147, Block 10, Lots 19 and 20), to subdivide 2.41 hectares \pm (5.96 acres \pm), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 2.41 hectares \pm (5.96 acres \pm) located at 250 and 280 Legacy Circle SE (Plan 1712147, Block 10, Lots 19 and 20) from Multi-Residential – Low Profile Support Commercial (M-X1) District to Residential – Low Density Mixed Housing (R-Gm) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JULY 7:

That Council give three readings to **Proposed Bylaw 123D2022** for the redesignation of 2.41 hectares \pm (5.96 acres \pm) located at 250 and 280 Legacy Circle SE (Plan 1712147, Block 10, Lots 19 and 20) from Multi-Residential – Low Profile Support Commercial (M-X1) District to Residential – Low Density Mixed Housing (R-Gm) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, dated 2022 July 7:

“Moved by Commissioner Mortezaee

That with respect to CPC2022-0692, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 250 and 280 Legacy Circle SE (Plan **1712147**, Block 10, Lots 19 and 20), to subdivide 2.41 hectares \pm (5.96 acres \pm), with conditions (Attachment 2).

...

For: Director Vanderputten, Commissioner Mortezaee, Commissioner Pollen, Councillor
(7) Wong, Councillor Dhaliwal, Commissioner Navagrah, and Commissioner Tiedemann

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Legacy to allow for residential development and roadways.
- This application will accommodate a variety of housing types including single and semi-detached dwellings and rowhouse buildings.

Approval: **K. Froese** concurs with this report. Author: **C. Wolfe**
City Clerks: S. Lancashire/ J. Clement

Land Use Amendment and Outline Plan in Legacy (Ward 14) at 250 and 280 Legacy Circle SE, LOC2021-0071

- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East Macleod Trail Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for increased diversity in housing opportunities, and more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.
- 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 May 05 by B&A Planning Group on behalf of the landowner, West Pine Creek Developments Ltd. The approximately 2.41 hectare (5.96 acre) site is located in the community of Legacy in the southeast quadrant of the city. The subject site is currently rough graded and undeveloped.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use amendment approval to accommodate low-scale residential development in Legacy. The Proposed Outline Plan (Attachment 4) and the associated Proposed Land Use District Map (Attachment 5) is anticipated to have 73 units, as shown in the Proposed Outline Plan Data Sheet (Attachment 6). The outline plan area will have a density of 30.67 units per hectare (12.41 units per acre). The proposal represents a reduction of 47 units from the current designation. The intent is to develop a neighbourhood area on lands surrounded by other approved and developing parts of the neighbourhood in a way that is complementary and interconnected. A community entrance feature on private park land will be established at the south end of the site. Pedestrians will be able to circulate through the development using a system of sidewalks.

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 respective community association was appropriate. The applicant reached out to the Legacy Community Association and adjacent landowners. The Legacy Community Association responded to the applicant with support for the application. The Applicant Outreach Summary can be found in Attachment 7.

**Planning and Development Services Report to
Calgary Planning Commission
2022 July 7**

**ISC: UNRESTRICTED
CPC2022-0692
Page 3 of 4**

Land Use Amendment and Outline Plan in Legacy (Ward 14) at 250 and 280 Legacy Circle SE, LOC2021-0071

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site, published [online](#), and notification letters were sent to adjacent landowners.

This application was circulated to the Legacy Community Association; however, no comments were received by Administration. This application was also circulated to Foothills County, who responded stating that they have no concerns with this application.

Eight letters were received from the public. Two letters of support cited the lower density of the proposal. Six letters in opposition noted a preference for the site to have recreation uses like tennis courts or the existing community garden and objected to new residential development.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Details regarding future amenities will be determined at future development permit stages

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment 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.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low-density residential building forms, providing for a range of housing opportunities.

Environmental

This application does not address the specific objectives the [Climate Resilience Strategy](#); however, the proposed development supports an urban development density and minimizes road area, making efficient use of land. The subject site is located along a proposed transit route and the proposed development maximizes south-facing lot orientations to promote potential for solar energy.

Economic

Development of a greenfield site would 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.

Planning and Development Services Report to
Calgary Planning Commission
2022 July 7

ISC: UNRESTRICTED
CPC2022-0692
Page 4 of 4

**Land Use Amendment and Outline Plan in Legacy (Ward 14) at 250 and 280
Legacy Circle SE, LOC2021-0071**

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use District Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 123D2022**
9. **CPC Member Comments**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform