

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

ISC: UNRESTRICTED
 CPC2022-0693
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Land Use Amendment and Outline Plan in Legacy (Ward 14) at multiple properties, LOC2021-0134

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21200 and 21415 – 24 Street SE, 22200 – 28 Street SE and 2501 and 2801 – 210 Avenue SE (Portion of Section 7-22-29-4; Portion of E1/2 Section 12-22-1-5; Portion of W1/2 Section 8-22-29-4; Portion of Plan 0910756, Area B; Portion of Plan 1311380, Area 'D') to subdivide 10.29 hectares ± (25.43 acres ±), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 10.29 hectares ± (25.43 acres ±) located at 21200 and 21415 – 24 Street SE, 22200 – 28 Street SE and 2501 and 2801 – 210 Avenue SE (Portion of Section 7-22-29-4; Portion of E1/2 Section 12-22-1-5; Portion of W1/2 Section 8-22-29-4; Portion of Plan 0910756, Area B; Portion of Plan 1311380, Area 'D') from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JULY 7:

That Council give three readings to **Proposed Bylaw 122D2022** for the redesignation of 10.29 hectares ± (25.43 acres ±) located at 21200 and 21415 – 24 Street SE, 22200 – 28 Street SE and 2501 and 2801 – 210 Avenue SE (Portion of Section 7-22-29-4; Portion of E1/2 Section 12-22-1-5; Portion of W1/2 Section 8-22-29-4; Portion of Plan 0910756, Area B; Portion of Plan 1311380, Area 'D') from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

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

“Moved by Commissioner Tiedemann

That with respect to Report CPC2022-0693, the following the approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21200 and 21415 – 24 Street SE, 22200 – 28 Street SE and 2501 and 2801 – 210 Avenue SE (Portion of Section 7-22-29-4; Portion of E1/2 Section 12-22-1-5; Portion of W1/2 Section 8-22-29-4; Portion of Plan 0910756, Area B; Portion of Plan 1311380, Area 'D') to subdivide 10.29 hectares ± (25.43 acres ±), with conditions (Attachment 2).

...

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

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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.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Macleod East 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 10.29 hectare (25.43 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) are anticipated to allow for 245 units, as shown in the Proposed Outline Plan Data Sheet (Attachment 6). The outline plan area will have a density of 23.81 units per hectare (9.64 units per acre). The proposal represents an increase of 60 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 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

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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.

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, and they responded stating they have no concerns with this application.

One letter was received from the public seeking clarification about the proposed development.

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 building forms.

Environmental

This application does not address the specific objectives of the [Climate Resilience Strategy](#); however, the plan makes efficient use of land and municipal infrastructure through development at urban densities and reduction of roadway area.

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.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. Applicant Submission
4. **Approved** Proposed Outline Plan
5. Proposed Land Use District Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary

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8. Proposed Bylaw 122D2022

9. CPC Member Comments

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|------------|------------------------|
| | | |