

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the developing community of Legacy in the southeast quadrant of the city. The site is within the northeast portion of Legacy. Lands surrounding the site are either developed with single-detached dwellings on narrow lots designated as Residential – Low Density Multiple Dwelling (R-2M) District or are part of the natural area to the east that is designated Special Purpose – Urban Nature (S-UN) District. The site is approximately 10.29 hectares (25.43 acres) in size, with irregular dimensions. The site is rough graded and undeveloped.

Legacy Sunset Point is directly southeast of the site and that park leads to the natural areas along the escarpment. Beyond the escarpment to the east is the Pine Creek Wastewater Treatment Plant and the Bow River. The Township Shopping Centre is approximately 1.7 kilometres west of the subject parcel and provides the community with a variety of services and retail stores.

## Community Peak Population Table

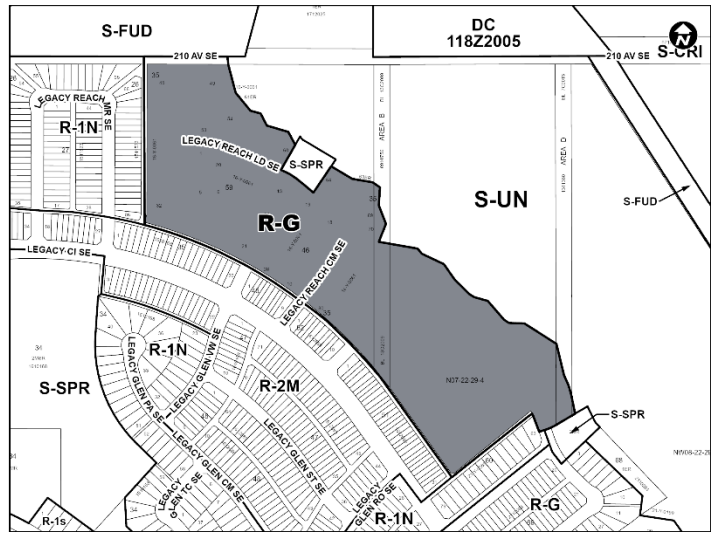
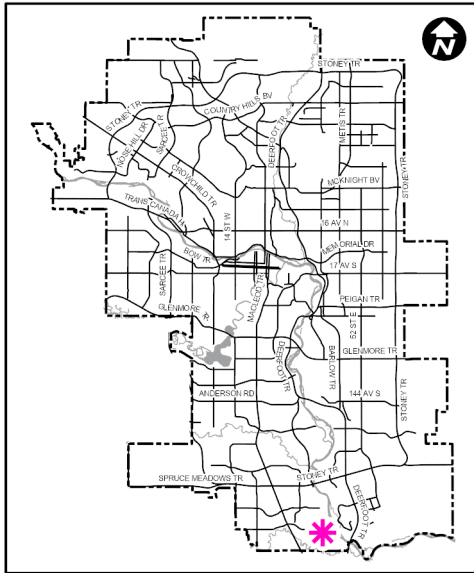
As identified below, the community of Legacy reached its peak population in 2019.

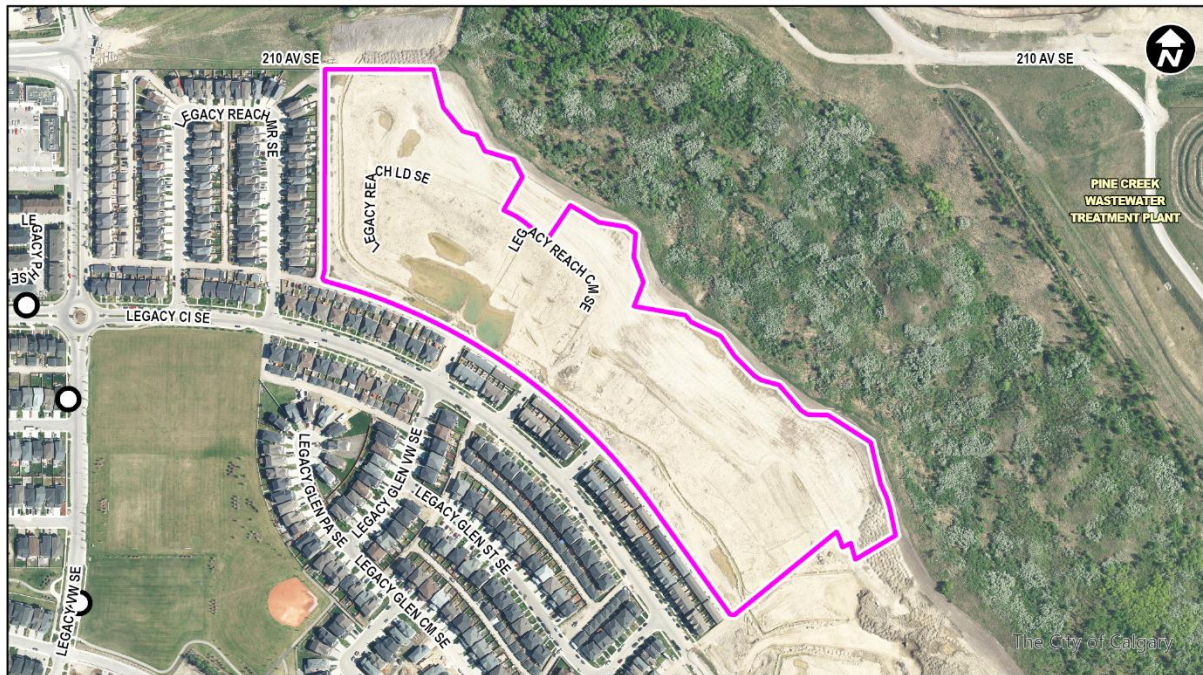
<b>Legacy</b>	
Peak Population Year	2019
Peak Population	6,420
2019 Current Population	6,420
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Legacy Community Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use is the Residential – One Dwelling (R-1s) District which is intended for single detached dwellings with the potential for secondary suites. The proposed Residential - Low Density Mixed Housing (R-G) District is intended to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings with the potential for secondary suites. The subject parcel would require one parking stall per secondary suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw (1P2007).

### Subdivision Design

This application proposes to change the subdivision layout and land use designation for a portion of the area which was previously approved through the Legacy Stage II Outline Plan. The changes being proposed by this application are the re-alignments of streets to better support the redesignation to R-G.

### Density and Intensity

The anticipated density for all of Legacy (both Stage I and II) is approximately 17.96 units per hectare (7.27 units per acre). This is below the MDP requirement of 20 units per hectare (eight units per gross developable acre) but above the *East Macleod Trail ASP* requirement of 17.3 units per gross developable hectare (seven units per gross developable acre). The MDP has a provision that allows ASPs adopted before it to remain in effect. This application would amend

land uses on an approximately 10.29 hectares (25.43 acres) site within Stage II and have a density of 30.27 units per hectare (12.25 units per acre).

There is a 2.38 hectare (5.88 acre) site to the southwest, which is also owned by West Pine Creek Developments. The owners has applied for a redesignation to the R-G District to decrease density (LOC2021-0071/CPC2022-0692). The proposal is anticipated to accommodate 73 housing units; resulting in a net decrease of 47 units on that site.

This application proposes to raise the projected density for the site by increasing the maximum number of housing units on the site by approximately 60. Developing the site as R-1s was anticipated to result in 185 units. This application is expected to yield 245 units. However, considering the two applications together, there would be an anticipated increase of 13 dwelling units to the Legacy community.

### **Transportation**

The proposed local road network provides better road connections, which limits a long cul-de-sac. A Transportation Impact Analysis was not required as a part of this land use amendment, because the proposed land use will generate similar traffic as the originally approved land use. Transit service for the site will be provided along Legacy Circle SE by Bus Route 168 (Walden/Legacy).

### **Environmental Site Considerations**

The environmental site conditions of this development were previously reviewed and addressed with the Legacy Stage II Outline Plan (LOC2012-0012). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

### **Utilities and Servicing**

The overall utilities and servicing for this development area have been previously planned with the Legacy Stage II Outline Plan (LOC2012-0012). The proposed minor change in use, density and layout does not significantly impact the proposed services for the area, which have been reviewed to confirm they have capacity to service the proposed development. The servicing plans will be updated to match the new design for this portion of the site.

## **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 and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified in the [Municipal Development Plan](#) (MDP). The MDP

supports the development of complete and diverse neighbourhoods which provide a range of housing choices including a mix of built forms and ownership tenures. The mix of housing type can include single detached, duplexes, row houses, attached housing, accessory dwelling units and secondary suites, medium and higher-density and mixed-use residential developments. This application proposes a range of low-density housing types, which aligns with the intent of the MDP.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address the 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 permit stages.

### **East Macleod Trail Area Structure Plan (Statutory – 2007)**

The subject site is identified as a Residential Area in the [East Macleod Trail Area Structure Plan \(ASP\)](#) on Map 3: Land Use Concept. Single family housing, semi-detached housing, and low to medium density multi-dwelling housing forms of varying heights are anticipated within the Residential Area where determined to be compatible and appropriate.

The ASP also provides direction for the community to achieve sustainability principles, including creating a range of housing opportunities. In addition to single detached dwellings on conventional-sized lots, a mixture of alternative forms of housing are encouraged and supported within the community in order to meet the needs of different income groups and lifestyles. Alternative forms of housing may include, but are not restricted to: semi-detached and duplex dwelling units, multi-dwelling housing, and secondary suites. The proposed R-G District allows the opportunity for various forms of housing and meets the intent of the ASP.

The minimum density required in the ASP is 17.3 units per gross developable hectare (seven units per gross developable acre) and this site and the wider area exceed that requirement. The proposed outline plan and land use redesignation are allowable under the policies of the ASP.