

Applicant Submission

2022 June 13

INTRODUCTION

On behalf of WestCreek Developments (WestCreek”), B&A Planning Group (“B&A”) is submitting an Outline Plan for ± 10.29 hectares (25.43 acres) and an accompanying Land Use Redesignation application for ± 10.46 hectares (25.85 acres) of land located within the community of Legacy in the southeast sector of the City. The lands are within Neighbourhood D of the East Macleod Area Structure Plan (ASP).

This application amends the approved Land Use on the subject site to allow for the same housing product as originally proposed (Single Detached) but on different sized lots. These lands are located within an existing approved Outline Plan (Legacy Stage 2). A new Outline Plan application is also required to allow for minor revisions to the public road network as described below.

LAND USE AMENDMENT

The existing land use on the site is R-1S, which allows for Single Detached dwellings with the potential for Secondary Suites. The proposed R-G (Residential - Low Density Mixed Housing) allows for a range of low-density housing forms as well as Secondary Suites. The intent is for this area to remain as Single Detached dwellings as originally proposed, but with narrower lots than are permitted under the originating district. The net impact of this application will therefore be very similar in scale and streetscape aesthetic, with a slight increase in density across the plan area.

OUTLINE PLAN & SITE DESIGN

The original road network has been amended to improve site design and efficiency. The cul-de-sac located in the southeast corner of the site has been eliminated in favour of a closed loop with a lane. The proportion of laned product has been increased through the addition of two lanes. A roadway link has also been replaced by a walkway, prioritizing pedestrian access while improving the efficiency of the site.

DENSITY ANALYSIS

This land use amendment will result in a moderate increase in housing units and population density. The amendment is anticipated to result in an increase of 55 units, from 185 to 240 units. This application is being considered in context of another active application within Legacy Phase 10 (LOC2021-0071), which is estimated to reduce density by 47 units in that area. Combined, these two applications lead to a net increase of 8 units in Legacy.

Map 3: Land Use Concept of the East Macleod ASP identifies this site as being part of the general Residential area and not within a Neighbourhood Node or Special Density Area. Policy 7.1.2(1)(b) of the ASP identifies the minimum density requirement as 7 units per acre outside Special Density Areas. Because the approved Outline Plans for Legacy did not align strictly with

the Neighbourhood boundaries outlined in the ASP, density in Legacy has typically been evaluated across the entirety of the Legacy community which encompasses Neighbourhoods C, D and E. For the purpose of density calculations, the Township town centre is excluded as it is part of a Special Density Area.

The below table includes the comparison of approved and proposed units and densities. This table also includes the current statistics for the linked application of LOC2021-0071 for the purpose of determining overall density in Legacy. When both applications are considered together, they result in a moderate increase from 7.30 units per acre to 7.35 units per acre in the community of Legacy. Therefore, upon amendment the plan area and overall Outline Plan will continue to meet density policy.

TABLE 1 – LEGACY DENSITY COMPARISON

	APPROVED			PROPOSED	
	Gross Area	Units	Density	Units	Density
Application Plan Area	25.43 ac	185	7.27 upa	240	9.44 upa
LOC2021-0071 Plan Area	5.96 ac	120	20.13 upa	73	12.25 upa
Legacy (Stage 1 + 2 Outline Plan)	691.62 ac	5,075	7.30 upa	5,083	7.35 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 East Macleod Area Structure Plan.