

# Applicant Submission

2022 May 20

## INTRODUCTION

On behalf of WestCreek Developments (WestCreek”), B&A Planning Group (“B&A”) is submitting an Outline Plan for ± 2.41 hectares (5.96 acres) and an accompanying Land Use Redesignation application for ± 3.03 hectares (7.49 acres) of land located within the community of Legacy in the southeast sector of the City. The lands are within Neighbourhood C of the East Macleod Area Structure Plan (ASP).

The purpose of this application is to amend the approved Land Use on the subject site to allow it to be developed as fee-simple residential. These lands are located within an existing approved Outline Plan (Legacy Stage 1). Because this application requires the addition of public roads and open space to efficiently access and service fee-simple development on the site, an Outline Plan is also required.

## LAND USE AMENDMENT

The Legacy Stage 1 Outline Plan and Land Use approval in 2009 designated the site as M-X1 (Multi-Residential – Low Profile Support Commercial District). More recently the housing market has shifted - prospective homeowners in the sector are less interested in paying condo fees and more likely to prefer fee-simple product. In addition, demand for local commercial has been diminished by expansion of the Township shopping area along 210 Ave SE as well as 2 additional commercial sites within Legacy. In response to these market shifts, WestCreek is seeking to redesignate the subject site to R-G (Residential - Low Density Mixed Housing) which allows for fee-simple housing product while providing flexibility for a range of housing forms.

## SITE DESIGN

The roads surrounding the site are already constructed including the services in those roads. Therefore, a 10-metre lane is required to house sanitary and storm services for newly proposed fee-simple residences which will front onto Legacy Legacy Circle SE. To avoid vehicles shortcutting through this wider laneway, it has been tapered to 7m where is open on to Legacy View SE.

An entrance feature shown on the Outline Plan at the corner of Legacy View and Legacy Circle SE is to be designated R-G and accommodated within a registered easement.

## DENSITY ANALYSIS

This land use amendment will result in a moderate decrease in housing units and population density. The proposed amendment is anticipated to result in approximately 73 units, a decrease of 47 units from the approved land use which proposed 120 units. Within the context of the combined Legacy Stage 1 / 2 Outline Plan (Neighbourhoods C / D / E of the ASP), this equates to a slight increase from 7.3 units per acre to 7.35 units per acre. The below table illustrates the density comparison.

TABLE 1 – LEGACY DENSITY COMPARISON

	Gross Area	APPROVED		PROPOSED	
		Units	Density	Units	Density
Plan Area	5.96 ac	120	20.13 upa	73	12.25 upa
Legacy Stage 1 + 2 Outline Plan	691.62 ac	5,075	7.3 upa	5,083	7.35 upa

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. Therefore, upon amendment the plan area and overall Outline Plan will continue to meet density policy.

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.