

Land Use Amendment in Pine Creek and Residual Sub-Area 13 K (Ward 13) at multiple properties, LOC2017-0102

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of Highfield Investment Group Inc. and Pine Valley Developments (2008) Ltd. on 2017 March 29. The land use redesignation consists of 80.72 hectares (199.46 acres) of undeveloped greenfield land in the southeast community of Pine Creek and Residual Sub Area 13 K. The proposed land use area forms part of Community 'D' as identified in the *West Macleod Area Structure Plan (ASP)*.

The subject lands are currently designated Special Purpose – Future Urban Development (S-FUD) District. The proposal provides a number of land uses to accommodate a range of residential development and open space, including:

- The development of a residential neighbourhood on lands with many unique natural and topographical features that guided the subdivision design, layout and road network while preserving 32.57 hectares (80.48 acres) of land to be dedicated as Environmental Reserve to protect Pine Creek and the associated escarpment areas (S-UN);
- Approximately 31.35 hectares (77.47 acres) for a mix of single detached dwellings, semi-detached dwellings, duplex dwelling and rowhouse dwellings (R-1s, R-G, R-Gm);
- Approximately 7.00 hectares (17.30 acres) for semi-detached villas or comprehensive townhouse developments (R-2M);
- A 1.15 hectare (2.84 acres) multi-residential site for a comprehensive townhouse or apartment development (M-2);
- Approximately 6.04 hectares (14.93 acres) of Municipal Reserve, in the form of public open space (S-SPR); and
- 2.61 hectares (6.45 acres) for stormponds, lift stations and supporting public infrastructure (S-CRI).

This application has been applied for with the support of a related outline plan application (CPC2018-0997) to provide the future subdivision layout for the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development given the unique topographical conditions and site constraints.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 80.72 hectares ± (199.46 acres ±) located at 22000 Sheriff King Street SE and 305 and 377 - 210 Avenue SE (Portion of the S1/2 of Section 10-22-1-5; Portion of Plan 041134, Block 1, Lot 2; and NE1/4 Section 10-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

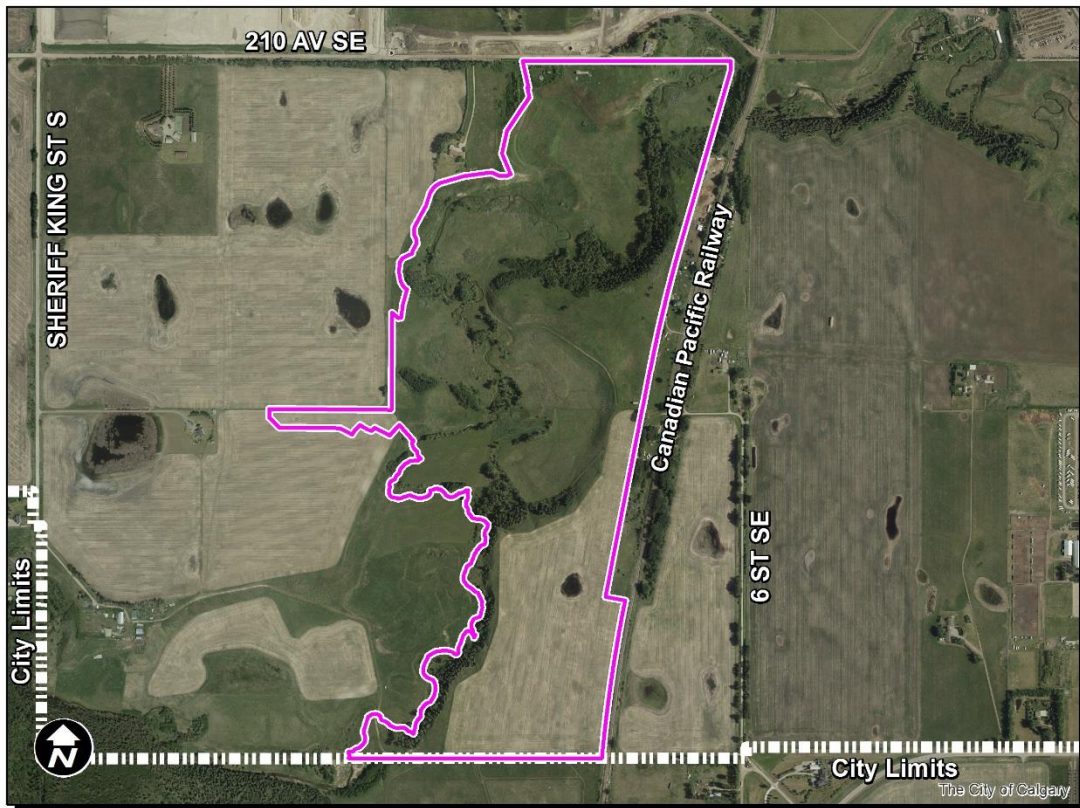
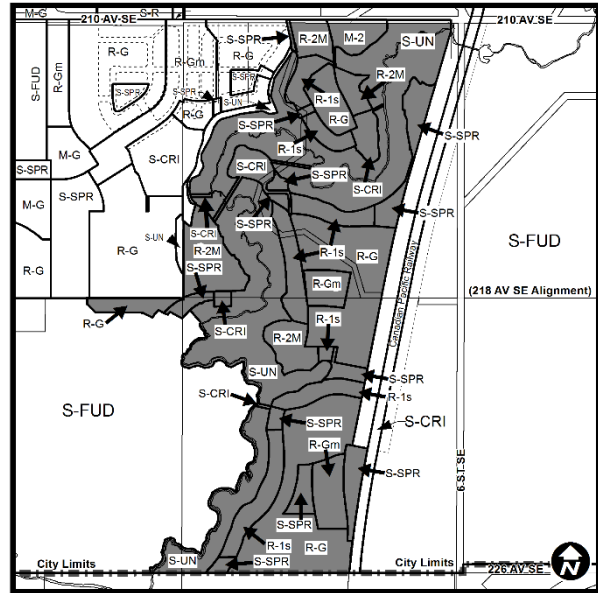
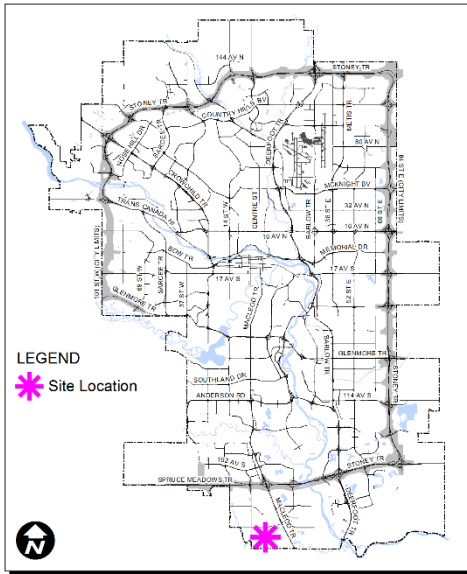
B&A Planning Group on behalf of Highfield Investment Group Inc. and Pine Valley Developments (2008) Ltd. submitted the subject application to The City on 2017 March 29 and have provided a summary of their proposal in the Applicant’s Submission (Attachment 1). The subject lands were part of an annexation from Foothills County in 2005, which included the areas now known as Walden, Legacy, Belmont, Yorkville and Pine Creek. Development in these communities is ongoing.

On 2017 September 12, Council adopted an amendment to the *West Macleod Area Structure Plan* that added the lands east of Pine Creek to the Canadian Pacific Railway line (the subject lands of this application) into the policy document.

The land use amendment and outline plan applications for Creekstone Stages 1 and 2 (LOC2016-0172 and LOC2016-0344) to the west of the subject site were approved in June and July of 2017. The lands consisted of a mix of residential parcels, a neighbourhood node, and portions of both a community centre and a school site. The land use amendment and outline plan applications for neighbouring Creekview (LOC2017-0068) and Creekstone Stage 3 (LOC2018-0176) to the west are currently under review by Administration and represent the final neighbourhoods within the Community of Pine Creek. They will also consist of a mix of residential parcels, a neighbourhood node and will complete the already approved portions of a community centre and school site.

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Location Maps



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Site Context

The subject lands, 22000 Sheriff King Street SE, 305 - 210 Avenue SE and 377 - 210 Avenue SE, are situated in the southeast quadrant of the city in the developing community of Pine Creek. The area is bound by 210 Avenue SE to the north, the Canadian Pacific Railway to the east, the Municipal District of Foothills to the south, and the Pine Creek Environmental Reserve and future residential neighbourhoods of Creekstone and Creekview to the west. The community of Belmont is located across 210 Avenue SE to the north. All of these lands are located within the *West Macleod Area Structure Plan (ASP)*.

The subject lands are characterized by their location within the Pine Creek valley and the surrounding upland areas. Pine Creek meanders through the site from the northeast corner to the southwest corner, while escarpments from the edges of the Pine Creek valley create the uplands. There is a significant grade difference of approximately 10 metres from the east edge of the subject lands to Pine Creek.

Historically, the subject lands were utilized for agricultural purposes including crop production and cattle grazing. There is a barn and outbuildings located in the northwest corner of the site that will be demolished prior to site development.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment (Attachment 2), along with the associated outline plan application (Attachment 3), will facilitate the development of a residential neighbourhood that will contribute to the growth of the Pine Creek community, and provide for the preservation of the Pine Creek valley and escarpment areas through Environmental Reserve dedication, as envisioned by the policies of the *Municipal Development Plan* and the *West Macleod Area Structure Plan*.

Planning Considerations

Subdivision Design

The proposed subdivision is approximately 80.72 hectares (199.46 acres). In general, the subdivision consists of residential lands and a large open space network. The subdivision design, layout, road and pathway network was influenced by the many unique natural and topographical features of the lands and the requirement to preserve the Pine Creek valley and the associated escarpment areas.

The northern development cell will be part of the Creekstone neighbourhood while the southern development cells will consist of the neighbourhood of Creekrise within the Pine Creek community. The proposed plan area is integrated into the community through multi-modal connections while protecting the Pine Creek valley and escarpment areas.

Overall, the street network and design of the plan area is a modified grid network network due to the challenging topography related to the Pine Creek valley and escarpment areas, which are being preserved through the dedication of Environmental Reserve. Local residential streets and various walkways, pathways and trails will provide further connectivity within the community and to the surrounding areas.

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The design provides a framework to accommodate a diversity of housing forms with a combination of laned and non-laned product types. Laned products are located along the collector roadways to improve the residential street interface and access conditions with lane-accessed parking. This also reduces pedestrian-vehicular disruptions along the collectors. A mix of unit types are proposed in the plan area, including single detached homes, semi-detached units, duplex dwelling units, rowhouse units, townhouse units and apartments.

Single detached dwellings will be located along the edge of the open space corridor while larger residential parcels will allow for comprehensive semi-detached villas, rowhouse, townhouse or apartment developments that are sensitively integrated into the topography of the subject sites. The M-2 site in the northern development cell is anticipated for a comprehensive townhouse development or apartments.

Pine Creek, the floodway and the escarpment areas within the subject site will be protected as Environmental Reserve (ER) within the required 50 metre setback. Due to the topographical constraints of the area, encroachments into the required 50 metre creek setback were reviewed and considered by Parks and Water Resources who determined that these were acceptable.

The area will contain an extensive network of regional pathway connections, portions of the 'Green Corridor' as outlined in the *West Macleod Area Structure Plan*, and various local pathways and trails that will meander along the creek valley and the ridgelines to connect residents to a series of planned park spaces. These connections create a local network but also tie to the greater regional network through the neighbouring communities to the north and east providing a complete network. Future connections to the south, identified as 'Future Growth Areas' within the *Foothills-Calgary Intermunicipal Development Plan*, may be designed in the future if additional lands are annexed into the City limits.

The 'Green Corridor', which is a recreational component of the *West Macleod Area Structure Plan's* Environmental Open Space, helps create a connected pathway system within and outside the plan area. The majority of the 'Green Corridor' is dedicated as Environmental Reserve due to the proximity of Pine Creek, as well as the slope of the adjacent escarpments. The corridor can be accessed through various points within the plan area and is part of the greater pathway network.

Municipal Reserve (MR) dedications will be provided in various shapes and types of uses incorporating both active and passive uses throughout the plan area. The majority of the Municipal Reserve spaces will serve as parks connecting the residential areas to the Environmental Reserve lands leading to Pine Creek, while others will allow for more structured play activities for various ages (MR 3A, 7 and 8) and a fenced off leash dog park (MR 9).

There are two proposed stormponds located in the plan area. They are located in the low lying areas of the plan near Pine Creek and will service the northern and central portions of the development.

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Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement the proposed outline plan's neighborhood design, the following land uses are proposed:

- Residential – One Dwelling (R-1s) District,
- Residential – Low Density Mixed Housing (R-G) (R-Gm) District,
- Residential – Low Density Multiple Dwelling (R-2M) District,
- Multi-Residential – Medium Profile (M-2) District,
- Special Purpose – Urban Nature (S-UN) District, and
- Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

The mix of residential districts including R-1s, R-G, R-Gm, R-2M District and M-2 Districts will provide for a diversity of both low density housing forms and multi-residential developments. The R-G and R-Gm Districts are both intended to allow a greater diversity of housing types in the form of single detached, semi-detached, duplexes and rowhouses. The R-Gm District is identical to the R-G District with the exception of excluding single detached dwellings as a permitted use. The R-2M District will allow for semi-detached, duplexes, rowhouses and townhouses.

Multi-residential developments are accommodated by the proposed M-2 District. The M-2 parcel located along 210 Avenue SE is anticipated to accommodate a comprehensive, medium profile townhouse or apartment development.

The Special Purpose – Urban Nature (S-UN) District is proposed to preserve Pine Creek, and the associated floodway and escarpment areas. The Special Purpose – School, Park and Community Reserve (S-SPR) District will accommodate a variety of parks and open spaces incorporating both active and passive uses to further enhance and provide access to the creek valley, and provide additional amenities to residents. The Special Purpose – City and Regional Infrastructure (S-CRI) District will accommodate two stormponds, and associated infrastructure (e.g. inlets, outlets, and lift stations).

Density

The land uses proposed provides for development that achieves both the *Municipal Development Plan* and the *West Macleod Area Structure Plan* minimum density and intensity targets (population and jobs). This will help to support the future transit and community amenities within the greater area.

The application proposes to accommodate a residential unit range between 932 and 1245 units. This equates to an anticipated residential density of 19.16 units per hectare (7.75 units per acre) with a maximum residential density of 25.59 uph (10.36 upa). This density range achieves the overall intent of the minimum residential density of 20 uph (8 upa) suggested by the *Municipal Development Plan* for the neighbourhood and contributes towards meeting the minimum

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residential density of 25 uph (9 upa) required when calculated over the entire *Area Structure Plan* area.

The *West Macleod Area Structure Plan* (Map 7) identifies a specific Residential Area density for the subject site. The anticipated residential density of 19.16 uph (7.75 upa) exceeds the minimum density requirement of 17.3 uph (7 upa) for the Residential Area.

Development for the overall community is required by the *Municipal Development Plan* and the *West Macleod Area Structure Plan* to achieve an intensity of 60 to 70 people and jobs per hectare. The subject site is anticipating an intensity of approximately 63 people and jobs per hectare.

The *West Macleod Area Structure Plan* (Table 1) identifies a minimum intensity requirement of 61 people and jobs per hectare for Community “D” and a minimum intensity requirement of 62 people and jobs per hectare for the entire *Area Structure Plan* area. The anticipated intensity of 63 people and jobs per hectare exceeds both of these intensity targets.

Environmental

The proposed application is located within an undeveloped ‘greenfield’ area. Historically, the lands have been used for agricultural purposes as identified through an Environmental Site Assessment report, in which no environmental concerns were identified.

No other environmental issues have been identified for the subject lands.

Transportation

The proposed development is generally bound by 210 Avenue SE to the north, the Canadian Pacific Railway to the east, the Municipal District of Foothills to the south, and the Pine Creek escarpment to the west. The proposed road network within the Outline Plan boundary is planned as a modified grid pattern, respecting the contours and topography of the lands. Primary access to the subject lands is provided along 210 Avenue SE, and by Sheriff King Street SE through the adjacent plan area to the west along Creekrise Mount SE. Two hundred and tenth Avenue SE connects to Macleod Trail SE, and Sheriff King Street SE connects to Highway 22X / Stoney Trail SE.

Administration worked with the applicant to develop a transportation network that supports a multi-modal connectivity for local and regional trips, with primary collector and collector street network that accommodates active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. The combination of limited block sizes, pathways and park space that are adaptive to the existing topographic features and Pine Creek along the west boundary of the plan provides additional opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

Staging of the proposed development through to completion is planned to provide connectivity to the regional transportation network, with access to Macleod Trail SE and Stoney Trail SE. Opportunities for connections to the south into future growth areas are protected with the

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proposed plan. To facilitate development of the subject lands, several streets and access points were modified to ensure adequate emergency access to the subject lands. To the north, Creekstone Hill SE is planned as a divided collector, and the number of units within the development cell is limited to a maximum of 238 units with the proposed access. To the south, an emergency-only access at the southeast corner of the plan area, connecting across Canadian Pacific Railway at-grade via 226 Avenue W to Macleod Trail SE will allow full development of the subject lands. If this emergency access option is not available, development will be staged to a maximum of 99 units.

The plan also provides the opportunity to introduce transit service to the area. Public transit will be introduced in phases over time and is expected to include several bus routes running through the *West Macleod Area Structure Plan* lands, providing local and regional service through and around the plan area, and later phased to support the future Red Line extension to the LRT station in the Belmont community.

A regional pathway system that establishes both strong east-west and north-south connections both within and adjacent to the plan area is provided.

The regional pathway aligns with the intent of the *Area Structure Plan* by providing pedestrian and cycling connections around and outside the plan area, as well as several pathways and trails along Pine Creek. The regional pathway within the plan area runs primarily along Pine Creek, taking advantage of views and park amenities to enjoy along the way. Local pathways strengthen the regional system and provide key linkages across Pine Creek to areas west of the subject lands.

Utilities and Servicing

Water servicing to the northern development cell will be provided from a water feeder main on 210 Avenue SE. An additional connection will be required to provide a looped system. The low density residential parcel located on the west side of the creek will be serviced from the watermains provided in the east-west collector road that crosses Pine Creek. Dual watermains will be required along Creekrise Mount SE from the neighboring application area to the west to service the lands to the east, thereby providing a looped system.

Sanitary servicing for the southeast portion of the site (south and east of Pine Creek) will be directed towards a proposed Lift Station 1 located south of Creekside Drive SE and will discharge into the development areas of Creekstone and Creekview. Sanitary servicing for the northern portion of the site (north of Pine Creek) will be directed towards a proposed Lift Station 2 which will drain northwards to 210 Avenue SE where it will subsequently discharge to the West Pine Creek sanitary gravity trunk sewer.

Storm servicing in the northern and central portions of the site will be directed towards two proposed ponds. Due to topographical challenges, a siphon line will be constructed which will direct stormwater from the west centre portion of the site under Pine Creek (with minimal disturbance) to the Pond. Outlets from both ponds will allow for controlled discharge to Pine Creek. Storm servicing in the southern portion of the site will be directed towards a second proposed siphon line. The siphon line will cross below Pine Creek and will discharge to the

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Creekview pond to the west. All ponds will have oil grit separator units placed upstream of the pond inlets and siphon lines for water quality control.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

There is no Community Association for the subject area and no letters from adjacent landowners or the general public were received.

No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application. However, as part of the 2017 policy amendment to the *West Macleod Area Structure Plan* as required for the subject lands, a public information session was held on 2017 May 25 at the Cardel Rec South in Shawnessy. The event was hosted by The City and included the *West Macleod Area Structure Plan* amendment and the applicable land use amendment and outline plan applications south of 210 Avenue SE and east of Sheriff King Street S. This was a joint event with two other projects, namely the *South Macleod Centre Area Structure Plan* and North Silverado Outline Plan. In total, the event had approximately 220 members of the public attend. The Ward Councillor and MLA Rick Frasier also attended. Upon sign in for the event, 18 people out of the 220, came to the event specifically for the West Macleod project, however, it was an excellent opportunity for those residents to become informed about future planning projects in the larger area. General feedback from the public, regarding the West Macleod projects, was positive.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory - 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)*. The site is located within the "City, Town" area as identified on Schedule C: *South Saskatchewan Regional Plan Map* in the *SSRP*. While the *SSRP* makes no specific reference to this site, the supporting application is consistent with the *SSRP* policies including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

Municipal Development Plan (Statutory - 2009)

The *Municipal Development Plan (MDP)*, Map 1 'Urban Structure' identifies the subject lands as 'Residential – Developing - Future Greenfield'. The *Municipal Development Plan* provides guidance for the development of new communities through the policies of the *West Macleod Area Structure Plan*.

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The proposed application meets the following *Municipal Development Plan* objectives (Section 3.6.2):

- Providing a diversity of housing types;
- Protecting the key natural features;
- Including parks located throughout the community in walkable proximity to all residences; and
- Creating a connected, multi-modal street network.

South Macleod Trail Regional Policy Plan (Non-statutory - 2007)

The *South Macleod Trail Regional Policy Plan* provides policy framework at a regional level and identifies the subject lands as 'Residential' and 'Conservation Study Area'. The proposed application is consistent with the policies of this plan.

West Macleod Area Structure Plan (Statutory - 2014)

The *West Macleod Area Structure Plan* provides more detailed direction with detailed policies and guidelines for development. The subject lands are identified as 'Community D' on Map 3: Communities and as 'Residential', and 'Environmental Open Space Study Area' on Map 4: Land Use Concept within the *Area Structure Plan*. The proposed application is consistent with the applicable policies of this plan.

Social, Environmental, Economic (External)

The proposed outline plan enables the continuation of development in the community of Pine Creek and provides a future framework for a mix of housing types, various densities and preservation of the Pine Creek valley system. The development of these lands will enable a more efficient use of land and infrastructure, will support surrounding uses and amenities while introducing additional amenities to the area.

Financial Capacity

Current and Future Operating Budget:

As development proceeds in this area the local infrastructure is assumed by The City, and as additional services come on line, operating costs will be incurred. As this area is considered to be an actively developing community, these costs are being incorporated in the One Calgary 2019-2022 four year service plan and budget. Operating costs are related to services such as roads, utilities, parks, and waste and recycling.

Current and Future Capital Budget:

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. Additionally, the developer will pay off-site levies which helps generate funding for the regional permanent infrastructure.

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Risk Assessment

There are no risks identified with the land use component of the application.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment has been developed in accordance with the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies specified in the *West Macleod Area Structure Plan*.

The proposed land uses and their distribution facilitate a residential neighbourhoods that has been designed around unique natural and topographical features that guided the subdivision design, layout and road network. The design includes a variety of residential housing types complemented by an extensive open space system and provides a logical extension to the Pine Creek community while preserving the Pine Creek valley. The residential area also provides density that contributes to the overall community targets.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize the site's development.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Land Use District Map
3. Proposed Outline Plan