

Planning & Development Report to
Calgary Planning Commission
2018 October 18

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CPC2018-1151
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Land Use Amendment in Pine Creek (Ward 13) at 507 – 210 Avenue SW, LOC2018-0151

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting, on behalf of Athem United / UAC II Corp representing the ownership group (Catherine A. Duffin, Timothy A. Duffin and 2007 United Lands Corp), on 2018 June 26. The application proposes to re-designate 6.13 hectares (15.15 acres) of undeveloped land within the southern community of Pine Creek from Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District to allow for:

- a wider variety of low density residential dwellings, including semi-detached dwellings, rowhouse buildings, duplex dwellings, and cottage housing clusters, in addition to the uses already allowed (e.g. single detached homes, secondary suites and backyard suites); and
- the uses listed in the proposed R-G designation.

The proposal conforms to the *West Macleod Area Structure Plan*, is in keeping with the applicable policies of the *Municipal Development Plan*, and conforms to the intent of the Pine Creek outline plan as approved in 2017.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 6.13 hectares ± (15.15 acres ±) located at 507 – 210 Avenue SW (Portion of Plan 1013290, Block 1, Lot 1) from Residential - One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Stantec Consulting, on behalf of Athem United / UAC II Corp. representing the ownership group (Catherine A. Duffin, Timothy A. Duffin, John David Duffin and 2007 United Lands Corp.), submitted the subject land use amendment application to The City on 2018 June 26 and has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

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The subject site is located in the neighbourhood of Creekside within the community of Pine Creek and is subject to the policies of the *West Macleod Area Structure Plan*. The *West Macleod Area Structure Plan* provides policy direction in four communities in southern Calgary.

On 2017 January 26, Calgary Planning Commission approved the Pine Creek outline plan, LOC2015-0112 (Attachment 2), followed by land use approval by Council on 2017 March 13 (CPC2017-092).

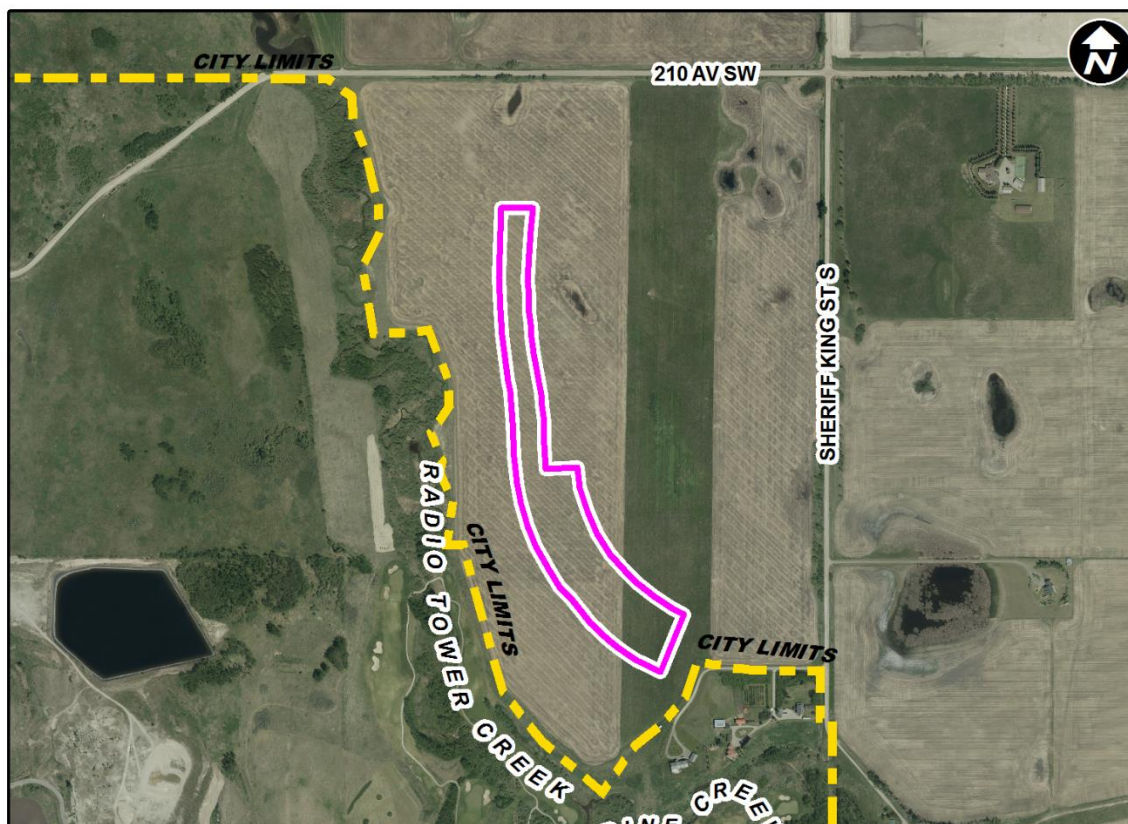
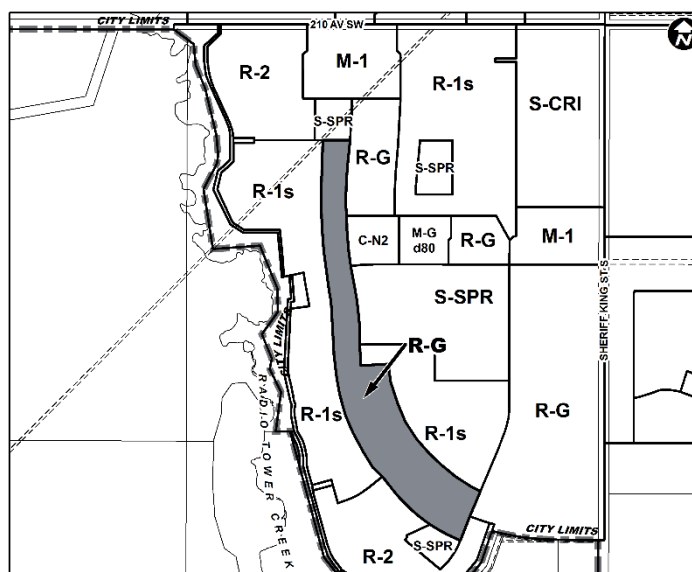
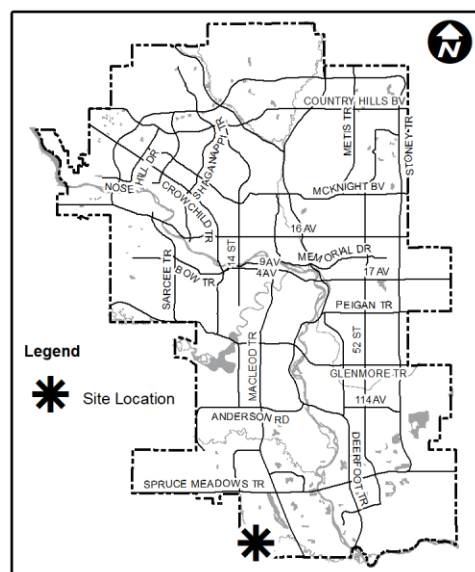
Tentative plan, SB2017-0180 Pine Creek Phase 01, to the northeast of the subject site, was approved by the Subdivision Authority on 2018 September 7. Subdivision of the subject application area has not yet occurred.

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Location Maps



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Site Context

The subject site, 507 – 210 Avenue SW, is situated in the southwest quadrant of the City in the developing community of Pine Creek. The area is bounded by 210 Avenue SW to the north and Sheriff King Street S to the east. To the west and south, the site follows the City of Calgary / Municipal District of Foothills boundary.

The Pine Creek outline plan is approximately 71.33 hectares (176.26 acres) in size and will be subdivided at the tentative plan stage into the appropriate lots and parcels. The portion of the subject site to be redesignated from R-1s District to R-G District, under the subject application, is approximately 6.13 hectares (15.15 acres) and is situated along Creekside Drive SW, the neighbourhood's main north-south road, and will be adjacent to R-1s and R-2 land use parcels to the west and a mix of R-1s, R-G, C-N2, and S-SPR land use parcels to the east.

Historically, the subject lands have been used for agricultural purposes including farming and grazing and have never been developed.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The land use amendment (Attachment 3) allows for a wider range of building types that are compatible with the 'Residential Area' and applicable policies identified in the *West Macleod Area Structure Plan* and in the *Municipal Development Plan*, as discussed in the Strategic Alignment section of this report.

Planning Considerations

Subdivision Design

The proposed land use amendment is not proposing any changes to the approved Pine Creek outline plan, as the parcel depths, road network, and servicing will remain the same. Access to the subject parcels will remain from the lane, as no access has been granted from Creekside Drive SW. All conditions from the Pine Creek outline plan, LOC2015-0112, shall still apply.

Land Use

The subject site is currently designated as Residential – One Dwelling (R-1s) District and is intended to accommodate residential development in the form of single detached dwellings in the developing area. Secondary suites may also be accommodated as a permitted use on the same parcel. The R-1s District allows for a maximum building height of 11 to 12 metres, depending on the parcel size and width, and a maximum of one main residential building (a building containing one or more dwelling units, but not including a backyard suite).

The proposed Residential – Low Density Mixed Housing (R-G) District is intended to apply to low density neighbourhoods within the developing area and accommodates a wide range of low density residential development in the form of cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) can also be accommodated in the R-G district

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as well as carriage house lots. Secondary suites do not count against allowable density. The R-G District allows for a maximum building height of 12 metres, a maximum height of a backyard suite on a laned parcel of 10 metres, and a maximum of one main residential building unless the proposal includes cottage housing clusters. The intent of the subject application is to allow for more flexibility of housing choices in the developing greenfield area.

Density

The proposed application would allow for an increase in the anticipated number of lots from 85 lots to an anticipated 135 lots, a total increase of 50 lots. The Pine Creek outline plan (approved in 2017) proposed to accommodate a residential unit range between 1207 and 1551 units equating to an anticipated residential density of 17.78 units per hectare (7.19 units per acre). With an increase of 50 lots, the anticipated residential unit range increases to a minimum of 1257 units, equating to an increase in the overall anticipated residential density of 18.51 units per hectare (7.49 units per acre). This density increase provides a closer alignment to the suggested 20 uph (8 upa) by the *Municipal Development Plan* and contributes towards meeting the minimum 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 of 17.3 uph (7 upa). The anticipated residential density of 18.51 uph (7.49 upa) exceeds the minimum density requirement for the Residential Area.

The application meets the intent, goals and policies of the *Municipal Development Plan* and *West Macleod Area Structure Plan*.

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 the potential for negative environmental conditions existing at the site were noted as being low.

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

Transportation

All Conditions of Approval from the Pine Creek outline plan, LOC2015-0112, shall apply and remain for this amended application. All vehicle access for the proposed R-G District will remain from the lane.

Pedestrian access to the subject area is available from Creekside Drive SW while vehicle access is available from the rear lanes. The area will be served by Calgary Transit bus service with various stops located along Creekside Drive SW and Creekside Boulevard SW. On-street parking adjacent to the subject area will be unrestricted. A Transportation Impact Assessment was not required as part of this application; however, one was submitted with the Pine Creek outline plan to establish the street classifications and intersection lane configurations for the greater area.

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Utilities and Servicing

Water, sanitary and storm servicing for the plan area was established under the previously approved outline plan (LOC2015-0112) and will not change as a result of this proposed land use amendment.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to 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 application.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the *West Macleod Area Structure Plan* and the surrounding neighbourhoods will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory - 2014)

The subject site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the *SSRP* makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns strategies (subsection 8.14).

Municipal Development Plan (Statutory - 2009)

The subject site is located within the 'Residential – Developing – Future Greenfield' area of the *Municipal Development Plan (MDP)*. The *Municipal Development Plan* provides guidance for the development of new communities through the policies of the *West Macleod Area Structure Plan*. The applicable *MDP* policies encourage residential development that is diverse in nature, including a mixture of housing types.

The proposal is in keeping with relevant *MDP* policies as the R-G District provides for a variety of low density housing types.

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

The *South Macleod Trail Regional Policy Plan* provides further 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 site is located within the 'Residential Area' on Map 4: Land Use Concept.

Housing Diversity (7.1) policies identify that a minimum of 30 per cent of the housing units within a community should be non-single detached housing units to meet the needs of different income groups and lifestyles. This includes, and is not restricted to, duplex dwellings, semi-detached dwellings, townhouse dwellings and secondary suites.

The proposed application is consistent with the applicable policies of this plan.

Pine Creek Outline Plan (Non-statutory - 2017)

On 2017 January 26, Calgary Planning Commission approved the Pine Creek outline plan, LOC2015-0112, on 2017 January 26, followed by land use approval by Council on 2017 March 13. The proposed redesignation of 6.13 hectares (15.15 acres) within the Pine Creek outline plan supports residential development that meets density requirements and provides a variety of residential development options in the community. The proposed application still conforms with the general intent of approved outline plan.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory - 2017)

Within the *Municipal District of Foothills – City of Calgary Intermunicipal Development Plan*, the subject site is located in the interface area as indicated on Map 2: Interface Area. However, since the subject site is part of an approved Area Structure Plan, the application is not subject to the Interface Area policies as per Policy 2.5.4.

Social, Environmental, Economic (External)

The recommended land use district allows for a wider range of housing types than the existing Residential – One Dwelling (R-1s) District and still meets the density targets outlined within the *West Macleod Area Structure Plan* and associated outline plan. The proposal meets the objectives of the *Municipal Development Plan* to ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians.

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Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *West Macleod Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Residential – Low Density Mixed Housing (R-G) District is intended to allow for additional low density residential forms to be built, providing flexibility for the developer of this site and better accommodating the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Approved Outline Plan, LOC2015-0112
3. Land Use Amendment