

Applicant's Submission

Creekrise - Applicant's Submission

Introduction

On behalf of Highfield Investment Group Inc. & Pine Valley Developments (2008) Ltd., B&A Planning Group has submitted an application for Outline Plan and Land Use Redesignation for approximately 79.80 hectares (197.18 acres) of land in the southeast community of Pine Creek, a portion of Community D in the West Macleod Area Structure Plan (ASP). Located south of 210 Ave SE, west of the CP railway, north of the MD of Foothills and east of Sheriff King St SE, the subject site's southern boundary is also the City Limit.

The property is municipally addressed as 305 & 377 Avenue SE and 2200 Sheriff King St S.

The subject lands which were previously used for agricultural purposes are found within the Pine Creek River Valley and surrounding uplands, which contain several unique natural features. Those features have guided the design of the plan and created an opportunity to create a distinctive residential neighbourhood that is fully integrated into its natural surroundings.

Proposal

The application seeks to redesignate and subdivide the subject land to complete the Creekstone neighbourhood and establish a new residential neighbourhood on the banks of Pine Creek. The Creekrise neighbourhood will contain a variety of residential housing including single detached, semi-detached, duplexes townhomes, rowhouses and apartments. To accommodate this mix of housing products, the application proposes, in addition to the R-1s, R-2M, and M-2 designations, the newly approved R-G and R-GM District that provides for numerous forms of low-density residential housing under the same land use, providing flexibility to builders and future residents in an ever changing housing market.

Over 40% of the plan area will be dedicated open space either in the form of Environmental Reserve (ER) to protect and conserve the river valley and escarpment or Municipal Reserve (MR) that will provide well designed neighbourhood parks, featured in prominent locations with large areas for recreation and play that will appeal to residents of all ages. The neighbourhood districts have been carefully designed around this open space network. Residential cells that would not be able to be connected conventionally by streets remain intact and integrated through the significant network of regional pathways and trails.

Through the protection of the river valley and surrounding lands, Creekrise will immerse residents in the outdoors and provide a unique and differed experience each time they step out their front door.

Conclusion

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP), the South Macleod Trail Regional Policy Plan (SMTRPP) and the West Macleod Area Structure Plan (ASP).