

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1218

Land Use Amendment in Carrington (Ward 3) at 15000 – 14 Street NW, LOC2019-0093

EXECUTIVE SUMMARY

This application was submitted by Urban Systems on 2019 June 11 on behalf of the landowner, Mattamy (Aberdeen Heights) Limited. The application proposes a land use redesignation of approximately 4.27 hectares (10.55 acres) in the community of Carrington from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District and DC Direct Control District based on Multi-Residential – Medium Profile (M-2) District. The proposed land use redesignation will allow for:

- low density residential in a range of building forms; and
- multi-residential development up to 21 metres in height (about 4 to 6 storeys).

This application is accompanied by an outline plan application (CPC2019-1219) for approximately 11.10 hectares (27.43 acres) that proposes minor amendments to the previously approved subdivision layout for a portion of the neighbourhood of Carrington. The proposal conforms to the relevant policies of the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP).

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 4.27 hectares ± (10.55 acres ±) located at 15000 – 14 Street NW (Portion of SW 1/4 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District and DC Direct Control District to accommodate multi-residential development with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 December 10 at the Regular Public Hearing Meeting of Council, Report PFC2018-1180 was presented regarding a partial growth management overlay affecting communities within the *Keystone Hills ASP*. Council held a Public Hearing and gave three readings of Bylaw 93P2018, removing portions of the Keystone Hills Growth Management Overlay that affected the subject lands. The subject lands no longer have a growth management overlay and can proceed with development.

BACKGROUND

Urban Systems, on behalf of the landowner Mattamy (Aberdeen Heights) Limited, submitted the subject application to The City on 2019 June 11 and provided a summary of their proposal in the Applicant's Submission (Attachment 2).

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Outline plan LOC2013-0105 (Attachment 3), was approved in 2015 for a 155.53 hectare ± (384.40 acre ±) portion of Carrington, and includes the area that is subject to this proposed application. Land use was not approved for the subject site at the time, as it was subject to a growth management overlay, which has since been removed.

LOC2019-0028 for the northern portion of the accompanying outline plan area was submitted ahead of this application, and approved by Council on 2019 July 29. The application was submitted to prepare for the extension of servicing into the area, while the exact configuration of the southern multi-residential block was being finalized by the applicant.

As the exact configuration of the southern blocks have been determined, this land use redesignation application has been submitted in conjunction with the associated outline plan (Attachment 4), which includes the land use area redesignated under LOC2019-0028.

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Site Context

The subject site comprises of approximately 4.27 hectares (10.55 acres) within a larger 120.62 hectare ± (298.06 acre ±) parcel of undeveloped land in the community of Carrington. The subject site is just east of 14 Street NW and north of 144 Avenue NW.

Surrounding parcels to the north and west of the site remain in an agricultural and / or natural state but are identified for future development at urban densities under the *Keystone Hills ASP*. Lands to the south and east are in the first phases of construction, as part of the development of the Carrington and Livingston neighbourhoods, respectively.

As Carrington is a developing community, there is currently only one year of population data available, which is shown in *Figure 1*.

Figure 1: Community Peak Population

Carrington	
Peak Population Year	2018
Peak Population	321
2018 Current Population	321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information is currently unavailable for the community.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework, along with the associated outline plan (Attachment 4) will enable a range of street-oriented, low density housing forms, as well as multi-residential development, in the developing neighbourhood of Carrington. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration, including the alignment with relevant policies, and the appropriateness of the land use districts. The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The accompanying outline plan allows for a minor reconfiguration of the local street network in order to accommodate Mattamy's new "wide-shallow" lots, which require a shorter and wider

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parcel size, and therefore a different block layout, than previously approved under the 2015 outline plan. Additionally, the south portion of the subject site has been reconfigured to provide for more flexibility in housing types by using the Residential – Low Density Mixed Housing (R-G) District, where a DC Direct Control District to support back-to-back rowhousing was previously identified for future land use amendments. The previously identified two Multi-Residential – Medium Profile (M-2) District sites have been consolidated into one parcel.

The revised block layout is consistent with the modified grid network previously approved for the area. The local road network has shifted slightly due to the block layout changes, but the collector and arterial roads approved under the 2015 outline plan remain untouched.

The size and general location of the Municipal Reserve parcel, which will be used as park space, remains the same.

A comparison of the approved and proposed land uses and street network subject to this application can be found in Attachment 5.

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is a special purpose designation applied to lands that are awaiting urban development and utility servicing, and to protect against premature subdivision and development.

The proposed R-G District is a residential designation that is intended to accommodate a range of low density residential development including cottage housing clusters, duplex dwellings, semi-detached homes, rowhouses and single detached homes.

The proposed DC Direct Control District (Attachment 1) is based on the M-2 District. The M-2 District is intended to accommodate multi-residential development with a maximum building height of 16 metres (four to five storeys). The proposed DC Direct Control District maintains the rules and purpose of the M-2 District, but allows for a maximum building height of 21 metres (approximately six storeys).

The proposed DC Direct Control District is similar to DC Direct Control District, Bylaw 169D2019, approved south of 144 Avenue NW to accommodate multi-residential development up to six storeys.

Density

The application provides for development that achieves the minimum overall residential density target of 20 units per hectare (8 units per acre) of both the MDP and the *Keystone Hills ASP*.

The proposed land use amendment supports, and forms a portion of the accompanying outline plan (4.27 hectares ± (10.55 acres ±)). Densities were reviewed and considered for the larger outline plan area which is 11.10 hectares ± (27.43 acres ±). The proposed outline plan

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anticipates 259 low density residential dwelling units and 175 multi-residential units, resulting in a density of 39.1 units per hectare (15.8 units per acre) for the subject site.

The outline plan approved in 2015 achieved an anticipated density of 24.1 units per hectare (9.8 units per acre). The proposed outline plan would alter that overall density to 23.7 units per hectare (9.6 units per acre).

Environmental

Environmental concerns for the subject lands were considered during the review of the approved outline plan in 2015, and no further reports or investigations are required for this application.

Transportation

The associated outline plan proposes minor amendments to the local street network. The location of collector and arterial roads approved under the outline plan in 2015 will remain as is. Direct vehicular access from future residential parcels onto 14 Street NW is prohibited, nor will direct vehicular access to Carrington Boulevard NW and Carringham Boulevard NW be permitted. Calgary Transit bus service will be available on the east boundary of the site on Carrington Boulevard NW.

Utilities and Servicing

The proposal requires the Northridge Phase 1 Feedermain for water servicing, which is planned to be completed Q4 2020. The applicant needs to submit a water network plan and preliminary site grading plan for review by Water Resources prior to subdivision. Sanitary sewer servicing is available and can accommodate the potential development of the subject site. Additional submissions of sanitary reporting are not anticipated, unless future densification is proposed. A stormwater management report will be required prior to or in conjunction with the subdivision. Site specific stormwater management strategies will be reviewed at the development permit stage.

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. Administration received no comments in relation to the application. Currently, there is no community association for the area. Applicant led engagement was not required.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the MDP. The MDP defers to the local area plan in place.

Keystone Hills Area Structure Plan (Statutory – 2012)

The subject site is located within the Neighbourhood Area as identified on Map 5: Land Use Concept in the *Keystone Hills ASP*. The Neighbourhood Area is intended to provide for a variety of housing forms and affordability levels to meet the needs of Calgary's diverse population. Specific housing diversity policies encourage a minimum of 30 percent of housing units within an area be non-single detached, which can include semi-detached dwellings and rowhouses. The application still allows this target to be achieved, with approximately 68 percent of housing in the application area being non-single detached, and approximately 47 percent in the greater area.

Social, Environmental, Economic (External)

The recommended land use allows for the provision of a range of housing types to accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

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

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Current and Future Capital Budget

The proposed 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 is in keeping with applicable policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan*. The proposed land uses will allow for low density residential and multi-residential development, to accommodate the housing needs of various demographics.

ATTACHMENT(S)

1. Proposed DC Direct Control Guidelines
2. Applicant Submission
3. Previously Approved Outline Plan (LOC2013-0105)
4. Proposed Outline Plan
5. Comparison of Approved and Proposed Outline Plan