

Planning & Development Report to  
Calgary Planning Commission  
2019 December 05

ISC: UNRESTRICTED  
CPC2019-1285

## Outline Plan in Livingston (Ward 3) at 500 – 144 Avenue NW, LOC2019-0094

### EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2019 June 12 on behalf of the landowner, Carma Limited (Brookfield). The application proposes minor amendments to an approximately 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ) portion of an approved outline plan within the community of Livingston. This application provides for:

- an anticipated 53 single detached homes which may include secondary suites; and
- minor amendments to the road network and block layouts.

Together with the proposed land use redesignation application (CPC2019-1284), this revised outline plan implements the objectives of the *Keystone Hills Area Structure Plan (ASP)* and *Municipal Development Plan (MDP)*, and meets minimum density targets when taken in consideration with the previously approved outline plan area.

#### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 500 – 144 Avenue NW (Portion of SE 1/4 4-26-1-5) to subdivide 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ) with conditions (Attachment 1).

### PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 December 15 at the Regular Meeting of Council, Report C2014-0963 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 31P2014, removing portions of the Keystone Hills Growth Management Overlay that affected the eastern portion of the subject lands.

On 2015 July 27 at the Regular Meeting of Council, Report C2015-0526 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 31P2014, removing portions of the Keystone Hills Growth Management Overlay that affected the western portion of the subject lands.

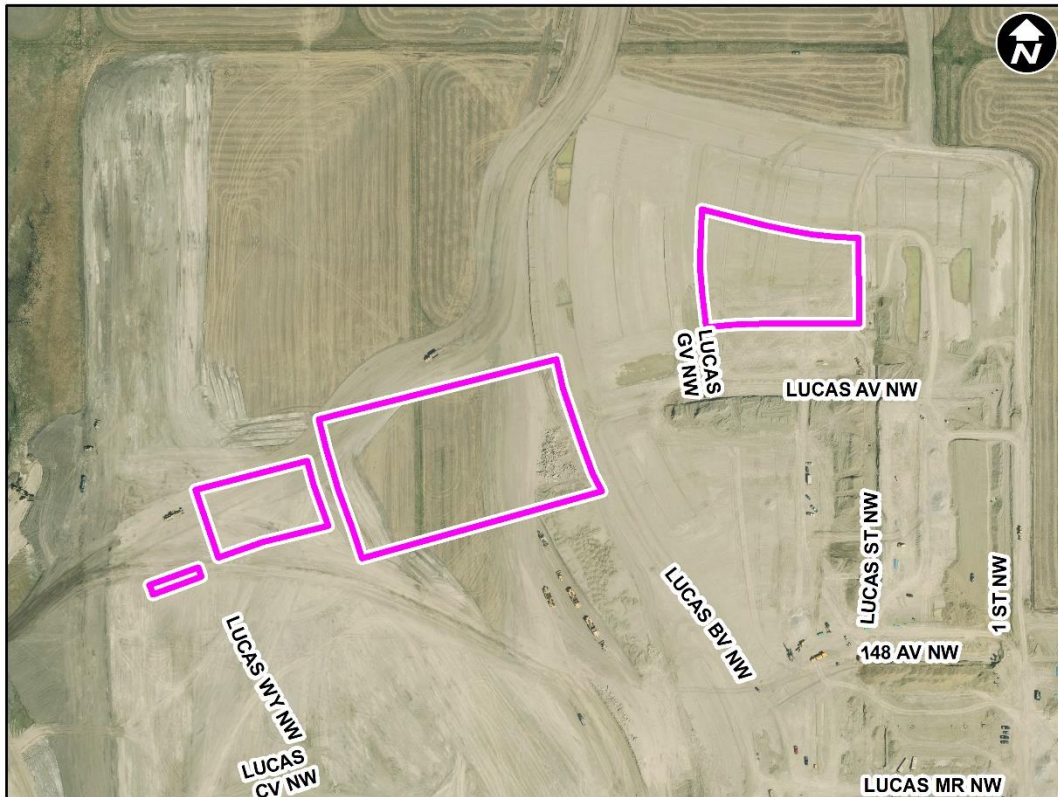
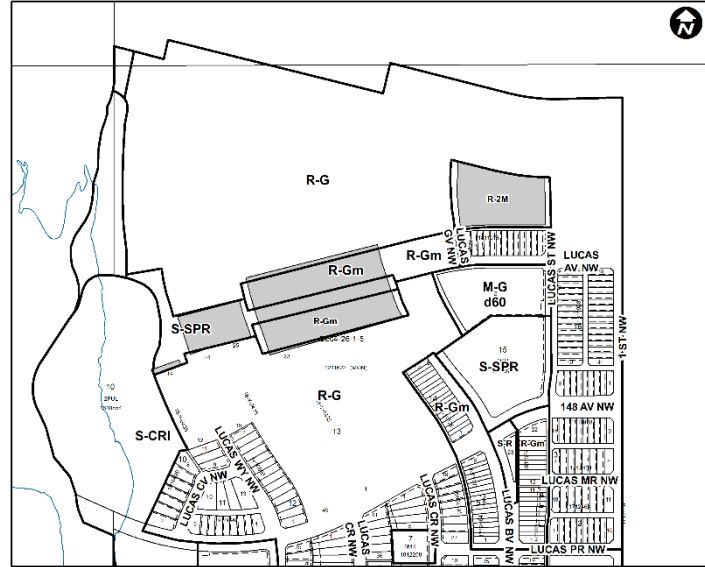
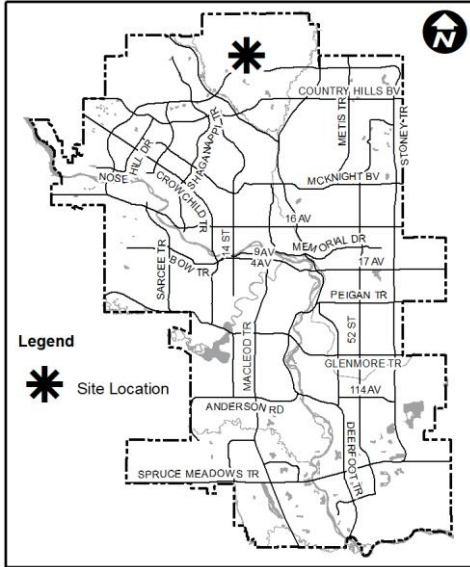
### BACKGROUND

B&A Planning Group, on behalf of the landowner Carma Limited, submitted the subject application to The City on 2019 June 12 and provided a summary of their proposal in the Applicant's Submission (Attachment 2).

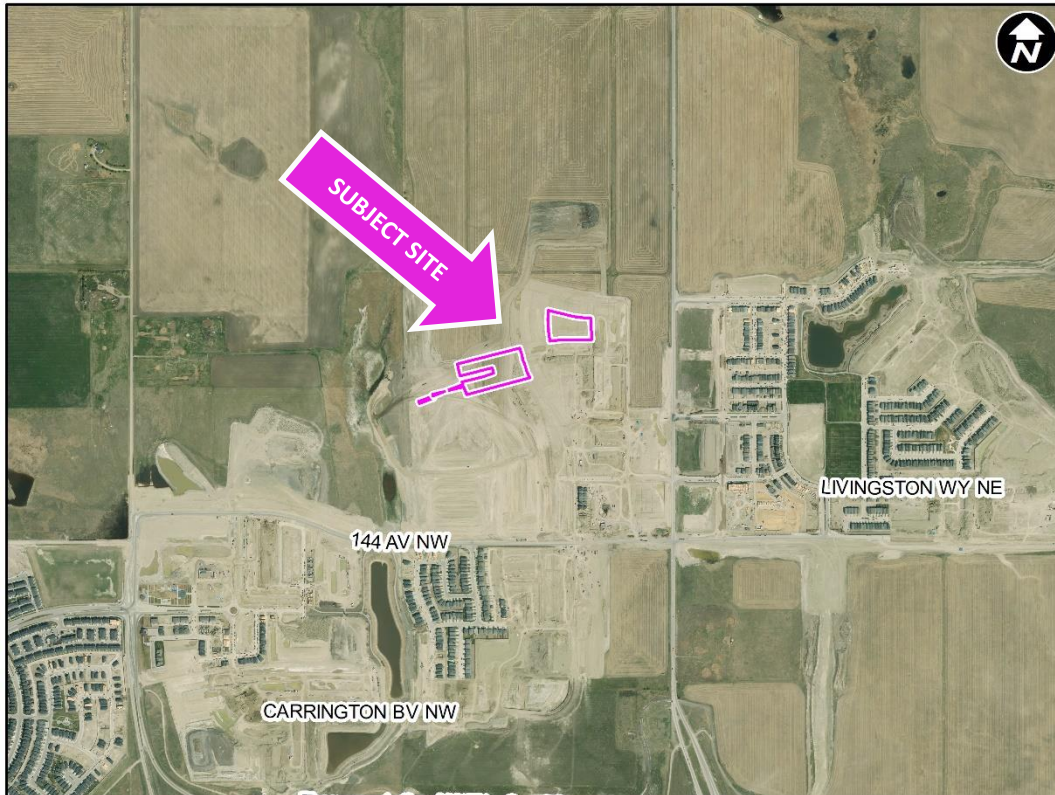
Outline plan LOC2014-0117 (Attachment 3), was approved in 2015 for a 55.31 hectare  $\pm$  (136.67 acre  $\pm$ ) portion of Livingston and includes the area that is subject to this proposed application.

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Location Maps



**Outline Plan in Livingston (Ward 3) at 500 - 144 Avenue NW, LOC2019-0094**



**Site Context**

The subject site comprises 3.06 hectares  $\pm$  (7.56 acres  $\pm$ ) within a larger 31.34 hectare  $\pm$  (77.44 acre  $\pm$ ) parcel of undeveloped land that has been partially stripped and graded in the community of Livingston. The subject site is just west of Centre Street NW and north of 144 Avenue NW.

Lands to the north 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 east, south and west are in the first phases of construction as part of the development of the Livingston and Carrington neighbourhoods.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed outline plan (Attachment 4), along with the associated land use amendment (Attachment 5) will enable low density housing forms, specifically single detached homes, in the developing neighbourhood of Livingston. Minor amendments to the road network and Municipal Reserve parcels will facilitate the necessary changes to block layout and orientation to accommodate the proposed housing product. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

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### **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 proposed outline plan allows for a minor reconfiguration of the street network and Municipal Reserve parcels in order to accommodate 53 single detached homes. Previously identified garden lot rowhouse development will be replaced with single detached homes oriented to the street and provided with rear lanes in alignment with the previously approved subdivision layout under the 2015 outline plan. Lots without a rear lane will have a private greenway registered along the back of the property due to grades, to align with the previous approval. This private greenway is intended to ensure that slope adaptive design will be used, and protects against the altering of grades and landscape treatment by homeowners in the future. The previously identified Residential – Low Density Multiple Dwelling (R-2M) District parcel will accommodate a short street intersecting with a lane to accommodate single detached homes on slightly shorter lots than what is typical for the area.

The park within this outline plan revision retains the same Municipal Reserve area as previously provided for in the 2015 outline plan. However, the park space has been reconfigured into one larger parcel that still maintains the pedestrian connection to the undeveloped regional pathway to the west. A portion of this park space is already designated Special Purpose – School, Park and Community Reserve (S-SPR) District, resulting in the area of the accompanying land use redesignation of 2.32 hectares ± (5.74 acres ±) being slightly less than the outline plan area of 3.06 hectares ± (7.56 acres ±), which includes the area already designated S-SPR. A comparison of the approved and proposed land uses and street network subject to this application can be found in Attachment 6.

### ***Land Use***

Concurrent with the outline plan is a land use amendment application that proposes to redesignate the subject lands from S-SPR, R-2M, Residential – Low Density Mixed Housing (R-G) (R-Gm) District to the following districts:

- S-SPR
- R-G

The proposed S-SPR District is a special purpose designation intended for schools, parks, open space and recreation facilities on lands dedicated as certain types of reserve, including Municipal Reserve.

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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.

### ***Density***

The application provides for development that still achieves the minimum overall residential density target of 20 units per hectare (eight units per acre) of both the MDP and the *Keystone Hills ASP* when taken in consideration of the entire area under the outline plan approved in 2015. A breakdown of the statistics for the subject outline plan can be found in the Subdivision Data Sheet (Attachment 7).

The proposed outline plan in isolation of the larger 2015 outline plan anticipates 53 low density residential dwelling units, resulting in a density of 17.3 units per hectare (7.0 units per acre) for the subject site.

The outline plan approved in 2015 achieved an anticipated density of 21.3 units per hectare (8.6 units per acre). Although the proposed outline plan would lower that overall density to 20.7 units per hectare (8.4 units per acre), it is a small decrease which still meets the MDP and the *Keystone Hills ASP* residential density target of 20 units per hectare (eight 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. No environmental issues were identified for the subject site.

### ***Transportation***

The outline plan proposes minor amendments to the street network. The location of collector and arterial roads approved under the outline plan in 2015 will remain as is. Where a rear lane is available, direct vehicular access shall be taken from that lane only. Calgary Transit bus service will be available near the intersection of Lucas Boulevard NW and Lucas Avenue NW.

### ***Utilities and Servicing***

Site servicing was reviewed and approved under the previous outline plan.

### **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.



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Following Calgary Planning Commission, notifications for Public Hearing of Council, for the accompanying land use amendment, 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.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy directions of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed outline plan 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 32 percent of housing in the area being non-single detached.

### **Social, Environmental, Economic (External)**

Changes to the approved outline plan and existing land uses represent a reduction in housing diversity and density. However, when taken in consideration with the previous outline plan approval area, minimum densities are still met. The proposed land uses are intended to facilitate single detached homes, some of which are on slightly shorter lots than what is typical for the area, providing some variety and choice within that housing segment.

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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 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* and the greater neighbourhood area still achieves minimum residential density targets. The application represents a minor amendment to an existing outline plans and will allow for low density residential that has the potential to accommodate the housing needs of various demographics by providing some variation in lot sizing.

**ATTACHMENT(S)**

1. Conditions of Approval
2. Applicant Submission
3. Previously Approved Outline Plan (LOC2014-0117)
4. Proposed Outline Plan
5. Proposed Land Use District Map
6. Comparison of Approved and Proposed Outline Plan
7. Subdivision Data Sheet