

Planning & Development Report to
Calgary Planning Commission
2019 December 05

ISC: UNRESTRICTED
CPC2019-1284

Land Use Amendment 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 Ltd (Brookfield). The application proposes a land use redesignation of 2.32 hectares $\pm$ (5.74 acres $\pm$) in the community of Livingston from Residential – Low Density Mixed Housing (R-Gm) (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District, and Special Purpose – School, Park and Community (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community (S-SPR) District. The proposed land use redesignation will allow for:

- an anticipated 53 single detached homes, but may include side-by-side, cottage housing clusters and rowhouse development, all of which may include secondary suites.

This application is accompanied by an outline plan application (CPC2019-1285) for 3.06 hectares $\pm$ (7.56 acres $\pm$) that proposes minor amendments to the previously approved subdivision layout for a portion of the neighbourhood of Livingston. 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 2.32 hectares $\pm$ (5.74 acres $\pm$) located at 500 – 144 Avenue NW (Portion of SE1/4 Section 4-26-1-5) from Residential – Low Density Mixed Housing (R-Gm) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community (S-SPR) District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community (S-SPR) District; and
2. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 DECEMBER 05:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 2.32 hectares $\pm$ (5.74 acres $\pm$) located at 500 – 144 Avenue NW (Portion of SE1/4 Section 4-26-1-5) from Residential – Low Density Mixed Housing (R-Gm) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District and Special Purpose – School, Park and Community (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community (S-SPR) District; and
2. Give three readings to **Proposed Bylaw 11D2020**.

Excerpt from the Minutes of the 2019 December 05 Regular Meeting of the Calgary Planning Commission:

“Against: Commissioner Palmiere”

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.

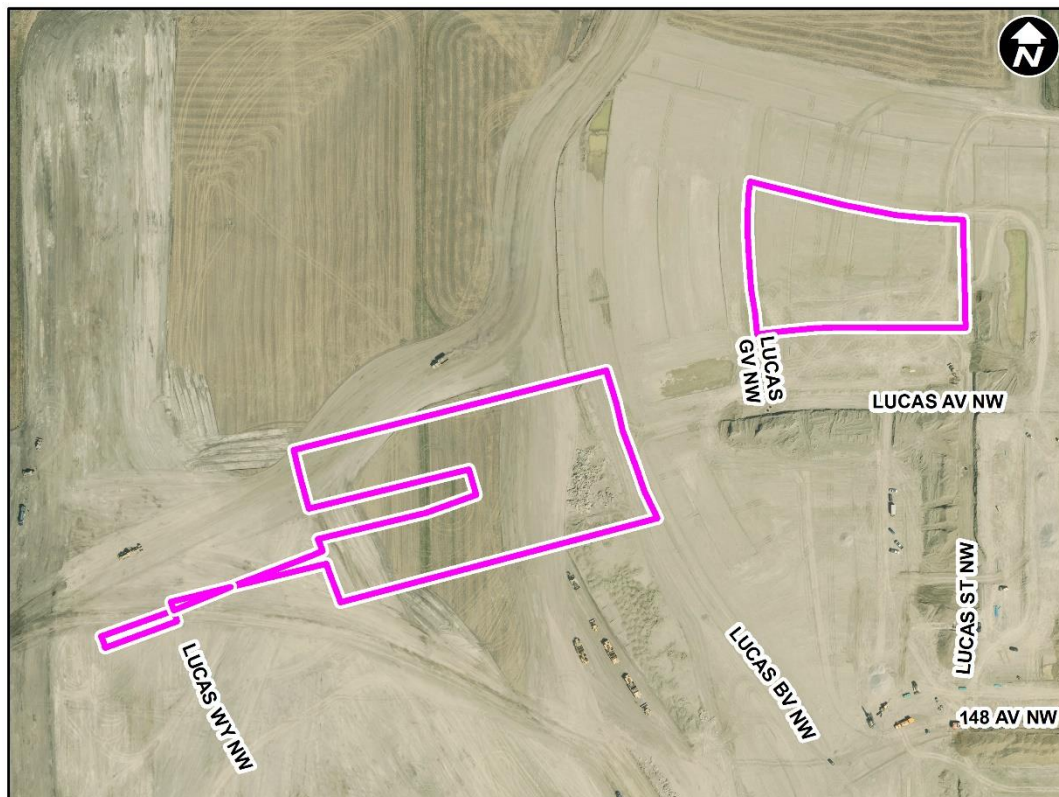
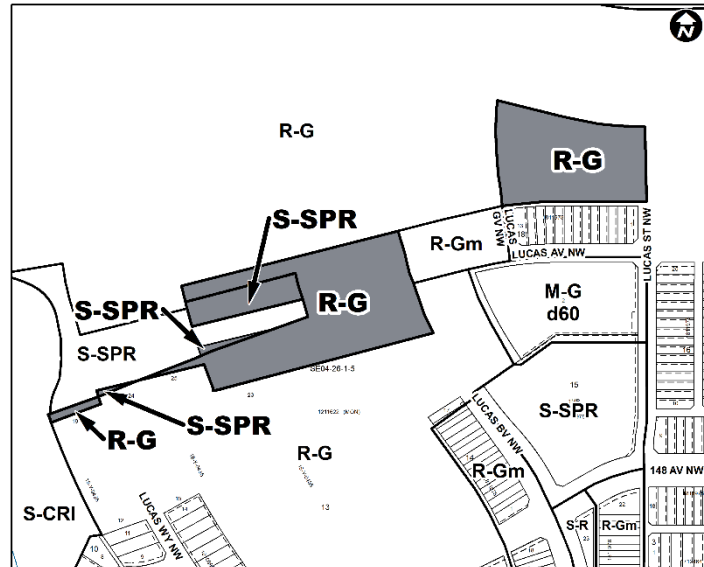
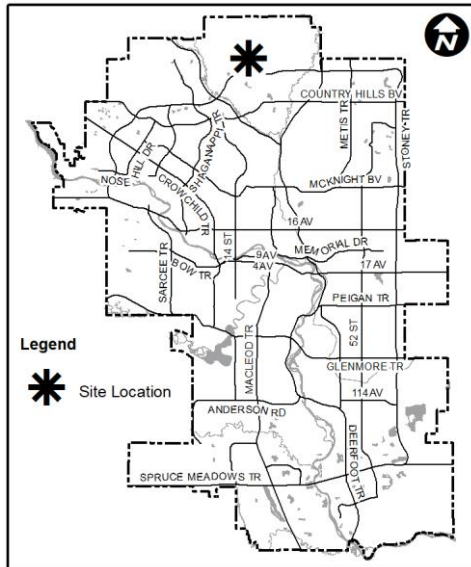
BACKGROUND

B&A Planning Group, on behalf of the landowner Carma Ltd (Brookfield), submitted the subject application to The City on 2019 June 12 and provided a summary of their proposal in the Applicant's Submission (Attachment 1).

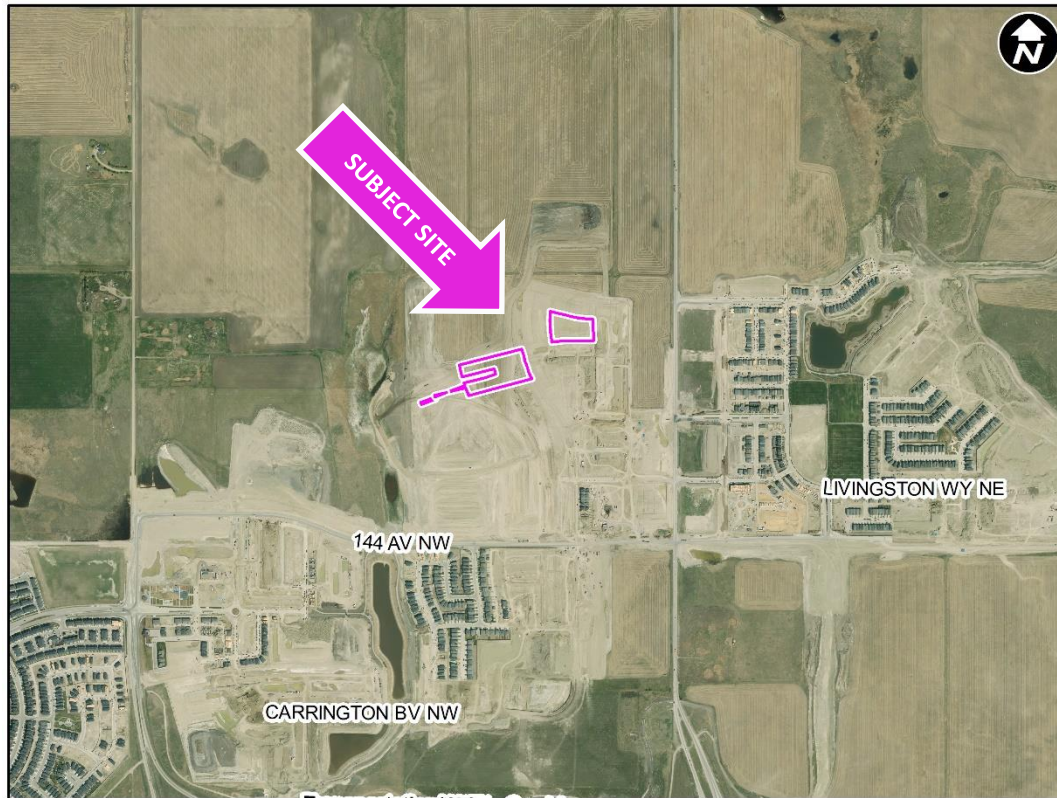
Outline plan LOC2014-0117 (Attachment 2), was approved in 2015 for a 55.31 hectare $\pm$ (136.67 acre $\pm$) portion of Livingston, and includes the area that is subject to this proposed application.

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Location Maps



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Site Context

The subject site comprises 2.32 hectares $\pm$ (5.74 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 land use framework, along with the associated outline plan (Attachment 3) will enable low density housing forms, specifically single detached homes, in the developing neighbourhood of Livingston. 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 accompanying 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. 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 land use redesignation area of this application of 2.32 hectares $\pm$ (5.74 acres $\pm$) being slightly less than the accompanying outline plan area of 3.06 hectares $\pm$ (7.56 acres $\pm$), 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 4.

Land Use

The existing R-2M District is a residential designation intended to primarily accommodate comprehensively designed low density residential development in the form of duplex dwellings, semi-detached homes, rowhouses and townhouses, and excludes single detached homes as a listed permitted use.

The existing Residential – Low Density Mixed Housing (R-Gm) 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, and rowhouses.

The proposed Residential – Low Density Mixed Housing (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, and rowhouses. The proposed R-G District allows for single detached homes as a permitted use, whereas in the R-Gm district it is a discretionary use and only intended to be accommodated in limited circumstances.

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The existing and 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.

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.

The proposed outline plan in isolation of the larger 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 associated 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 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 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 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 proposed land uses 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. Applicant Submission
2. Previously Approved Outline Plan (LOC2014-0117)
3. Proposed Outline Plan
4. Comparison of Approved and Proposed Outline Plan
5. **Proposed Bylaw 11D2020**