

**LAND USE AMENDMENT  
LIVINGSTON (WARD 3)  
WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE  
BYLAW 349D2017**

**MAP 3NN**

**EXECUTIVE SUMMARY**

Livingston Stage 1B Land Use Amendment covers an area of 60.8 hectares  $\pm$  (150.2 acres  $\pm$ ) located in the northeast quadrant of the city, at the intersection of 6 Street NE and 144 Avenue NE. The proposed land use area constitutes one neighborhood under Community 'B' as identified in the Keystone Hills Area Structure Plan (ASP). This neighborhood lies in the portion of the ASP where the growth management overlay is removed (APPENDIX V).

The land use application proposes redesignating the subject lands from Special Purpose – Future Urban Development (S-FUD) District to an assortment of residential, commercial, and special purpose districts.

This application has been applied for with the support of an Outline Plan application to provide the subdivision layout for the site's development (APPENDIX III). The Outline Plan is for a larger area that exceeds the current Growth Management Overlay removal area (APPENDIX IV). Conditions have been added to the Outline Plan to appropriately deal with the site's development in light of this.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION**

2017 September 21

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 349D2017; and

1. **ADOPT** the proposed redesignation of 60.80 hectares  $\pm$  (150.2 acres  $\pm$ ) located at 300 and 500 - 144 Avenue NE (Portion of Section 3-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 349D2017.

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**REASONS FOR RECOMMENDATION:**

The proposed Land Use Amendment application has been developed in accordance with the Neighbourhood Area Policies as specified in the Keystone Hills Area Structure Plan (ASP). The proposed land uses and their distribution allow for a complete community with provisions for a full range of housing that meet the minimum density requirements as outlined by the ASP. The range of land uses within the proposed Neighbourhood Activity Centre (NAC) not only meet but exceed the minimum intensity targets of the ASP. These land uses will be implemented through the supporting Outline Plan application that provides the subdivision layout and conditions to realize the site's development.

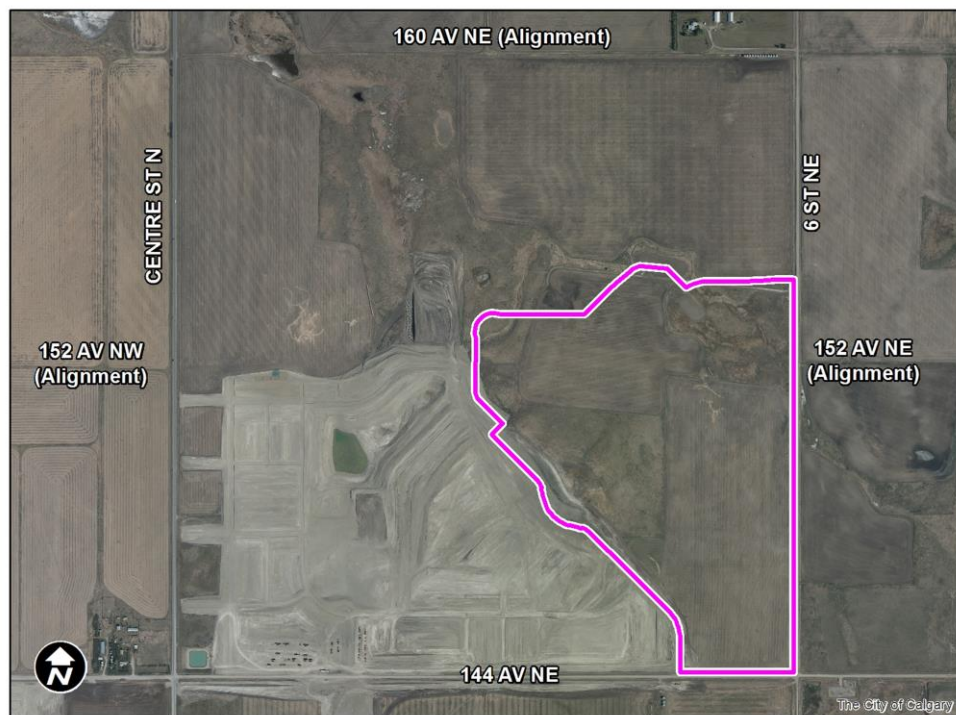
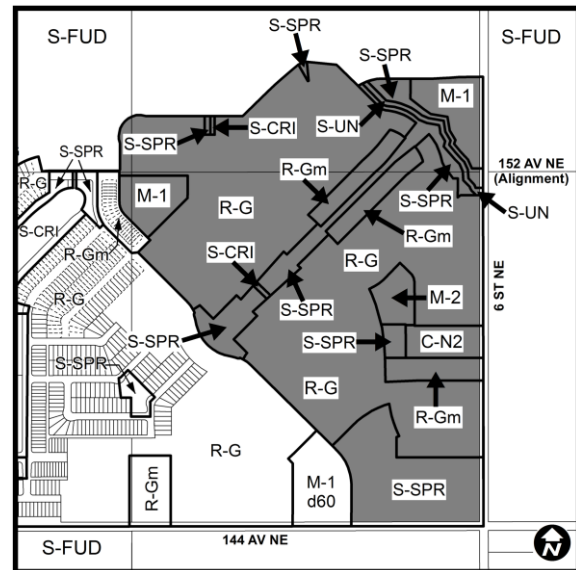
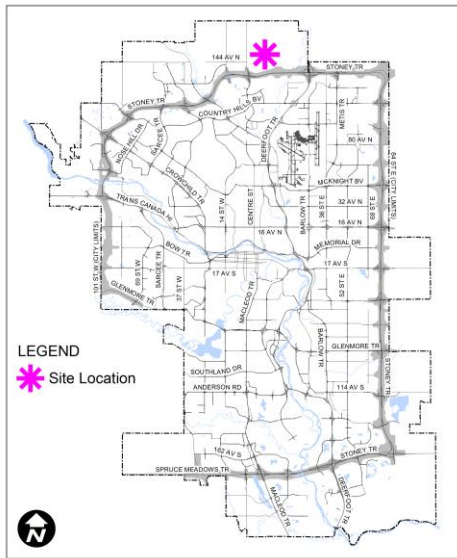
**ATTACHMENT**

1. Proposed Bylaw 349D2017

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LOCATION MAPS



CALGARY PLANNING COMMISSION  
REPORT TO COUNCIL  
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ISC: UNRESTRICTED  
CPC2017-358  
LOC2016-0181  
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#### **ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 60.80 hectares  $\pm$  (150.2 acres  $\pm$ ) located at 300 and 500 - 144 Avenue NE (Portion of Section 3-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

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**Applicant:**

B&A Planning Group

**Landowner:**

Carma Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject lands are located in the northeast quadrant of the city, within the Keystone Hills Area Structure Plan (ASP), and are bound by 6 Street NE to the east and 144 Avenue NE to the south.

The lands constitute one of several owned by Brookfield Residential Properties. A portion of these lands immediately west of the subject Land Use Amendment: Livingston Stage 1A, was approved for an Outline Plan and Land Use Amendment in fall of 2014. Other approved Outline Plans and Land Use Amendments in the area include other Brookfield lands west of Centre Street N; Livingston Stage 2, the community of Carrington, by Mattamy directly west of the Livingston Stage 2, and by Genstar/ Hong directly south of Livingston Stage 2. A future Urban Corridor extends along Centre Street N from a Major Activity Centre (MAC) situated south of the ASP, which is where one of the future LRT stations is contemplated (APPENDIX II).

The subject site is characterized by knob and kettle topography, resulting in two distinct high points. The slopes across the entire plan range from four per cent up to 14 percent with a natural drainage course cutting diagonally through the plan in a northwest to southeast direction. This natural drainage course along with riparian areas in the northwest provide opportunities for integration of stormwater facilities and naturalized amenities in an open space system.

An active high pressure gas pipeline with a 30 metre easement diagonally crosses the northeast portion of the subject site, while two abandoned wells are also located within the same quadrant.

An Outline Plan application has been submitted in support of this Land Use Amendment (APPENDIX III). The Outline Plan is however for a larger portion than the land use application. This is because the proposed land use redesignation follows the portion of the Outline Plan area where the Growth Management Overlay (GMO) is removed (APPENDIX IV). This area with GMO removal and hence land use application comes to 60.8 hectares  $\pm$  (150.2 acres  $\pm$ ).

**LAND USE DISTRICTS**

The proposed residential land uses provide for a diversity of both low density housing forms and multi-residential developments.

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Low density housing forms are provided by the Residential - Low Density Mixed Housing (R-G) District and the Residential - Low Density Mixed Housing (R-Gm) District. The R-G and R-Gm are both intended to allow a greater diversity of housing in a single land use district resulting in a more streamlined way to achieve choice of a greater range of low density housing forms and accommodate intensification of residential neighbourhoods over time. The only difference is that the R-Gm excludes single detached dwelling forms.

The R-Gm is utilized to ensure a degree of intensity and certain built form can be achieved along linear parks, and to ensure a degree of intensity and certain built form is achieved towards the Neighbourhood Activity Centres (NAC).

Multi-residential developments are provided by the Multi-Residential – Low Profile (M-1) District, and Multi-Residential – Medium Profile (M-2) District. The M-2 District is also utilized to provide the medium density requirement for the NAC, while the M-1 Districts provide transit supportive land uses along a collector roadway.

Non-residential land uses can be broken down into commercial and special purpose districts. The single parcel designated as a Commercial – Neighbourhood 2 (C-N2) District is located within the Neighbourhood Activity Centre (NAC).

The special purpose districts include Special Purpose – School, Park and Community Reserve (S-SPR) District, which accommodates all the parks and the single school site, and Special Purpose – Urban Nature (S-UN) District that dedicates the drainage channel turned green corridor and open space landforms as environmental reserve. Finally, a Special Purpose – City and Regional Infrastructure (S-CRI) District accommodates the maintenance access easements required to service the storm pond within the Outline Plan only portion of the application.

### Density

Upon full build out of this portion of the land use area, between 1310 residential units with a maximum attainable yield of 1906 units are anticipated. This equates to an anticipated density for the land use areas, of 20.8 units per hectare (8.4 units per acre) with a maximum density yield of 30.3 units per hectare (12.3 units per acre). This exceeds the minimum average residential density of 20 units per hectare (8 units per acre) required by the ASP.

Higher density is distributed within the plan area, within the NAC and along the main collector road of Livingston View NE.

While not part of this application, the future Urban Corridor extending along Centre Street N from the future Major Activity Centre (MAC) will provide a variety of high-intensity uses including housing and commercial opportunities. This is why the housing stock of the proposed Multi-Residential Developments within the land use area is kept to the policy's minimum, so as not to dilute from the higher densities anticipated along the Urban Corridor and MAC.

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The proposed intensity within the Neighbourhood Activity Centre (NAC) not only meets but exceeds the minimum intensity targets of the ASP, at 124 people and jobs per gross developable hectare.

## **LEGISLATION & POLICY**

The Municipal Development Plan (MDP), and the Keystone Hills ASP are the main policy documents that guide development of the subject lands. The proposal meets the intent of the policies found in these documents.

### Municipal Development Plan

The subject lands are identified under Map 1 'Urban Structure' of the MDP, as Developing Planned Greenfield areas with an existing Area Structure Plan.

The proposed land use application meets the MDP's objectives. These include:

- providing a variable housing mix;
- including an Activity Centre at the neighbourhood scale;
- locating multi residential developments near transit and open spaces; and
- protecting and integrating significant ecological elements into the plan.

### Keystone Hills Area Structure Plan

The lands subject to a Land Use Amendment are identified as Community 'B' on Map 6 of the ASP: Community and *Neighbourhood Concept*. This community is further broken down into smaller neighbourhoods, one of which makes up the subject land use area.

The land use area is identified primarily for residential use under the Neighbourhood Area category of Map 5: *Land Use Concept*. The residential areas comply with the Neighbourhood Area Policies by meeting minimum density and intensity requirements, and providing a variety of housing forms within a pedestrian-oriented environment.

As per the ASP, in order to provide residents with a walkable environment the composition of Neighbourhoods shall consist of a Neighbourhood Area and an Activity Centre forming a cohesive and functional arrangement of parks, transit stops and a mix of uses.

Neighbourhood Activity Centres (NAC) provide Neighbourhoods with focal points that contain a mix of transit supportive residential and non-residential uses. Connected to their surrounding Neighbourhood Areas by a network of active modes, NACs are designed to provide a pedestrian environment and establish activity in the public realm. This neighborhood is arranged around a NAC that provides this comprehensively planned Mixed-Use area by providing an

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amenity space, a Medium-Density Multi-Residential development and opportunity for non-residential uses in compliance with the ASP policies of the NAC's composition.

As identified by the Neighbourhood Policies, Multi-Residential Developments may be located in the Neighbourhood Area only if they do not compromise the viability of similar development in the Activity Centre. In the land use area Multi-Residential Developments outside the neighbourhood NAC are located to take advantage of transit stop locations and natural features, in compliance with Neighbourhood Policies.

Map 7: *Joint Use Sites* of the ASP, identifies one joint use site within the boundaries of the land use area. Here the joint use site is for a middle school site whose size and composition complies with Joint Use Site Policies and standards as required by the Site Planning Team.

Finally, the application complies with the ASP's Urban Growth Policies by only proposing land uses in the portion of the ASP where the growth management issues have been resolved. Accordingly, the subject area falls under the blue hatch indicating the Growth Management Overlay Removal Area for Map 4: *Growth Management Overlay* (APPENDIX V).

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

The subject site is bounded by 144 Avenue NE to the south and 6 Street NE to the east, with 160 Avenue NE located further to the north, and 1 Street NE located further to the west. The proposed road network within the Outline Plan boundary is a fused grid and grid pattern, and builds on the network developed as part of the Livingston 1A Outline Plan approved 2014 August (LOC2013-0028).

The transportation network of primary collector and collector streets accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. The combination of limited block sizes, pathways and park space that are adaptive to the existing topographic features ensure pedestrians and cyclists will enjoy good connectivity within and around the plan area, as well as to the future Urban Corridor.

Staging of the proposed development through to completion is planned to ensure regional network connectivity, with access to Stoney Trail from 14 Street NW and Centre Street N, with connections to 14 Street NW and Centre Street N along 144 Avenue NW. The plan also provides the opportunity to introduce transit service to the area at any stage of development of the subject lands.



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Public transit will be introduced in phases over time, and is expected to include several bus routes running through the Keystone ASP lands, providing local and regional service through and around the plan area, and later phased to support the future Green Line extension and cross-town bus services.

Active Modes Mobility

A regional pathway system that establishes both strong east-west and north-south connections both within and adjacent to the plan area is provided.

The regional pathway aligns with the intent of the ASP by providing pedestrian and cycling connections to destinations around and outside the plan area, such as the future adjacent Urban Corridor and adjacent lands. The regional pathway within the plan area runs primarily along the drainage channel, taking advantage of a non-interrupted path of travel with great views and amenities to enjoy along the way. Local pathways strengthen the regional system and provide key linkages to local amenities instead, such as the Resident Association site in the approved Livingston 1A Outline Plan (LOC2013-0028), the natural areas, and programmed parks.

**UTILITIES & SERVICING**

Sanitary, storm and water servicing infrastructure is available to service the proposed land use area. While storm pond 'C' within Livingston Stage 1c is not within the boundaries of the Land Use Amendment area, its build-out can be facilitated under the current S-FUD land use district, by registering a utility right-of-way (URW) until such time that the Growth Management Overlay can be removed from Stage 1c.

**ENVIRONMENTAL ISSUES**

The Keystone Hills Area Structure Plan (ASP) identified oil and gas infrastructure as potential development constraints within the plan area. The ASP includes policy statements requiring that these potential development constraints be addressed as part of the development process. To determine the impact of the existing oil and gas infrastructure to the proposed plan area, a Quantitative Risk Assessment and environmental site assessments were required.

In the larger Outline Plan area, there were abandoned oil and gas wells, and pipelines. These wells have been properly reclaimed and the pipelines have been removed. The proposed setbacks and land uses around these oil wells have been reviewed and conditions have been added to the Outline Plan to appropriately deal with these.

There is also an existing high pressure ATCO Natural Gas Pipeline that crosses the northeast boundary of the larger Outline Plan area. The Quantitative Risk Assessment undertaken by the Applicant determined zones of suitability for sensitive land uses proposed adjacent to the pipeline. Based on recommendations within the report, several land uses could only locate at

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certain setbacks from the pipeline. These included school sites and multi-residential developments. Therefore, the impact of the recommendations from this report had a cascading effect on the overall design of the subject land use area and the greater Outline Plan area.

City Administration has reviewed further environmental aspects, with the Outline Plan appropriately addressing the associating technical aspects.

### **ENVIRONMENTAL SUSTAINABILITY**

Approximately 0.5 hectares  $\pm$  (1.2 acres  $\pm$ ) of a natural drainage course is proposed for conservation within the land use area, while the storm ponds within the larger Outline Plan area will re-use stormwater for irrigation of park spaces. Low Impact Development (LID) features including bio-retention facilities and absorbent landscaping are proposed to achieve the Nose Creek watershed stormwater volume control targets.

### **GROWTH MANAGEMENT**

A Growth Management Overlay exists over 106.4 hectares  $\pm$  (262.9 acres  $\pm$ ) portion of the larger Outline Plan area (APPENDIX IV). This Land Use Amendment only includes lands whose Growth Management Overlay has been removed by City Council. In order for further Overlay removal in the ASP to be possible, investments in transportation and emergency response will be required. This includes, but may not be limited to, transportation improvements at 14 Street NW and Stoney Trail, Centre Street and Stoney Trail, and 11 Street NE and Stoney Trail. As well, an emergency response station will be required. None of these investments have been included in the current 2015-2018 Action Plan budget, however, all of the noted transportation investments have been identified for the 2019-2024 period in Investing in Mobility, and the emergency response station has been identified as a priority consideration for the next budget cycle.

### **PUBLIC ENGAGEMENT**

#### **Community Association Comments**

Since there is no Community Association for this area, this application was circulated to the adjacent Northern Hills Community Association (NHCA) to the south of Stoney Trail. However, no comments were received by the CPC Report submission date.

#### **Citizen Comments**

No comments were received by the CPC Report submission date.

#### **Public Meetings**

No public meetings were held for this application.

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## APPENDIX I

### APPLICANT'S SUBMISSION

The 167.2 hectare (413.1 acre) Livingston Stage 1b & 1c Outline Plan is for three neighbourhoods located east of the Centre Street Urban Corridor and Transit Greenway and north of 144 Avenue. The land use redesignation is for Stage 1b only, consisting of 60.8 hectares (150.2 acres), which largely constitutes the SE neighbourhood.

Named after pioneer Sam Livingston, Brookfield's new north Calgary community, Livingston, finds its identity in past honours, the present and paves the way for the future. With the Centre Street Transit Greenway, the mixed-use Major Activity Centre and the Urban Corridor at its core, the Livingston plan is closely aligned with overarching policies of the Calgary Municipal Development Plan, and meets the specific policies of the Keystone Hills ASP and New Community Planning Guidebook. The four key guiding principles for the Livingston neighbourhood design are derived from layering the urban framework on existing topography and natural features that characterize the lands, and include:

***Working with the Land:*** A key principle of neighbourhood design is to work with natural topography and features of the land by maintaining and celebrating the high points, marking them with public spaces to become memorable landmarks within the community.

***Interconnected Open Space System:*** Approximately 22% of the Stage 1b & 1c plan area is dedicated in municipal reserve, environmental reserve and public utility lots to create an expansive open space system which threads together environmental, educational and recreational blocks.

***Connected Street Network and Linkages:*** Direct east-west collector roads and transit routes connect neighbourhoods to Centre Street Transit Greenway. The interconnected grid-network within the neighbourhoods adapts to follow the existing topography and natural features and is designed to create terminating vistas and view sheds into the open space system.

***Distinct Neighbourhoods:*** The neighbourhoods include a range of housing types including a variety of multifamily with potential to provide affordable units. Each neighbourhood and activity centre within the plan area meets the City's requirements for composition as well as density and intensity thresholds.

The proposed land use districts enable implementation of policy direction set out in the ASP.

- The residential uses in each Neighbourhood Area utilize the **R-G /R-Gm** district for low density residential forms and **M-1, M-2 & MU-1** for multi-residential, to achieve a

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diversity of housing types. It is anticipated that the R-G / R-Gm district will support the development of four distinct housing forms; a more narrow, starter product; a wider, move-up product; a semi-detached product and a row house building form. 32% of all R-G units are proposed as non-single detached product. And overall, 46% of the total number of anticipated units will be constructed in a form other than single-detached.

- Open Space areas are implemented through **S-SPR (MR)**, **S-UN (ER)** and **S-CRI (PUL)** for municipal reserve, environmental reserve, stormwater facilities and utility rights of way respectively.
- **CN-2 & M-U1** districts provide non-residential components in the Neighbourhood Activity Centre. Both districts will provide the opportunity for neighbourhood scale retail.

Brookfield has worked closely with City Administration to address the Growth Management requirements. The Growth overlay for the Stage 1b area was removed in December 2014 with Council approval of the Keystone East Construction Financing Agreement (CFA) to advance development. The landowners in the Keystone area continue to work with City Administration to address infrastructure requirements beyond the initial capacity. Offsite CFA utility infrastructure is under construction, which will allow Brookfield to launch Livingston in early 2017 to meet the residential land supply in the North Sector, one of the fastest growing sectors in the City.

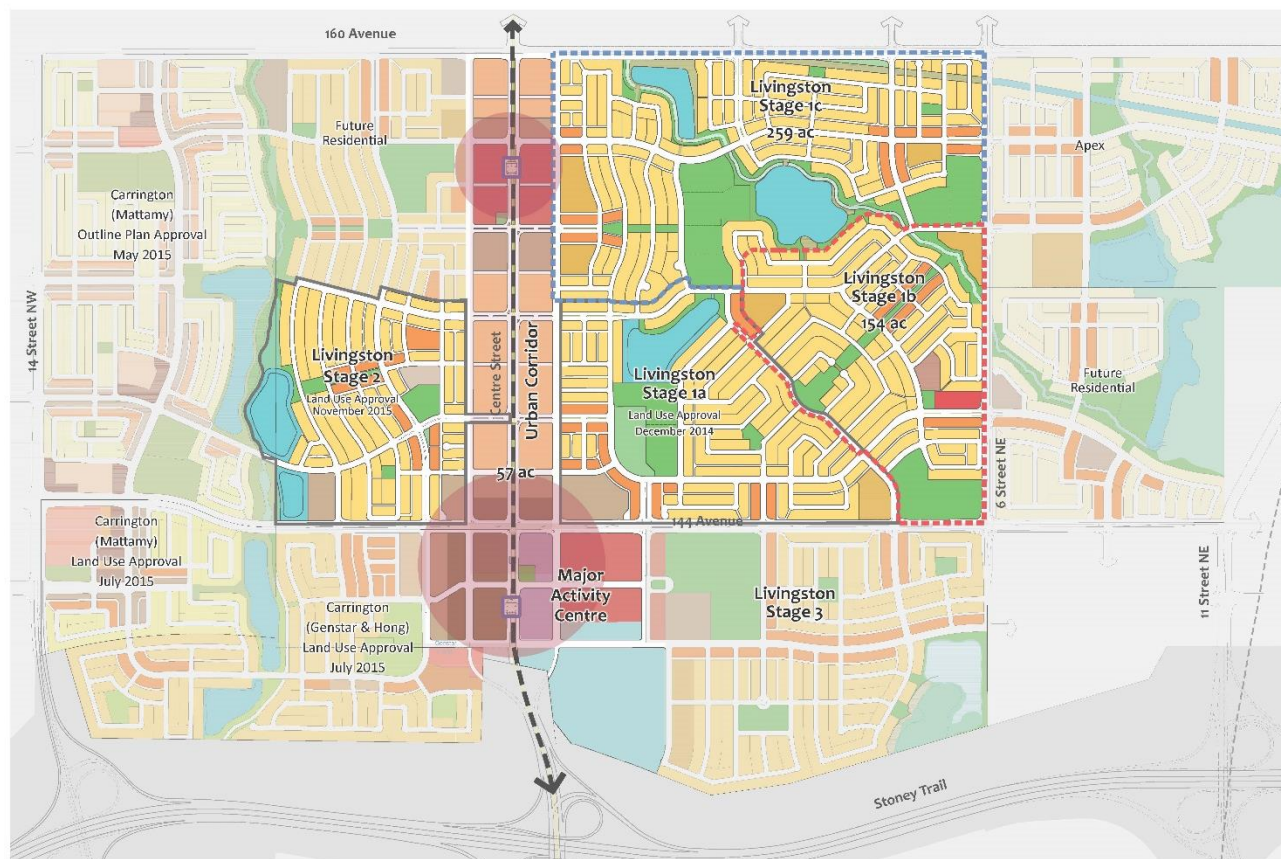
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APPENDIX II

CONTEXT MAP

**Brookfield**  
Residential



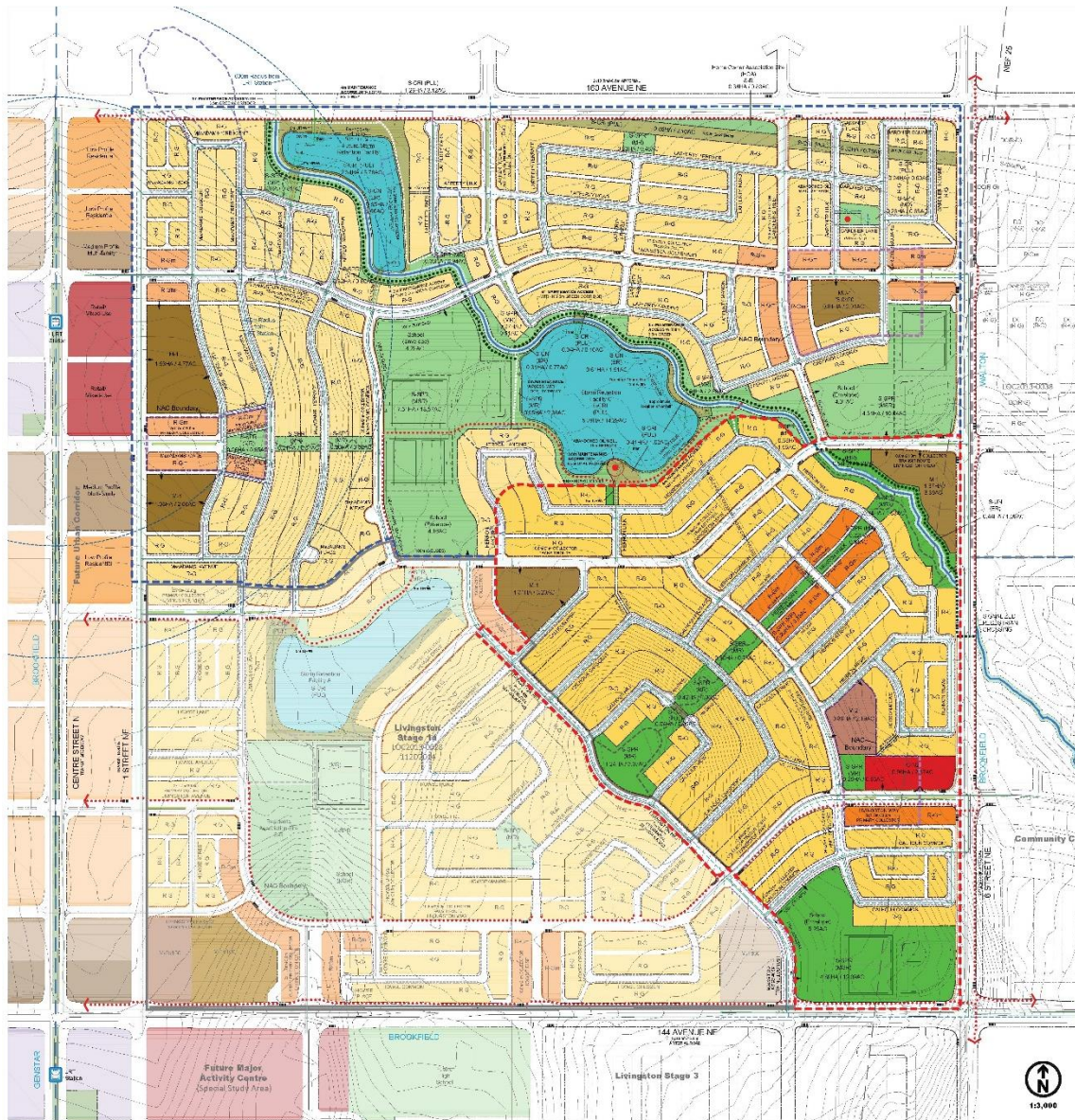


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APPENDIX III

OUTLINE PLAN

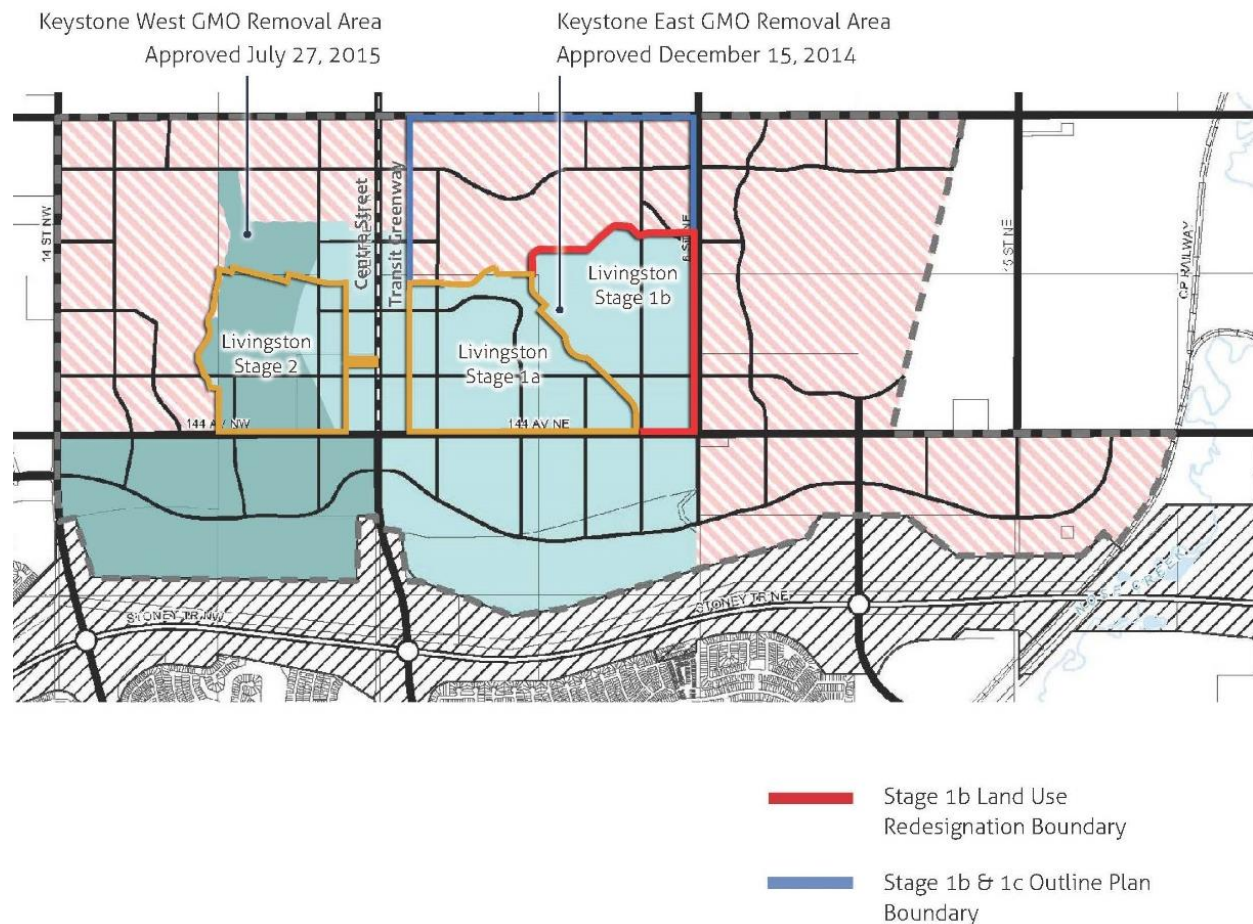


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APPENDIX IV

GROWTH MANAGEMENT OVERLAY





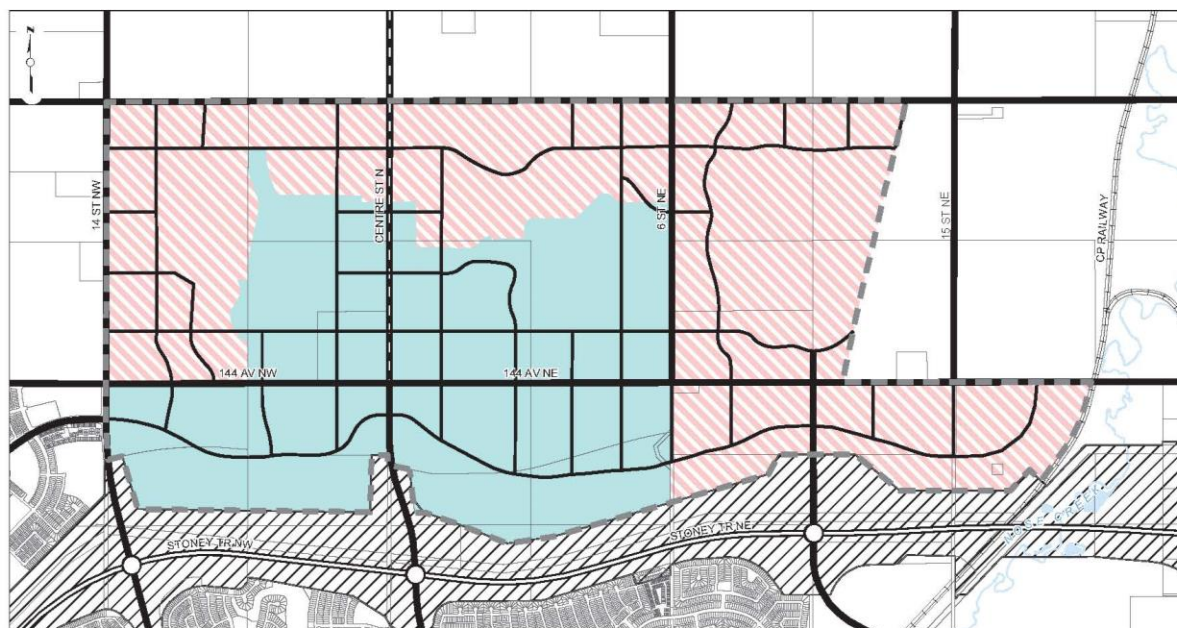
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APPENDIX V

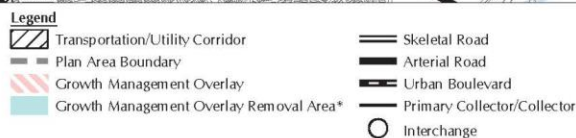
GROWTH MANAGEMENT OVERLAY- ASP

A Prosperous Economy



Map 4

Growth Management Overlay



REVISED: JULY 2015  
APPROVED: 15P2012  
AMENDED: 7P2015



This map is conceptual only. No measurements of distances or areas should be taken from this map.

**\* Outstanding conditions:**

1. The required transportation upgrades are not funded at this time. A 1400 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP.
2. The required fire station is not funded at this time. Portions of the Growth Management Overlay Removal Area are beyond the Alberta Building Code 10-minute fire response area therefore development will be limited.
3. If the 144th Ave NW road alignment is revised, the Growth Management Overlay Removal Area boundary adjacent to 144th Ave NW will match the revised alignment.