

Planning & Development Report to
Calgary Planning Commission
2020 May 21

ISC: UNRESTRICTED
CPC2020-0414

Outline Plan in Livingston (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP)

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of the landowner Genstar Titleco Limited. The outline plan seeks to establish a framework for the future subdivision of approximately 10.30 hectares (25.44 acres) of land in the north community of Livingston. This proposal provides for:

- a medium density commercial and residential development with an open space that provides the components to set the framework for a complete community within the Keystone Hills area;
- approximately 1.66 hectares (4.11 acres) of medium density mixed-use development consisting of mix of commercial and residential uses in a variety of forms with a building height of 30 metres, or approximately 10 storeys (DC/MU-1);
- approximately 1.87 hectares (4.62 acres) of medium density mixed-use development consisting of mix of commercial and residential uses in a variety of forms with a building height of 35 metres, or approximately 10 storeys (DC/MU-1);
- a commercial site of approximately 1.34 hectares (3.31 acres) to serve the needs of the local communities (DC/C-C1);
- approximately 0.86 hectares (2.12 acres) of medium density multi-residential development in a variety of forms with a building height of 14 metres, or approximately 4 storeys (M-1);
- approximately 1.55 hectares (3.84 acres) of low density multi-residential development in a townhouse form with a building height of 13 metres, or approximately 3 storeys (M-G);
- approximately 0.2 hectares (0.5 acres) of Municipal Reserve (MR), in the form of public open space (S-SPR);
- approximately 2.82 hectares (6.94 acres) of roads and lanes; and
- the location of future, utilities and services.

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan* by providing a subdivision plan for the future development of the site, in collaboration with the land use amendment (CPC2020-0413), which is also on this Calgary Planning Commission agenda.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 14121 Centre Street NW (NE1/4 Section 33-25-1-5) to subdivide 10.30 hectares \pm (25.44 acres \pm), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

B&A Planning Group on behalf of Genstar Titleco Limited submitted the application to The City of Calgary on 2018 September 21 and have provided a summary of their proposal in the Applicant's Submission (Attachment 2).

The *Keystone Hills Area Structure Plan* (ASP) was approved on 2012 July 16. The ASP includes high level policy framework for a Major Activity Centre (MAC) and Urban Main Street contemplated for a stretch of Centre Street N between Stoney Trail and 160 Avenue N. The ASP required a special study to inform more detailed ASP policy that would provide additional direction on future transportation connections, parcel configuration, land uses and building form within the future MAC and Main Street. The ASP also includes a Growth Management Overlay to direct development in the Plan Area strategically to lands where growth management issues have been resolved. The Growth Management Overlay for this area has been removed allowing land use redesignations to proceed.

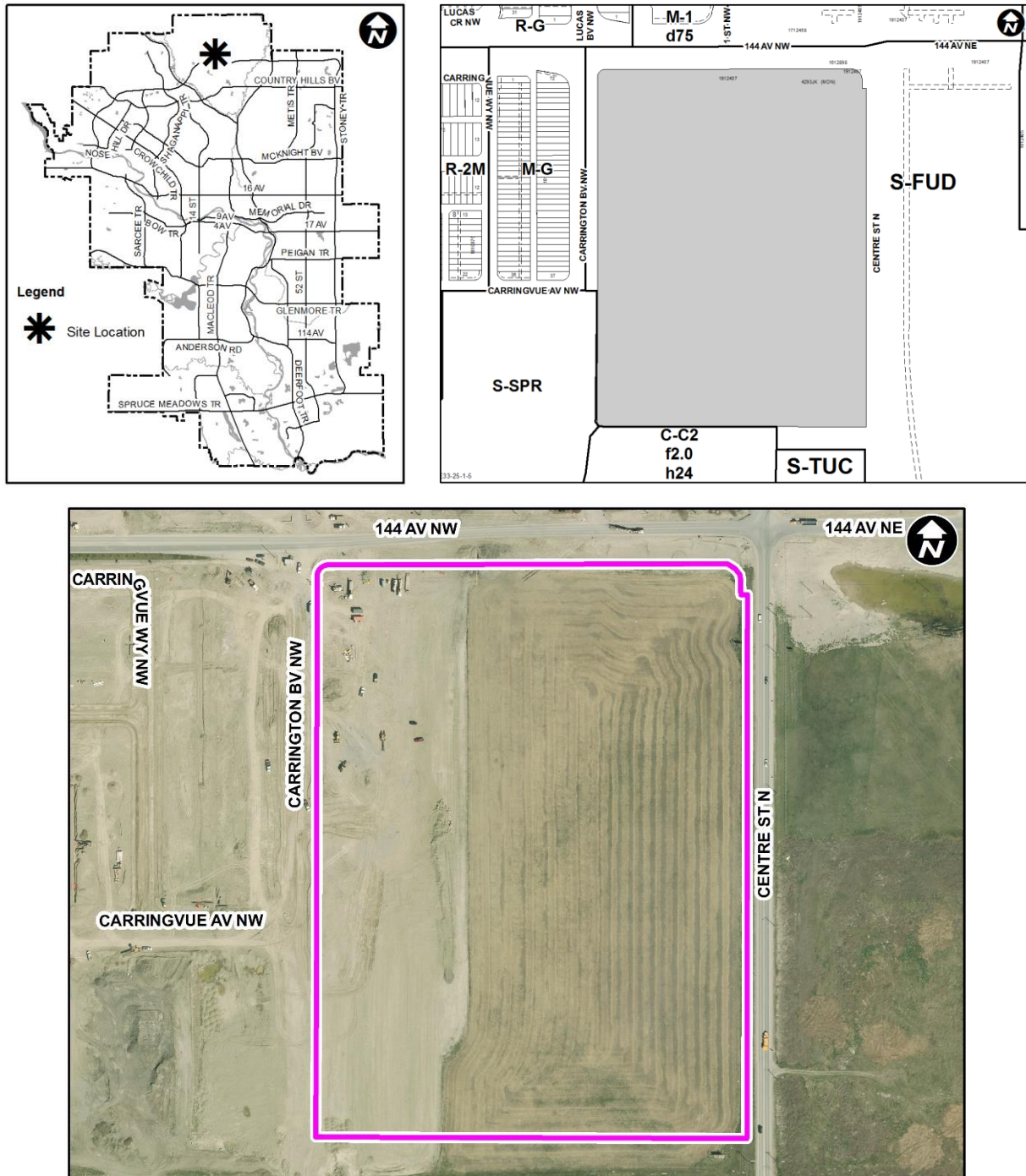
A special study was completed by Administration with the assistance of consultants and the landowners in 2015. This study considered a number of land use and mobility options. Recommendations contained within the study have been used by Administration to guide the preparation of a major amendment to the *Keystone Hills ASP*. The proposed amendment (CPC2019-1387) was adopted by City Council at the Public Hearing on 2019 December 16.

Planning & Development Report to
Calgary Planning Commission
2020 May 21

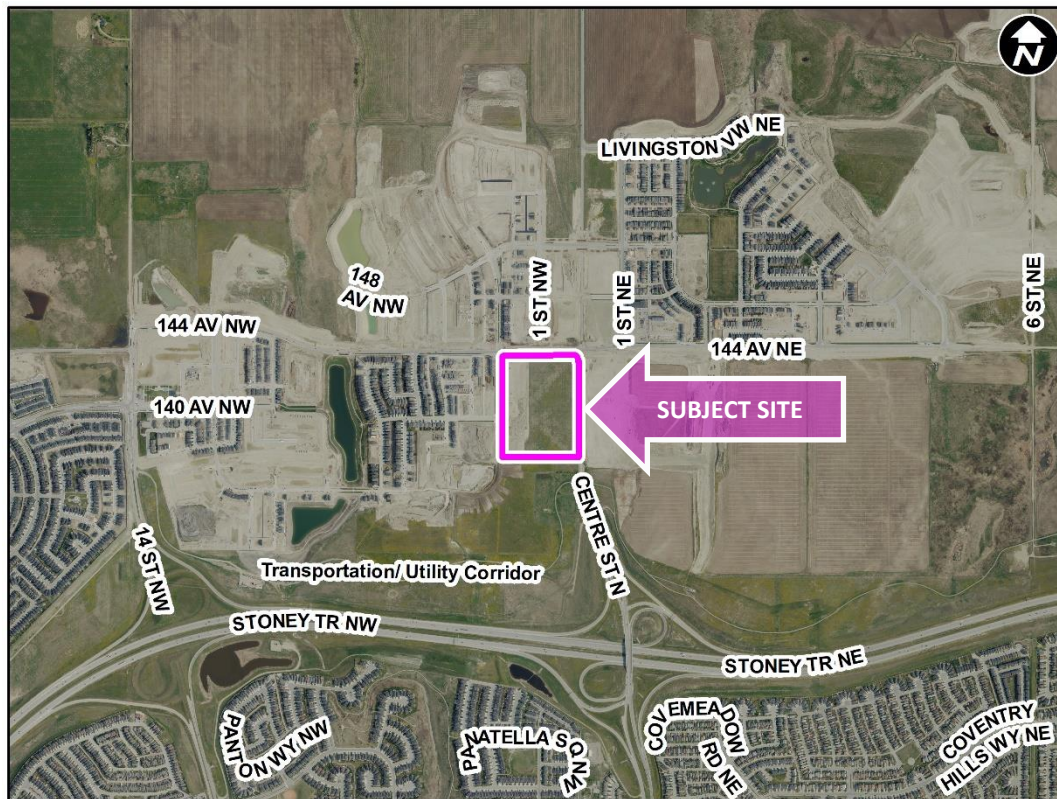
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Location Maps



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Site Context

The subject lands are situated in the north quadrant of the city in the developing community of Livingston. The lands are bound by 144 Avenue NW to the north, Centre Street N to the east, Carrington Boulevard NW to the west, and Carrington Gate NW to the south. The Stoney Trail Transportation Utility Corridor is located to the south of the site. The future Green Line LRT runs along Centre Street N, with a potential station located adjacent to the subject site. The land is currently vacant and has been stripped and graded in preparation for future development.

Within the *Keystone Hills ASP* and *Municipal Development Plan*, a portion of the lands south of 144 Avenue N along Centre Street N are indicated as a Major Activity Centre (MAC).

Much of the lands, both north and west of the subject sites, have approved outline plans and are currently being developed. These lands are primarily low density residential with some multi-residential of varying intensity located in close proximity. To the south west of the lands is a site designated for a school along with a small commercial site directly south. The lands to the east of the site are intended for mixed-use development within the *Keystone Hills ASP*, although a land use and outline plan have not currently been applied for.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan (Attachment 3), in conjunction with the land use amendment application, will facilitate the development of a mixed-use, commercial and residential neighbourhood within a Major Activity Centre that will contribute to the growth of the Keystone community as envisioned by the policies of the *Municipal Development Plan* and the *Keystone Hills ASP*.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The subject lands are currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement the policy within the *Keystone Hills ASP* the following land uses have been proposed:

- DC Direct Control District based on the Mixed Use - General (MU-1) District;
- DC Direct Control District based on the Commercial – Community 2 (C-C2) District;
- Multi-Residential – Low Profile (M-1) District;
- Multi-Residential – At Grade Housing (M-G) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

Subdivision Design

The proposed subdivision design (Attachment 3), which comprises approximately 10.30 hectares (25.44 acres), follows a grid street pattern that allows for a variety of building forms that can be sited so that they front onto streets. The block layout also supports the intensification of the neighbourhood over time by allowing a variety of built forms initially as well as redevelopment of sites in the future. The street network features Centre Street as the focal point, functioning as the transit spine, as well as an active modes and pedestrian corridor, while also providing a localized vehicular access function. The Center Street N corridor is planned to encompass several elements, including sidewalks and pathways, cycling infrastructure, local vehicular access, as well as the future extension of the Green Line LRT.

Bicycle infrastructure is provided throughout, including shared multi-use pathways and bike lanes providing connections within and to the adjacent communities. Accommodation of vehicles within the area is based on splitting the primary vehicular traffic movements between the two adjacent north-south primary collector roadways (1 Street NE and NW). Centre Street is intended to provide local access for residents. The east-west grid network crossing Centre Street allows traffic to circulate around the subject lands, as well as to and from the adjacent neighbourhoods.

Outline Plan in Livingston (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP)

Open Space

The S-SPR District is intended to provide for schools, parks, open space, and recreation facilities of various sizes and use intensities. The proposed S-SPR is intended to be a public park on land dedicated as a Municipal Reserve (MR). The proposed MR is approximately 0.36 hectares (0.89 acres) in total. Less the amount of land required for road dedication, the developable park space within the outline plan amounts to 0.2 hectares (0.5 acres), which accounts for 1.9 percent of the developable area. The MR has been located near the future LRT station in alignment with the policies of the *Keystone Hills ASP*.

The remainder of the 10 percent MR dedication has been allocated within other parts of Carrington and in the community of Lewisburg. Within Carrington, 0.58 hectares (1.44 acres) of the MR owing was previously dedicated with the approval of LOC2013-0037, which provides MR adjacent to the subject outline plan area. The remaining MR owing (0.25 hectares/0.61 acres) was transferred to Lewisburg to facilitate the development of a joint-use school site as part of LOC2016-0311.

Density and Intensity

The *Municipal Development Plan* requires that a Major Activity Centre (MAC) achieve a minimum intensity threshold of 200 people and jobs per gross developable hectare. The eastern portion of the lands fall within the MAC, while the western portion is located just outside. Based on the proposed land use districts, the subject sites within the MAC anticipate a minimum intensity of approximately 216 people and jobs per hectare. The subject sites anticipate approximately 126 jobs and the anticipated residential density is approximately 434 dwelling units or 87 units per hectare.

The western sites anticipate an intensity of approximately 126 people and jobs per hectare. The subject sites anticipate approximately 398 jobs and the anticipated residential density is approximately 123 dwelling units or 23 units per hectare. The exact number of people and jobs will be determined through future development permit applications in the future.

Transportation

Streets and Access

The subject lands are bound by 144 Avenue NW to the north, Centre Street N to the east, Carrington Boulevard NW to the west, and Carrington Gate NW to the south. The transportation network proposed within and along the plan boundaries was established during earlier functional work, which included consideration for the LRT, the regional road infrastructure, and the active transportation network. Development on these lands will be part of a Transit Oriented Development area, adjacent to the future LRT station. A reduced right of way for 144 Avenue was negotiated with the City for much of the road length, as opposed to the typical standard.

Direct vehicular access is restricted along 144 Avenue NW, as this corridor includes a regional pathway and has been identified as a Primary Transit corridor. Rear lanes have been provided

Outline Plan in Livingston (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP)

adjacent to the proposed M-G sites to allow for rear garages and reduce the number vehicular crossings of sidewalks, pathways and bike lanes.

The subject area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail N and Deerfoot Trail N/QEII Highway. 1 Street NW connects directly to the Centre Street/Stoney Trail interchange. In support of the New Community Growth Strategy, the City of Calgary is advancing the twinning of this interchange. In conjunction with this project, construction of 1 Street NW will be undertaken by the Developer to service the community, thereby realizing the value of the infrastructure investment made by the City in support of the *Keystone Hills Area Structure Plan*.

Transit

This area is currently serviced by route 124, which provides service to the North Pointe transit station area. North Pointe is the current terminus for BRT Route 301, which provides fast and efficient service to the centre city. North Pointe is also a future Green Line LRT Station.

Enhancement to the public transit service will be implanted in phases over time and is expected to include several bus routes running through the *Keystone Hills ASP* area, providing local and regional service, and later phased to support the future Green Line extensions to North Pointe and 144 Avenue and cross-town bus rapid transit services.

Environmental Site Considerations

A Biophysical Impact Assessment was submitted in support of this application. No waterbodies or other environmentally significant areas were identified within the plan area. A portion of the required MR has been provided within the outline plan area. The remaining portion of MR has been previously allocated in other parts of Carrington and within the community of Lewisburg. Within Carrington, the MR will provide parks and open spaces to residents, while the MR in Lewisburg will be put toward a joint-use elementary school site.

Utilities and Servicing

Only developer-funded main extensions are required for this development. Water servicing will be provided through the extension of existing 400mm water infrastructure from Carrington Boulevard NW and 144 Avenue NW.

Sanitary connection is available at 142 Avenue NW via the 250mm sanitary infrastructure. This connection will service the parcels north of 142 Avenue NW. Parcels south of 142 Avenue NW will require the construction of sanitary infrastructure along 1 Street NW and Carrington Gate and Carrington Boulevard NW south of the outline plan area.

Storm servicing will require construction of storm infrastructure in 1 Street NW, Carrington Gate NW, and Carrington Boulevard NW south of the plan area. Stormwater will be discharged into an existing pond. Further water, sanitary, and storm details will be resolved via the tentative plan, construction drawing, and development permit stages.

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Climate Resilience

Refer to the Climate Resilience section of the accompanying Land Use Amendment report CPC2020-0413.

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.

Rocky View County was circulated in accordance with the *Rocky View/Calgary Intermunicipal Development Plan*. A response was received indicating they had no comments regarding the application.

There is currently no community association for the subject area and no letters from adjacent landowners were received.

No public meetings were conducted by the applicant or Administration in direct relation to this land use application.

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 Calgary Metropolitan Region Board's [Interim Growth Plan](#). The proposed application builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)

These lands are subject to the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) and as such the application was circulated to Rocky View County for comment in accordance with the requirements of the IDP. A response was received indicating they had no comments or concerns with the application.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP), [Map 1: Urban Structure](#), identifies a portion of the subject lands as part of a Major Activity Centre (MAC). In this case the lands closest to Centre

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Street have been considered as part of the MAC. MACs are located strategically across the city to provide a major mixed-use destination central to larger residential or business catchment areas. MACs should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

The western portion of the lands would be considered to be part of the the Residential – Developing – Future Greenfield area. The applicable MDP policies encourage diversity of housing types, parks to be situated within walkable proximities to residences, and the creation of connected, multi-modal street networks. The proposed outline plan meets the *Municipal Development Plan* policies.

Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) contains the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP). This application includes pedestrian and cycling infrastructure and the site is located close to high quality transit, which supports CMAP Program 5: Low or Zero-Emissions Transportation Modes. It also employs several strategies to reuse materials on site that will reduce the amount of material being hauled off site that meets the intent of CMAP Program 7: Consumption and Waste Reduction.

Keystone Hills Area Structure Plan (Statutory – 2012)

The [*Keystone Hills ASP*](#) indicates the subject lands as within the Keystone Hills Core Area. Administration brought forward a major amendment to the ASP, which was adopted by Council 2019 December 16, to provide comprehensive policy for this specific area. These policies are intended to provide for the vision of this area as a mixed-use employment hub, while also allowing flexibility as the area will take time to achieve the ultimate build out.

Within the Core Area the subject lands fall within the Flex Zone and the Station Area Zone. The western sites are within the Flex Zone, which is intended for a wide variety of uses including multi-residential, as well as a range of institutional, retail, services, and office uses. The lands to the east are located within the Station Area Zone area and are intended to ultimately accommodate higher density development with a mix of uses, including multi-residential, office and retail/commercial.

The proposed land use and outline plan complies with the Keystone Hills Core Area policies by providing for the potential for high intensity development with a broad range of uses that is also respectful of the adjacent residential development.

Social, Environmental, Economic (External)

The proposed outline plan will enable the continuation of development in the community of Livingston and provide a future framework for a mix of housing types and services to support a broad cross section of the population. The development of these lands will enable a more

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Outline Plan in Livingston (Ward 3) at 14121 Centre Street NW, LOC2018-0262(OP)

efficient use of land and infrastructure, including the future LRT Stations, supporting surrounding uses and amenities while introducing additional amenities to the area.

Financial Capacity

Current and Future Operating Budget

There is no impact to the current operating budget as a result of this report. As development proceeds in this area and additional services come online, operating costs will be incurred related to services such as roads, parks, and transit. These anticipated costs for Livingston have been incorporated into the One Calgary 2019-2022 service plans and budgets.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The City's capital investment contribution required for the construction of the Centre Street N / Stoney Trail interchange upgrade has been included in the One Calgary 2019-2022 service plans and budgets.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies of the *Keystone Hills Area Structure Plan*. The proposed outline plan provides the components to set the framework for a complete community within the Keystone Hills area.

The Conditions of Approval (Attachment 1) effectively implement the technical aspects of the area's future development.

ATTACHMENT(S)

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District Map