

LAND USE AMENDMENT
LIVINGSTON (WARD 3)
144 AVENUE NE AND CENTRE STREET N
BYLAW 313D2016

MAP 3NN

EXECUTIVE SUMMARY

This application proposes to change the designation of a portion of 300 – 144 Avenue NE (approximately 1.22 hectares of land) located in the developing community of Livingston to allow for a maximum building height of 16 metres (an increase from the current maximum of 14 metres) and additional flexibility in the number and size of residential units.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 October 20

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 313D2016; and

1. **ADOPT** the proposed redesignation of 1.22 hectares \pm (3.02 acres \pm) located at 300 – 144 Avenue NE (Portion of SW1/4 Section 3-26-1-5) from Multi-Residential – Low Profile (M-1d100) District **to** Multi-Residential – Medium Profile (M-2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 313D2016.

REASONS FOR RECOMMENDATION:

This proposal allows for a more efficient use of land located in close proximity to a future transit corridor, and is in keeping with applicable policies of the Keystone Hills Area Structure Plan (ASP) as it allows for additional flexibility in housing types, forms and unit sizes. The proposal further contributes towards achieving (and exceeding) minimum average residential density thresholds set out by the Municipal Development Plan and Keystone Hill ASP.

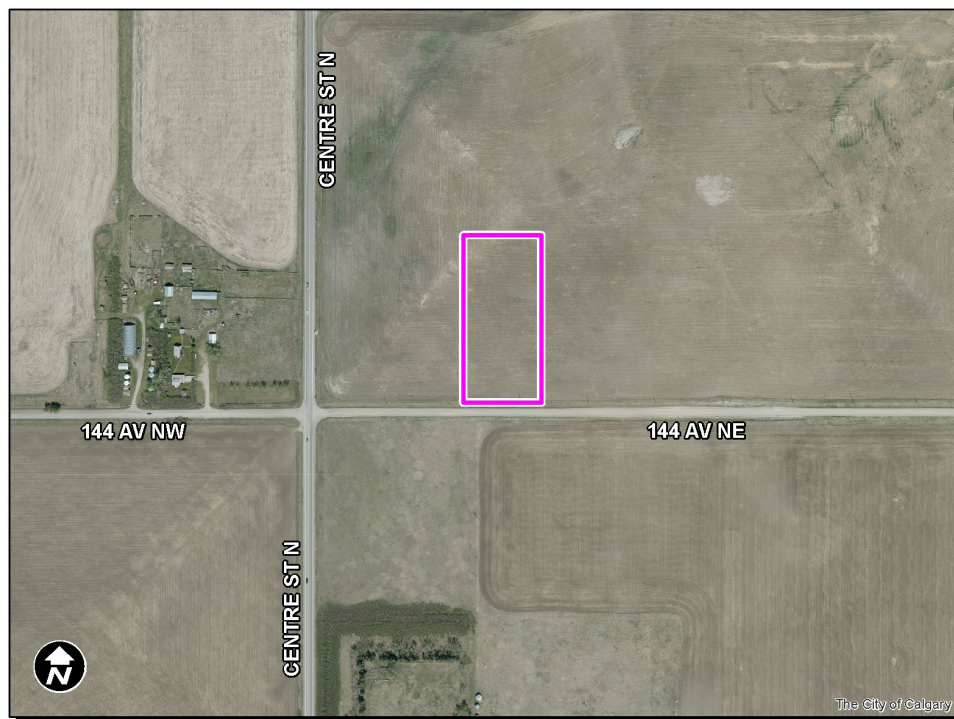
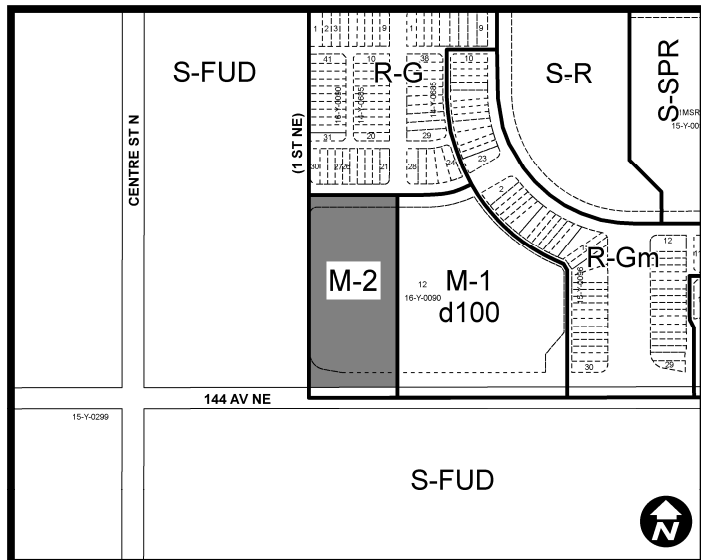
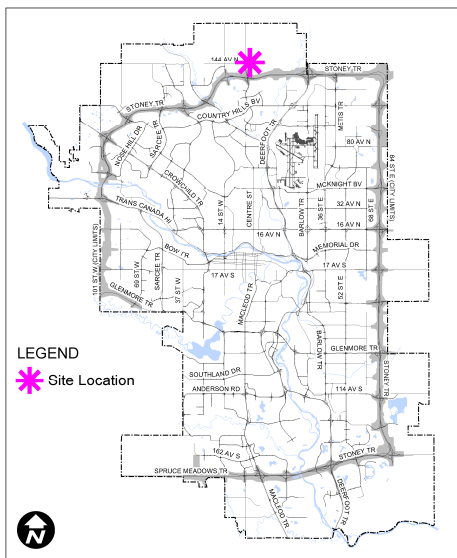
ATTACHMENT

1. Proposed Bylaw 313D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.22 hectares \pm (3.02 acres \pm) located at 300 – 144 Avenue NE (Portion of SW1/4 Section 3-26-1-5) from Multi-Residential – Low Profile (M-1d100) District **to** Multi-Residential – Medium Profile (M-2) District.

Moved by: M. Tita

Carried: 6 – 0

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Applicant:

Brown & Associates Planning Group

Landowner:

Carma Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject lands are located in the developing community of Livingston, at the corner of future 1 Street NE and 144 Avenue NE. The site is 1.22 hectares in size and consists of a portion of a larger parcel municipally known as 300 – 144 Avenue NE. Although a range of ground work and critical infrastructure installation is ongoing, the site is currently vacant and undeveloped. The site slopes down from east to west and includes no vegetation as the top soil had been stripped and the land graded.

The first phase of Livingston (Livingston Stage 1A land use/outline plan - LOC2013-0028) was approved by Council in December of 2014. Subsequently, a stripping and grading permit was approved in 2015. A subdivision application (phase 10), including this site, is currently under review.

The approved land use and outline plan allows for 2 to 3 storey multi-residential development directly to the east. Single and semi-detached homes as well as rowhouses are allowed to the north of the subject site.

LAND USE DISTRICTS

The existing designation is a Multi-Residential – Low Profile (M-1d100) District with a density modifier of 100 units per hectare. The existing designation allows for approximately 122 units on this site and a maximum building height of 14 metres.

The proposed designation is a Multi-Residential – Medium Profile (M-2) District. The M-2 designation is intended to be applied in developing areas on lands located at or near transit and transportation corridors and in proximity to low density residential development.

The proposed M-2 district allows for a maximum building height of 16 metres and floor area ratio of 3.0 which allows for a building with a floor area of up to 36,000 square metres. Council approval of this application would not necessarily constitute approval of a specific development scheme with 3.0 FAR. Comprehensive development plans will be required to determine appropriate building size and number of units at the development permit stage. Given the slope of the site, it is anticipated that even a 4-storey multi-residential development may require building height relaxations.

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The permitted and discretionary uses are identical to those of the existing M-1 district. For additional information see *Figure 1* below.

Figure 1

	Maximum Building Height	Maximum Number of Dwelling Units	Maximum floor area ratio (FAR) ¹
Existing M-1d100 (1.22ha)	14 metres	122	N/A
Proposed M-2 (1.22ha)	16 metres	N/A (subject to development permit review)	3.0 FAR (or up to 36,600 square metres of building floor area)

1. The ratio of a building's total floor area to the size of a piece of land upon which that building is built.

LEGISLATION & POLICY

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).

Municipal Development Plan (statutory – 2008)

The subject lands fall within the Residential Developing - Planned Greenfield Area (*with an approved Area Structure Plan*) as well as being just outside a future Major Activity Centre and Urban Corridor along Centre Street N as identified on Map 1 of the Municipal Development Plan (MDP).

Map 2 of the MDP (Primary Transit Network Map) identifies this site just to the east of Light Rail Transit (LRT) Network which is anticipated to be developed within the Centre Street N road right-of-way and include at least one LRT station within a walking distance of the site.

The application is in keeping with a number of MDP policies and directions including, but not limited to:

- Developing a future land use frame work that will support transit;
- Increasing development densities in proximity to Primary Transit Network; and
- Providing for a wide range of housing types, tenures and densities to create diverse neighbourhoods.

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Area Structure Plans in place provide specific direction for development of land within Planned Greenfield Areas.

Keystone Hills Area Structure Plan (statutory – 2012)

Keystone Hills Area Structure Plan (ASP) was approved by Council in 2012. The ASP was adopted including a Growth Management Overlay (GMO) covering all of the lands within the ASP boundary to ensure development in this area proceeds in an efficient and economical manner. A significant portion of the GMO, including the subject site, was removed by Council in 2014.

The subject lands fall within the *Transit Station Planning Area* as well as the *Neighbourhood Area* as identified on Map 5 of the Keystone Hills Area Structure Plan (ASP).

Transit Station Planning Area

From a land use stand point the proposal further allows this site to develop in a manner consistent with the general principles of transit oriented development. Those principles include, but are not limited to an appropriate mix of housing and unit sizes, development intensity relative to proximity of transit station(s) and flexibility to develop a range of support commercial uses such as child care facilities or live-work units.

Neighbourhood Areas

Neighbourhood Areas consist primarily, though not exclusively, of residential uses. In order to ensure the ASP meets the "intensity" requirements of the MDP, a minimum average residential density of 20 units per hectare (8 units per acre) is required in the Neighbourhood Area. The proposal complies and exceeds this ASP/MDP policy.

The housing diversity policies of the ASP require the variability in housing mix needs to be attractive to, and meet the needs of, all ages, abilities, incomes and sectors of society which would allow residents to remain in their community through all stages of life. The proposed M-2 designation does not include low-density residential uses (single detached, semi-detached, duplex homes) and therefore, contributes towards meeting this policy at a community level.

Transit Oriented Development Policy Guidelines (non-statutory - 2004)

Transit Oriented Development (TOD) Policy Guidelines encourage compact development, highest densities as close as possible to transit stations while appropriately relating to the surrounding context. Although the exact location of the future LRT station is unknown at this time, the site's proximity to the Centre Street N Corridor will warrant a careful consideration of

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buildings' placement, street edge design and pedestrian connections against the TOD Guidelines at the development permit stage.

TRANSPORTATION NETWORKS

A comprehensive transportation analysis was conducted during the review of the original land use/outline plan application for Livingston Stage 1A and subsequent amendments to the Keystone Hills ASP related to the partial removal of the Growth Management Overlay. A site specific Transportation Impact Assessment (TIA) has been submitted in support of this proposal. The TIA has been reviewed and accepted by Administration.

Off-site pedestrian connections will be provided along 144 Avenue NE (regional pathway), 1 Street NE and Livingston Parade NE (sidewalks). On-site pedestrian connections will be reviewed and determined at the development permit stage.

Primary vehicular access will be from Livingston Parade NE. No public access will be permitted to and from 144 Avenue NE. Depending on the number of units proposed at the development permit stage, additional vehicular access (public or emergency) may be required.

UTILITIES & SERVICING

From a technical stand point, all required utilities and servicing can be provided to this property. However, as this area has yet been developed all required leading infrastructure is currently under construction. Specific details associated with required servicing for this particular site will be determined at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Analysis of site specific measures that would contribute toward and environmental friendly development will be conducted at the development permit stage.

GROWTH MANAGEMENT

The property is located with the Growth Management Overlay Removal Area as identified on Map 4 of the Keystone Hills ASP (see APPENDIX II).

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The Growth Management Overlay has been removed for this area by Council through an amendment to the ASP in 2014 and 2015. As such, required leading infrastructure capacity (water, sanitary, storm, transportation and Fire services) is available or financed through the Keystone Hills Construction Finance Agreements.

Several transportation upgrades are not funded in the current 2015-2018 capital budget. As a result, a 1400 single-detached equivalent unit capacity constraint is in place for the entire Keystone Hills ASP, and is managed by Transportation Planning and tracked at the subdivision approval stage.

The cap will increase as supporting infrastructure is constructed and open to traffic, including interchanges along Stoney Trail and/or ramp access at 14 Street NW and 11 Street NE, and completion of the interchange at Center Street N. These infrastructure upgrades are included in Investing in Mobility for the years 2020-2024.

PUBLIC ENGAGEMENT

Community Association Comments

There is no community association for this area at this time. No other adjacent community associations have been circulated as the proposal is considered relatively minor in nature.

Citizen Comments

No comments received at the time of writing this report.

Public Meetings

No meetings were held by Administration or the applicant.

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APPENDIX I

APPLICANT'S SUBMISSION

The Livingston Community, in North Calgary, is one of the newest communities approved for the Keystone Hills Area Structure Plan. The proposal is for a small land use redesignation of an 8 acre site located at the intersection of 144th Avenue and 1st Street NE to enable a subdivision application and two multi-residential parcels. It is proposed that one 3-acre parcel would be created on the "western edge" for apartment development, designed and built by Homes by Avi, and the remnant parcel (approximately 5 acres) "eastern edge" for townhome development, design and built by Brookfield Residential. It is the goal to achieve the anticipated units as approved within the Outline Plan/Land Use Application (LOC2013-0028).

The site is located adjacent to the Special Study Area (Major Activity Centre & Urban Corridor) and is intended to accommodate high intensity development. As the highest intensity of development is required along this corridor, it is appropriate for the western edge of the site to contain apartments and this is consistent with approved policy.

Due to the density modifier that was approved for the overall site, complexities have evolved with the subdivision and product proposal. While the two sites are targeting overall units similar to what was approved, the western parcel would be in excess of the approved density modifier therefore a land use redesignation is required. In addition, it is the desire for Homes by Avi to seek a higher building height to enable their proposed product. Thus an M-2 district is being proposed for the subject site.

A Traffic Impact Assessment was completed to support the Outline Plan/Land Use application and approved by Transportation. To support the proposal, a memo was prepared by Bunt & Associates that addressed access and trips in support of the land use request. Details related to access alignment, internal roads, parking areas, throat distance, queuing, emergency access will all be addressed through the development permit application. A development permit application submission is anticipated this fall.

Servicing will be provided to each of the parcels and will be addressed within the Development Permit.

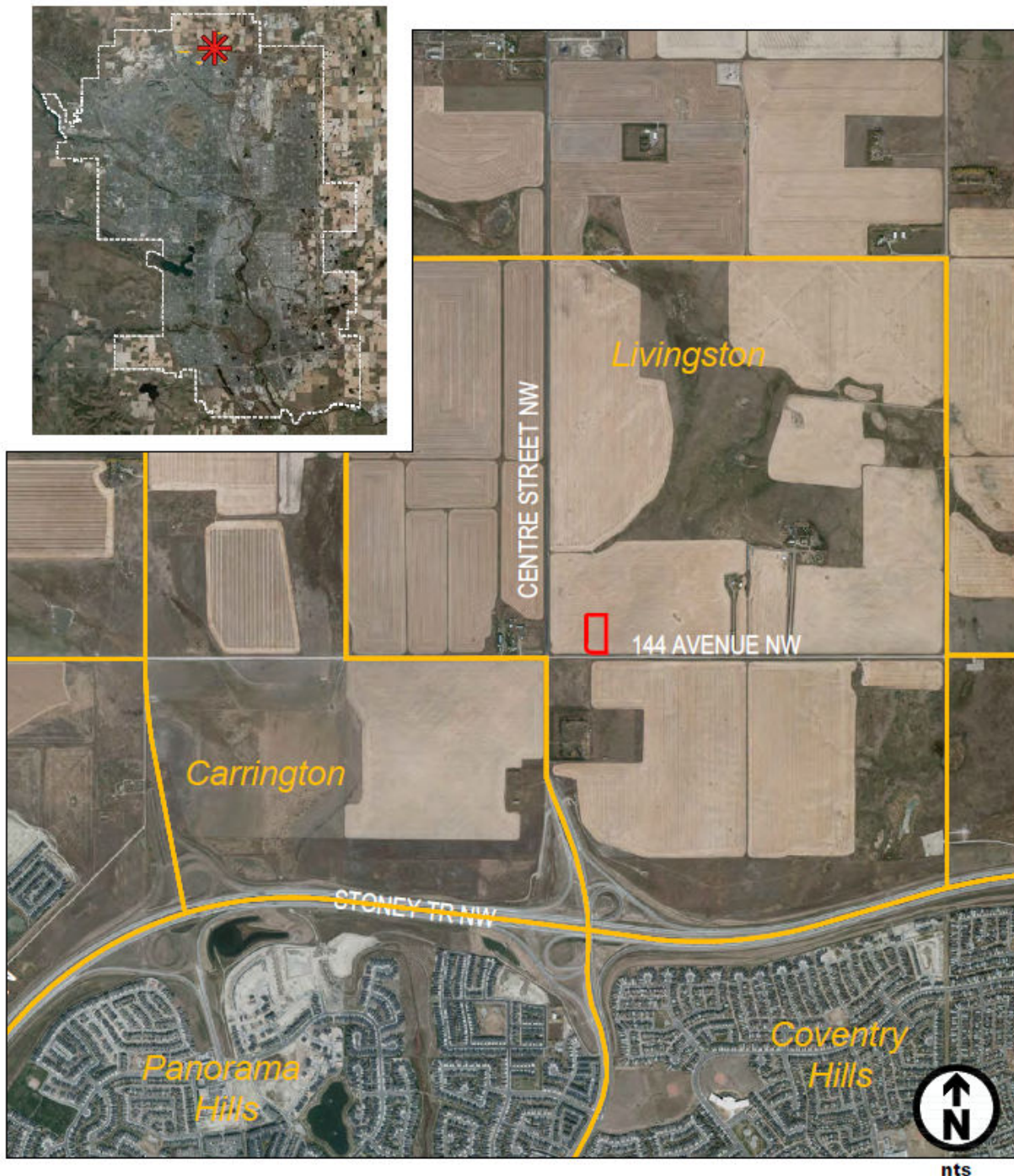
An explore meeting was held in June 7th and it was advised that the proposal was consistent with the relevant policies of the Keystone ASP. The desire to increase density on the western portion of the site is in line with the high density development to the west and southwest.

We are kindly requesting the support of Administration, Calgary Planning Commission and Council for our land use request from M-1d100 to M-2.

*Context Plan, **Approved Livingston Stage 1 Outline Plan/Land Use Redeignation
***Proposed Land Use Amendment

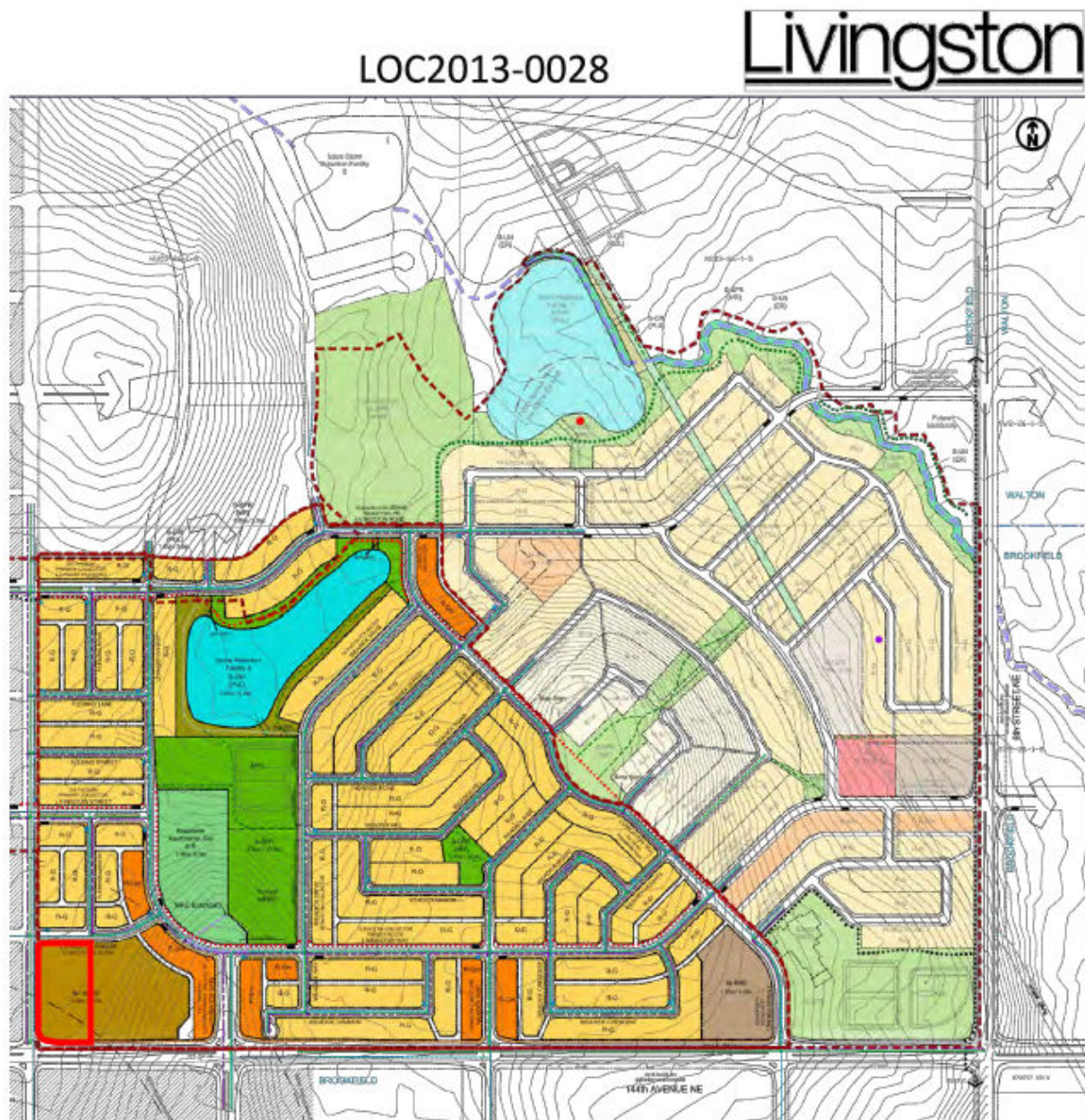
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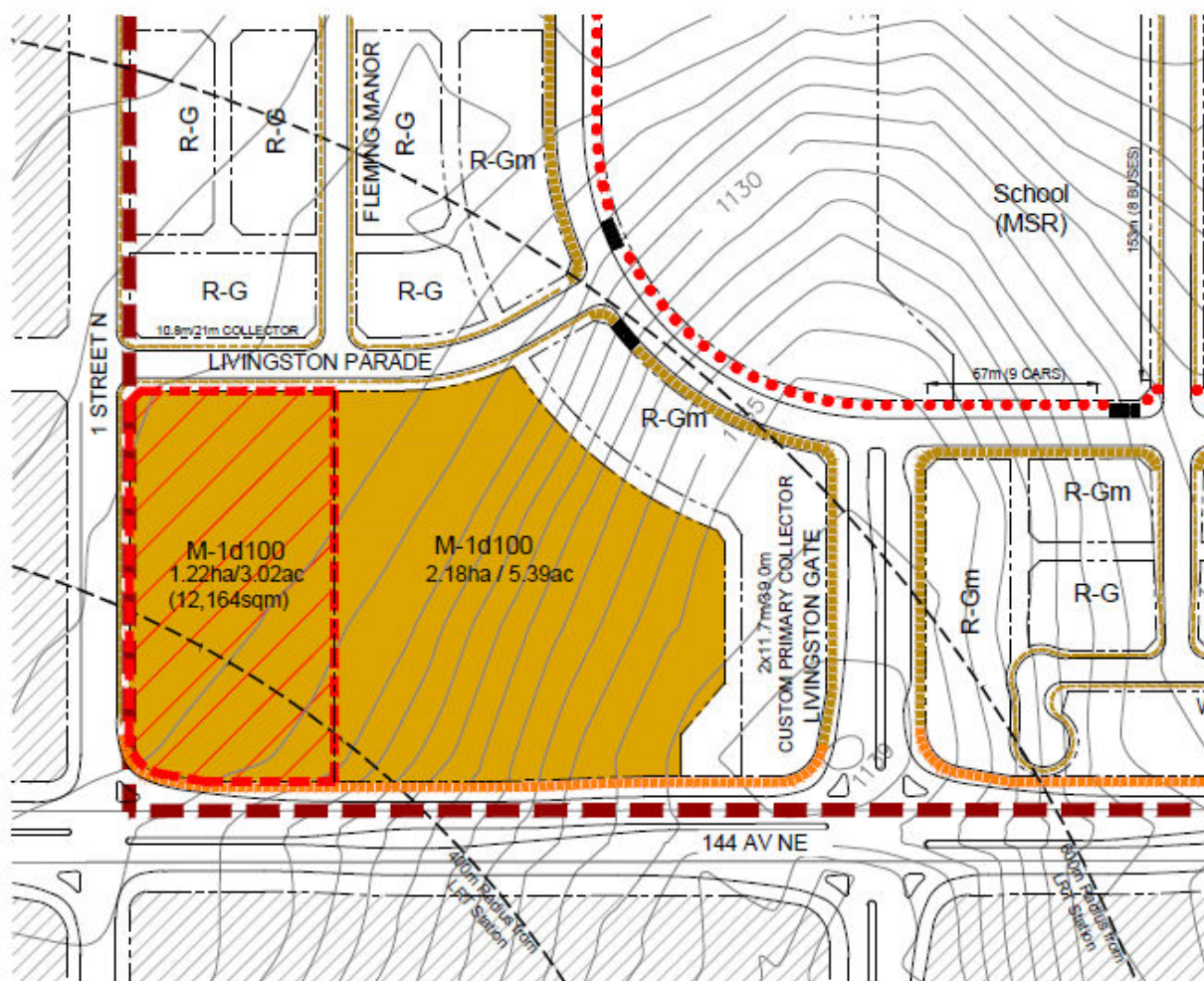
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APPROVED LAND USE PLAN



Legend

- Subject Lands
- Contours Interval 1.0m
- Building Setbacks
- Multi-Residential - Low Profile District M-1
- Multi-Residential - Medium Profile District M-2

Land Use Redesignation Statistics				
From	to	ha	acs	Units
M-1d100	M-2	1.22	3.02	165
Total		1.22	3.02	165
Density		135 uph		
		54.64 upa		



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APPENDIX III

