

Background and Planning Evaluation

Background and Site Context

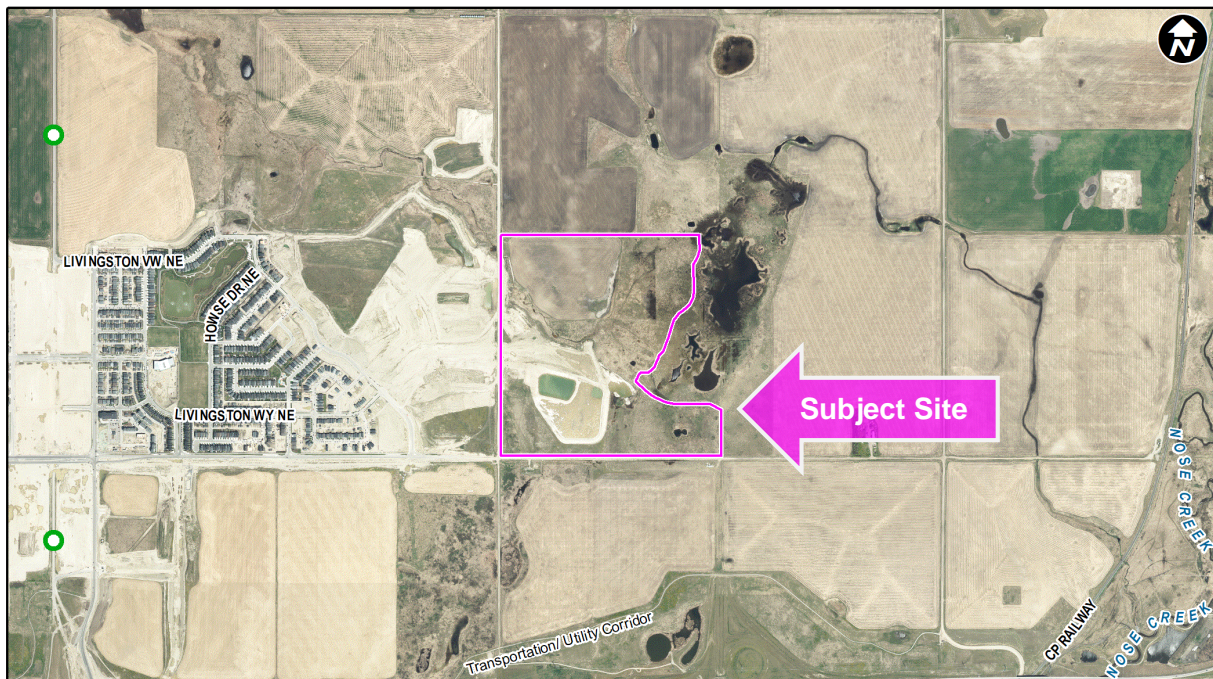
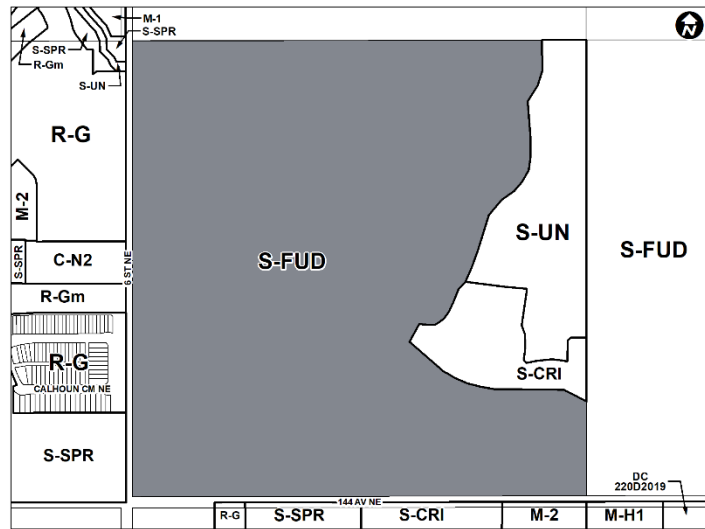
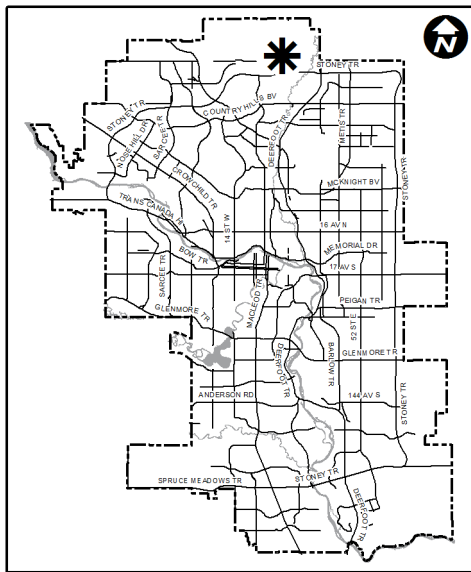
This approximately 54.15 hectare (133.81 acre) site is part of the quarter section located east of 6 Street NE and north of 144 Avenue NE within the community of Lewisburg. The site gradually slopes down from the west to east. A temporary stormwater pond currently exists on the subject site and has interim access from 6 Street NE. A drainage channel is located on the subject site. This drainage channel connects the community of Livingston, located west of 6 Street NE, and the proposed constructed wetland and storm pond facility located along the eastern boundary of the outline plan area. Future vehicular access to the subject site will be from 6 Street NE and 144 Avenue NE.

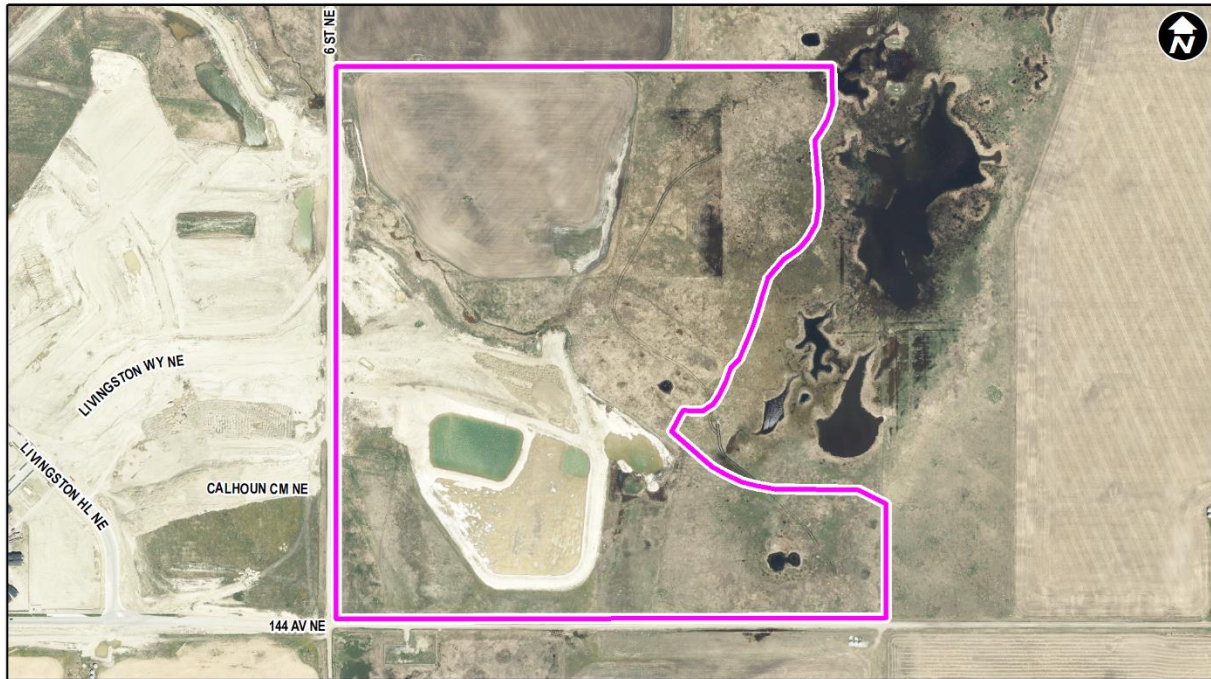
The site is currently located within a Growth Management Overlay (GMO) area. The site is surrounded by future development lands to the west within the community of Livingston and to the south within the community of Lewisburg. The GMO for the lands to the west (LOC2016-0181) and to the south (LOC2016-0311) has been removed and outline plan and land use applications have been approved respectively in 2017 and 2019.

To the east, an outline plan and land use application (LOC2019-0135) for a constructed wetland and storm pond facility was approved in 2020 within the GMO. Removal of the GMO was not required for LOC2019-0135 as it was restricted to the development of the future constructed wetland and storm pond facility. This infrastructure facility was required to service the adjacent Livingston lands where GMOs have previously been removed. Furthermore, expenses related to the City's operating budget were factored in at the time of GMO removal for the Livingston Community.

A development permit (DP2020-2952) for stripping and grading of the quarter section, including the subject site, was approved in 2020. A stripping and grading development permit was supported ahead of the outline plan and land use application because the applicant required the subject site for stockpiles, and to strip and grade the adjacent constructed wetland and storm pond facility site.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated as S-FUD District. A land use amendment application is not proposed with this outline plan proposal but will require future separate approval from Council.

While a land use amendment is not part of this application, Administration reviewed the land use districts indicated on the outline plan for their respective blocks and parcels. These land use districts generally follow sound planning principles and conform to the applicable planning policies. The land use portion for the subject area would be presented to CPC and Council concurrent with or following GMO removal by Council.

Subdivision Design

The proposed outline plan comprises of approximately 54.15 hectares (133.81 acres) of land. The outline plan area includes the whole quarter section minus the approximate 10 hectare (26 acre) portion in the northeast. This application was approved in 2020 under a different outline plan and land use application (LOC2019-0135) for a constructed wetland and storm pond facility.

The outline plan proposes a modified grid street network, and consists of residential lands supporting a variety of housing typologies, a commercial site, a school site, park, and open spaces distributed throughout the neighbourhood. A network of pathways complements the north-south and east-west connectivity through the natural areas within the neighbourhood. The

subdivision design proposes to accommodate a mix of single detached, semi-detached and rowhouse dwellings with a combination of laned and laneless parcels, and a multi-residential site.

The outline plan is influenced by the drainage channel that runs northwest to southeast through the plan area, and by the location and configuration of the constructed wetland and storm pond facility. The plan area is designed around two collector roads providing east-west and north-south network connections, and forming community gateway locations along 6 Street NE and 144 Avenue NE. The east-west collector runs parallel to the drainage channel and the north-south collector is staggered in the middle connecting the school site located in the north with the Neighbourhood Activity Centre (NAC) located to the south. This NAC is planned around the intersection of collector streets and is to act as a gateway to the constructed wetland and storm pond facility. The school site is proposed to be located in the north to benefit from the flat ground and is earmarked as a Calgary Catholic School District (CCSD) elementary school.

This outline plan includes 2.25 hectares (5.56 acres) of land dedicated as Environmental Reserve (ER) to protect the drainage channel and the natural interface with the constructed wetlands located along the eastern boundary of the outline plan area. An east-west regional pathway is proposed through the ER lands along the drainage channel connecting the community of Livingston located west of 6 Street NE to the constructed wetland and storm pond facility. A north-south regional pathway is proposed through the ER lands along the eastern boundary of the outline plan connecting the future northern communities to the NAC and 144 Avenue NE.

The outline plan includes 1.51 hectare (3.74 acres) of land dedicated as Municipal Reserve (MR) for four separate park spaces that are distributed throughout the plan area and form an entryway to the constructed wetland and storm pond facility. The plan also includes 4.03 hectares (9.95 acres) of land dedicated as Municipal and School Reserve (MSR) for the CCSD elementary school and associated playfields. This outline plan dedicates the MR for the whole quarter section as MR dedication was deferred when the outline plan for the proposed constructed wetland and storm pond facility (LOC2020-0135) was approved in 2020. The total MR and MSR dedication is 10.7 percent of the gross developable area of this outline plan but is 10 percent of the gross developable area of the quarter section (which includes the proposed constructed wetland and storm pond facility), pursuant to Municipal Government Act requirements.

For stormwater management, a constructed wetland and storm pond facility is proposed outside the outline plan to the east and was approved in 2020. This facility includes a 'Stormwater Kidney' that combines traditional storm pond elements and natural wetland features.

A breakdown of the statistics for the outline plan can be found in Attachment 6.

Density and Intensity

The ASP requires neighbourhoods to achieve a minimum average density of 20 units per hectare (8 units per acre). For NACs, the ASP requires a minimum intensity of 100 people and jobs per gross developable hectare.

The MDP also sets out minimum density and intensity targets for new communities and NACs. For new communities, the MDP requires a minimum density of 20 units per gross developable residential hectare (8 units per gross developable residential acre) and a minimum intensity of

60 people and jobs per gross developable hectare. For NACs, the MDP also requires a minimum intensity of 100 people and jobs per gross developable hectare.

This outline plan proposes an anticipated density of 20.3 units per hectare (8.2 units per acre) and an anticipated intensity of 66 people and jobs per gross developable hectare. For the NAC, the outline plan proposes an anticipated intensity of 102.6 people and jobs per gross developable hectare. The outline plan meets the minimum density and intensity targets set forth by the ASP and the MDP.

Transportation

Streets and Mobility Network

The subject site is bounded by 144 Avenue NE to the south and by 6 Street NE to the west. Primary access to the subject lands is provided by two collector roadways, one each from 6 Street NE and 144 Avenue NE. 144 Avenue NE is a continuous roadway that links the neighbouring communities in ASP and provides the most direct road, pathway, and transit connections to the future Green Line LRT and urban corridor along Centre Street N.

Pedestrian connectivity has been provided throughout the site through a series of local, multi-use and regional pathways. An east-west regional pathway is proposed along the drainage channel connecting Lewiston with the adjacent community of Livingston west of 6 Street NE. A north-south regional pathway is proposed along the constructed wetland and storm pond facility on the eastern boundary of the outline plan that will extend into the future community in the quarter section to the north.

The plan area is well-connected to the regional transportation network and is in close proximity to Stoney Trail NE and Deerfoot Trail. Convenient access to Stoney Trail NE is available via 144 Avenue NE and 11 Street NE to the south and east of the subject lands. To support the New Community Growth Strategy, The City of Calgary is advancing the 11 Street NE interchange with Stoney Trail. The interchange is anticipated to be constructed and opened by the end of 2022. In conjunction with the advancement of the interchange, construction of 144 Avenue NE by the area developers is required to complete the regional transportation network, thereby realizing the value of infrastructure investment made by The City.

A Transportation Impact Assessment (TIA) was submitted to establish street classifications and intersection configurations for the plan area. The TIA was reviewed and accepted by Administration.

Transit

The area is currently not served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the ASP. Transit in the area will provide 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. The introduction of Transit service to new communities is balanced with service increases in existing communities as ridership grows, including potential introduction of evening and weekend service.

High-frequency and high-quality transit is planned for 144 Avenue NE, and the corridor has been identified as part of the City's primary transit network. Construction of 144 Avenue NE along the south boundary of the plan area by the developer will enable the introduction and eventual enhancement of transit service as the community and ASP evolves. Dedicated transit

lanes have been proposed for 144 Avenue NE to enhance the primary transit characteristics for the corridor.

Environmental Site Considerations

The outline plan application was reviewed by The City of Calgary Environmental and Safety Management Team and no significant environmental concerns were identified.

At the appropriate tentative plan stage, the developer will be required to provide a copy of a report presenting the results of the soil assessment completed during the Bonavista pipeline removal to Development Engineering and the Environmental and Safety Management Team.

Utilities and Servicing

Water and sanitary services to the plan area will be provided by local sized connections to the surrounding utility networks. Storm drainage for the plan area will be directed to a new stormwater facility located east of the development. The pond will connect and drain to a future capital storm trunk located in 144 Avenue NE (funding is in place and the trunk is currently in the design phase). Further utility servicing details will be determined at the appropriate tentative plan and development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed outline plan builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the site as being located within the 25 – 30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. Only campgrounds are a prohibited use in the 25 – 30 NEF area, and are not proposed within the outline plan area by the developer. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

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

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the *Rocky View County/City of Calgary IDP*.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of [Municipal Development Plan](#) (MDP) includes the subject parcel within the Planned Greenfield with Area Structure Plan (ASP) typology. The MDP recognizes that ASPs are appropriate policies to provide specific direction for development of local communities in these areas. The *Keystone Hills ASP* is the relevant ASP for the subject site. The targets as included in the outline plan are in alignment with the MDP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#).

Keystone Hills Area Structure Plan (Statutory – 2012)

The subject site is located within the area covered by the [Keystone Hills Area Structure Plan](#) (ASP).

Map 4: Growth Management Overlay of the ASP shows the subject site within the GMO. The ASP Urban Growth Policies require GMO removal prior to or in conjunction with a land use redesignation. The ASP does not specifically prohibit outline plan approval prior to GMO removal.

Map 5: Land Use Concept of the ASP shows the subject site within Neighbourhood Area and Environmental Open Space Study Area along with containing a school site and a NAC. The proposed outline plan meets the planning merits and achieves the neighbourhood design vision established by the ASP. The outline plan establishes a subdivision framework to allow for the provision of a variety of housing options, an elementary school site, a NAC, parks, open spaces, and pathways. The proposal is consistent with the applicable policies of the ASP.