

Planning & Development Report to
Calgary Planning Commission
2021 July 22

ISC: UNRESTRICTED
CPC2021-1063
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Land Use Amendment and Outline Plan in Livingston (Ward 3) at multiple properties, LOC2020-0159

RECOMMENDATION(S):

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) to subdivide 55.05 hectares \pm (136 acres \pm), with conditions (Attachment 6); and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 55.05 hectares \pm (136 acres \pm) located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) 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, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 JULY 22:

That Council give three readings to **Proposed Bylaw 141D2021** for the redesignation of 55.05 hectares \pm (136 acres \pm) located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) 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, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

EXCERPT FROM THE MINUTES OF THE CALGARY PLANNING COMMISSION, 2021 JULY 22:

“Moved by Councillor Gondek

That with respect to Report CPC2021-1063, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15555 Centre Street NW and 500 – 144 Avenue NW (Portion of E1/2 Section 4-26-1-5) to subdivide 55.05 hectares \pm (136 acres \pm), with conditions (**Attachment 7**); and

...

MOTION CARRIED”

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HIGHLIGHTS

- This application seeks to establish a subdivision framework and to redesignate the subject property to allow for development of a new community with a range of low density residential uses, open spaces and roadways.
- The proposal is intended to accommodate a variety of low density residential housing types including single detached dwellings, semi-detached dwellings, rowhouse buildings and secondary suites, allows for the continuation of development of the Livingston community, provides a future school site and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *Keystone Hills Area Structure Plan (ASP)*.
- What does this mean to Calgarians? The proposal continues the development of the Livingston community and will allow for additional housing opportunities in an area where the growth management overlay has already been removed.
- Why does this matter? The proposal will increase the housing supply providing more choice for Calgarians, utilizing previously approved infrastructure.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The application was submitted on 2020 October 29 by B&A Planning Group on behalf of the landowner, Carma Ltd. The approximately 55.05 hectares site is located in the developing community of Livingston and is located directly north of Livingston Stage 2A. The developing community of Carrington is located to the west, 160 Avenue NW to the north and 1 Avenue NW to the east.

As indicated in the Applicant Submission (Attachment 2) the proposed land use districts allow for a variety of low density residential building forms including single detached, semi-detached and rowhouse buildings. Numerous public park spaces are planned throughout the community, including a pathway system along the western edge of the plan area. A future school site is located in the eastern portion of the community. Immediately east, adjacent to the site boundary, is the Centre Street corridor which is envisioned to include a future LRT station located near 156 Avenue N, as well has a mix of commercial and residential uses. A land use amendment and outline plan application for these areas is currently under review (LOC2021-0090).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. They determined that additional outreach would be

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undertaken. The applicant reached out to the westerly property owner to ensure that the proposal is compatible with future plans and discussed the application with the local Homeowners Association. Additional information on the outreach strategy can be found in Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

There is no community association established for the subject area. Administration did not receive any feedback from the public.

As per the *Rocky View County/Calgary Intermunicipal Development Plan*, the application was circulated to Rocky View County. They provided a response on 2021 January 20 including a request for additional information. Further information was provided to the County on potential impacts and a further response was not received at the time of this report (Attachment 5).

Following Calgary Planning Commission, notifications for Public Hearing of Council for the applicable land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal allows for a variety of housing choices in low density residential building forms, providing additional housing for Calgarians in a location where the growth management overlay has already been removed.

Environmental

The application does not propose any specific measures to address the [Climate Resilience Strategy](#). However, future home builders will be encouraged to include solar energy systems and electrical system designs that support electric vehicle charging at the development permit stage. In addition, the proposed plan includes the retention of a tree stand in the western portion of the site adjacent to an existing drainage course to be designated Environmental Reserve.

Economic

Development of a greenfield site will contribute to Calgary's overall economic health by providing homes for new residents within Calgary's city limits. The proposal also includes utilization of previously approved infrastructure and servicing.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Land Use District Map
5. Rocky View County Response
6. **Approved** Outline Plan
7. **Approved** Outline Plan Conditions of Approval
8. **Approved** Outline Plan Data Sheet
9. **Proposed Bylaw 141D2021**
10. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform