

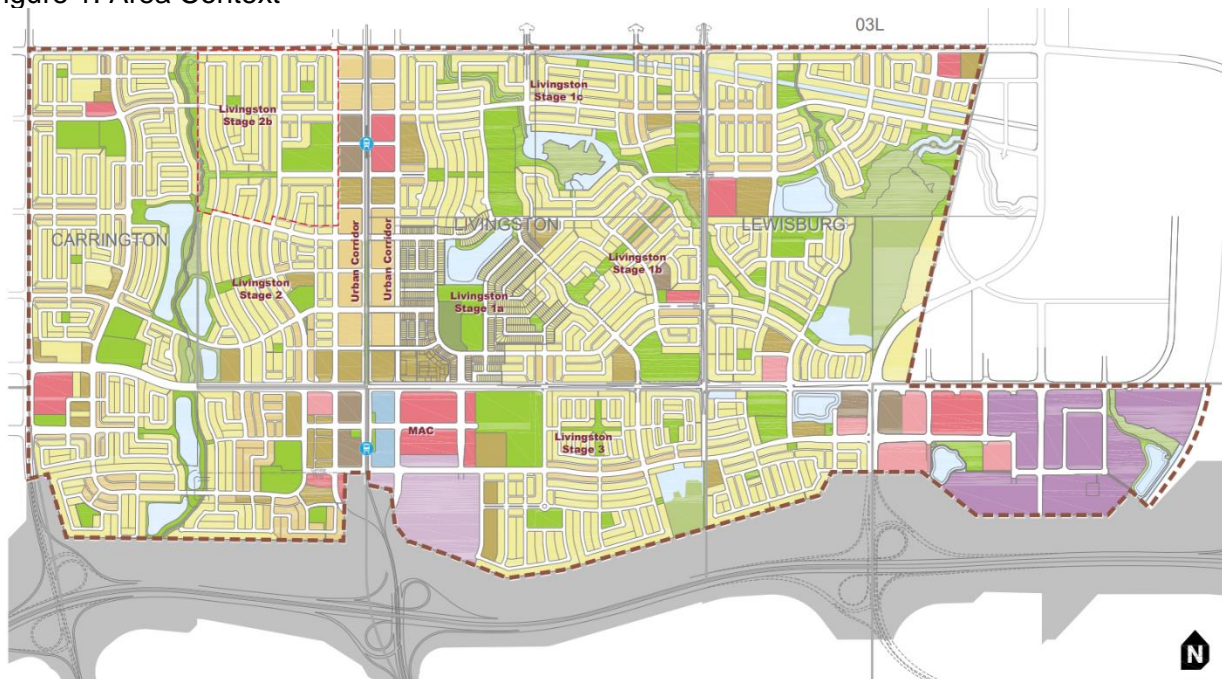
Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Livingston in the northwest quadrant of the City and is referred to as Livingston 2B. The site is approximately 55.05 hectares in size and will allow for development north of the previously approved Livingston Stage 2A (LOC2014-0111). Stripping and grading of the site has not commenced, and the site is currently vacant. There is currently no direct vehicular access to the site.

The subject lands are adjacent to the developing communities of Carrington to the west (LOC2013-0105) and earlier phases of Livingston to the south (Figure 1). The northern boundary of the parcel is 160 Avenue NW and 1 Street NW forms the eastern boundary. A land use amendment and outline plan application is currently under review for lands to the east that include the Centre Street corridor which is envisioned as a mixed use area with higher densities in proximity to a future 160 Avenue LRT Station located on Centre Street N.

Figure 1: Area Context



Community Peak Population Table

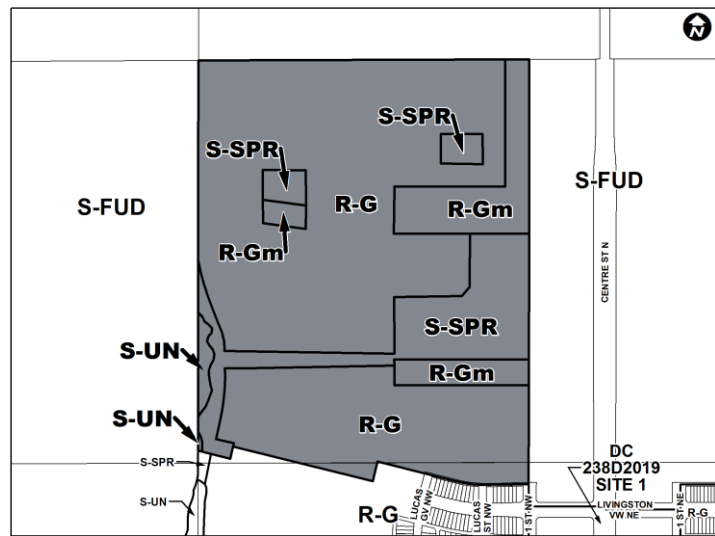
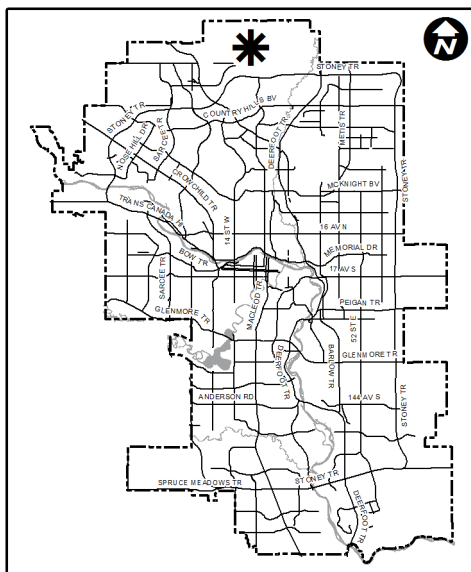
As identified below, the community of Livingston reached its peak population in 2019.

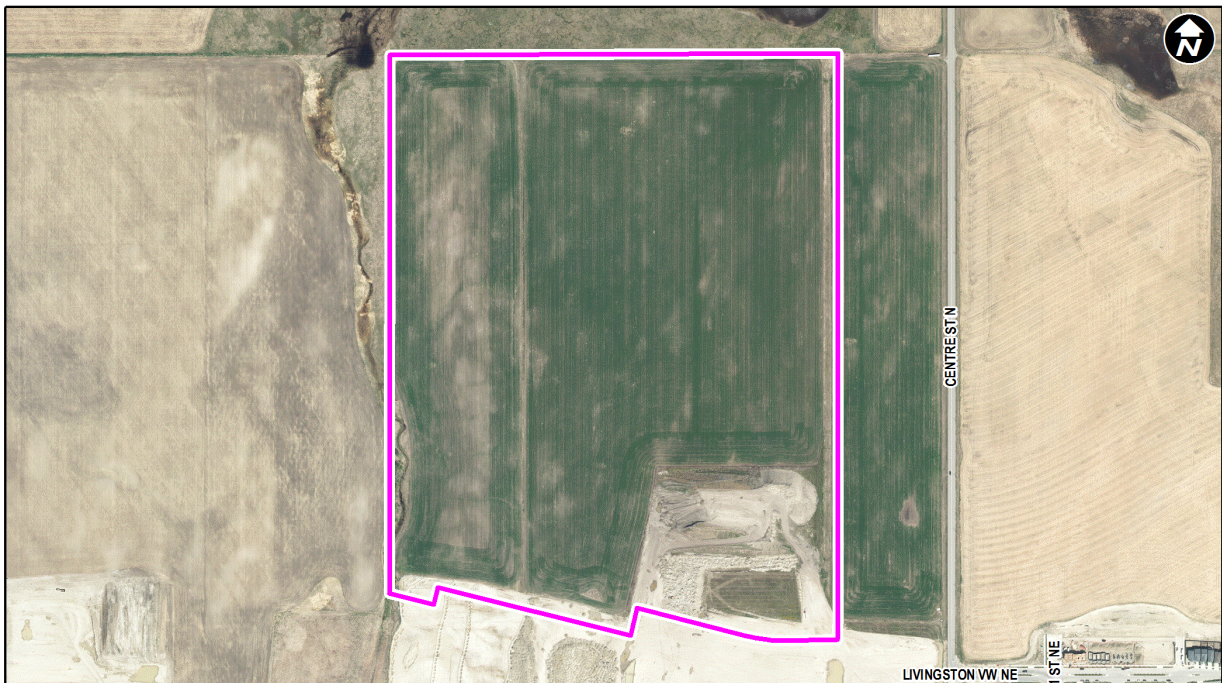
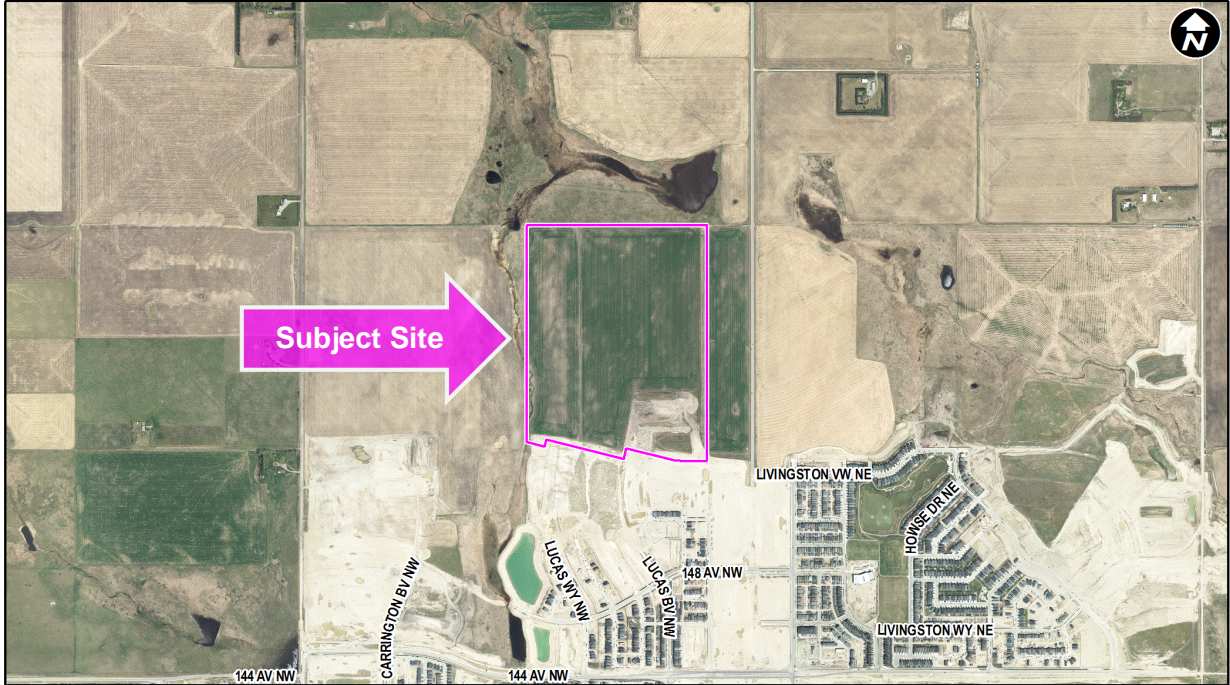
Livingston	
Peak Population Year	2019
Peak Population	1,477
2019 Current Population	1,477
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

There is no additional demographic and socio-economic information available for Livingston at this time.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-FUD District is intended for lands that are awaiting urban development and utility servicing. A limited range of uses are allowed in this district which are intended to be easily removed at the time of development.

The application proposes two low density residential districts and two special purpose districts on the lands:

- 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.

The distribution of the land use districts can be seen on the proposed land use district map in Attachment 4.

The land use amendment proposal primarily includes the R-G District, which is intended for low density neighbourhoods in master planned communities in suburban greenfield locations. This district is designed to support a variety of low density residential building forms interchangeably between future parcels including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12.0 metres. The application proposes a mix of both laned and laneless R-G parcels.

The proposed R-Gm District has the same intent as the R-G District but does not allow for permitted single detached dwellings. Only remnant single lots may be approved with subdivision. This district has been predominantly proposed to be included on the eastern portion of the site, in proximity to the Centre Street corridor.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA. A school site is located at the eastern portion of the site and park spaces are provided throughout the subject area.

The proposed S-UN District is intended for lands that provide for landforms, natural vegetation or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is proposed along a drainage course at the western boundary of the site, approximately 0.46 hectares in size total which will be designated as Environmental Reserve (ER) upon subdivision of the lands.

Subdivision Design

The proposed outline plan consists of approximately 55.05 hectares of land. In general, the subdivision consists of residential lands, a future school site, and open space, supported by a

modified grid street network and is integrated into the overall community through multi-modal connections. The subdivision design proposes to accommodate a mix of single detached, semi-detached and rowhouse homes with a mix of laned and laneless parcels throughout the subject site.

Open space within the plan area is provided through three separate park spaces with varying roles and functions, offering passive and active park uses. All park spaces will be dedicated as MR and are located throughout the plan area. The MR park spaces range in size from the smallest being 0.34 hectares (0.85 acres) to the largest being 0.81 hectares (2 acres). A linear park located generally on the southern portion of the site provides connectivity to the Joint Use Site (school site) located to the east which will be dedicated as MR. This school site is approximately 4.07 hectares (10.05 acres) in size and proposes the inclusion of a ball diamond and two soccer fields.

In total, there are 2.74 hectares of MR proposed to be dedicated in this outline plan, and 4.07 hectares as Municipal and School Reserve (MSR) for the school site. This accounts for a total municipal reserve dedication of 12.5 percent. The applicant has indicated that the MR for the Livingston community as a whole will reach 10 percent as required by the MGA.

A regional pathway is proposed along the main collector road of Lucas Boulevard NW, providing a north-south connection through the community. A multi-use pathway is proposed along the modified arterial of 160 Avenue NE which provides east-west connections. A network of sidewalks and local pathways provides connections to park spaces, the school site and the larger network outside the plan area.

The *Keystone ASP* includes a Neighbourhood Activity Centre (NAC) generally in the northeast portion of the site. The NAC is envisioned to include amenity space, multi-residential development and non-residential development. However, it is noted in the policy that the multi-residential and non residential components are not required where there is proximity to a higher order activity centre or main street. In this case, Centre Street N, located immediately to the east includes higher order activities and are well connected to the NAC area. A central amenity space has still been provided within this area to serve the local residents.

A breakdown of the statistics for the outline plan can be found in Attachment 7.

Density

At build-out the subject area is expected to have an anticipated density of 1,073 units with a maximum density of 1,809 units. The R-G District is expected to account for 873 of the total lots, with 200 lots designated R-Gm. With a total site area of 54.59 gross developable hectares, the proposed development would achieve an anticipated residential density of 19.6 units per hectare (8.0 units per acre) with a maximum unit density of 33.1 units per hectare (13.4 units per acre).

The *Keystone Hills ASP* identifies a minimum residential density for neighbourhood areas of 20 units per hectare (8 units per acre). The anticipated residential density of 19.6 units per hectare (8 units per acre) meets this minimum density requirement with the maximum density exceeding it. As indicated in the Proposed outline plan (Attachment 6), the neighbourhood density is anticipated to exceed the density target with an anticipated 24.6 units per hectare (9.9 units per acre).

The MDP also sets out minimum density targets for new communities at a density of 20 units per hectare (8 units per acre) As mentioned, at a minimum, the site is anticipated to have a residential density of 19.6 units per hectare (8.0 units per acre) which essentially meets the density targets of the MDP.

Transportation

The subject lands are bound by 1 Street NW on the eastern edge of the plan area. The regional north-south transit and road infrastructure, including future Green Line LRT and Centre Street north corridor, was planned in conjunction with the associated corridor study and approved *Keystone Hills ASP*. As indicated above, there is an outline plan application currently submitted and under review which will finalize refinements to this regional transit and road infrastructure, if required.

The primary focus for this application from a transportation perspective was to confirm the local transportation and complete streets network required to service the R-G, R-Gm, and future school site. A local transportation impact assessment (TIA) was submitted to inform the entry requirements for the three collector streets that access the plan area (two from 1 Street NW, one from 160 Avenue NW). The TIA also reviewed the connectivity and mobility networks for the community. Overall, the TIA suggested that the local street and active transportation system proposed establishes a sufficient network for the future residents of the area, and administration supports this conclusion.

The local transit routes for the community are planned along Lucas Boulevard and Livingston Boulevard NW. Lucas Boulevard NW is planned as a collector street and spans the entire length of the community from 160 Avenue NW in the north, through previously approved Livingston 2A to 144 Avenue NW in the south. Livingston Boulevard NW is planned as a collector street and spans the length of the community from 1 Street NW in the east and includes an extension to the west to 14 Street NW, through the neighbouring community of Carrington. The area developers of Livingston and Carrington and Calgary Transit have coordinated to ensure continuous routing through the communities, and the routes are generally well-placed to provide comprehensive catchments for transit riders.

The active transportation network in the area is partly focused on east-west alignments intended to connect residents to the future Green Line LRT station located east of 1 Street NW at approximately Livingston Boulevard NW. A regional pathway is also planned to span the community in the north-south direction along Lucas Boulevard NW.

The *Keystone Hills ASP* identifies a future BRT service for 160 Avenue NW along the north boundary of the plan area. The developer and administration have coordinated to establish a plan that would allow for a high-quality service through this corridor, including the potential for dedicated transit lanes; however there is acknowledgment by both sides that this corridor may be revisited as the community grows and as transit needs continue to evolve.

Environmental Site Considerations

A Phase 1 Environmental Site Assessment (ESA) was submitted and reviewed as part of this application. No significant environmental concerns were identified and further environmental investigation was not recommended.

Utilities and Servicing

Water servicing will be provided to the plan area via connections to Livingston Stage 2A and 1C to the south and east.

The majority of sanitary servicing to the plan area will be provided via an extension of a local sanitary trunk, currently located in Lucas Way NW, to up 160 Avenue NW. Sanitary servicing to the remainder of the plan area will be provided via a local sanitary trunk with 160 Avenue NW. The plan area also includes a conceptual alignment and a utility right-of-way for the future capital Carrington North Sanitary Extension which will be required at a future date to service future developments north of 160 Avenue NW.

Storm drainage for the plan area will be divided into an east and west catchment. The west catchment will drain into a local storm trunk which is currently located within Lucas Way NW and will be extended up to 160 Avenue NW. The east catchment will drain northeast to a local storm trunk within 160 Avenue NW.

Further water, sanitary, and storm details will be determined via future tentative plan and development permit applications.

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 land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/Calgary Intermunicipal Development Plan

The subject sites are located within the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) Policy Area. The Policy Area contains lands immediately adjacent to the shared border. The subject sites are not located within any special policy area or key focus area. The application was circulated to Rocky View County per the IDP requirements and a letter is provided in Attachment 5.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Planned Greenfield with ASP area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) as the *Keystone Hills ASP*, is in place. The MDP refers to the applicable ASP as the guiding document for development in these areas and provides guidance for what should be included within these ASPs, for example, provision of a local school, open space areas, and a range of housing choices within the community; the application is in alignment with the policies of the MDP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages including accommodating solar energy systems and electric system designs that can accommodate electric vehicle charging.

Keystone Hills Area Structure Plan (Statutory – 2012)

The subject site is identified as part of Community A within the [Keystone Hills ASP](#). This application fulfills the policy objectives of this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area and the provision of a Joint Use Site which is anticipated to be an elementary school site.

In addition, the policy identifies a Neighbourhood Activity Centre (NAC) site located in the northeast portion of the plan area. An open space is proposed in this location, however, multi-residential and commercial uses typically seen within NACs have not been provided. As per the policies of the ASP, these components of a NAC are able to be located elsewhere if in close proximity to a higher order activity centre or main street. Due to the proximity to the Centre Street corridor and anticipated higher intensity mixed use development it was determined that the provision of the open space was sufficient in meeting the policy requirements for the NAC.

The ASP also includes a joint use site within the boundaries of the area. An elementary school site is included on the eastern portion of the plan area whose size and composition complies with the applicable policies and standards as required by the Site Planning Team.