

**Land Use Amendment and Outline Plan in Carrington (Ward 3) at 15000 - 14 Street NW,
LOC2020-0028**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15000 – 14 Street NW (NW1/4 Section 4-26-1-5; Portion of SW1/4 Section 4-26-1-5) to subdivide 103.86 hectares ± (256.64 acres ±), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 105.40 hectares ± (260.45 acres ±) located 15000 –14 Street NW (NW1/4 Section 4-26-1-5; Portion of SW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate low density residential development on small lots, with guidelines (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 1.61 hectares ± (3.98 acres ±) located 15000 – 14 Street NW (Portion of NW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 4).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 OCTOBER 21:

That Council:

1. Give three readings to **Proposed Bylaw 185D2021** for the redesignation of 105.40 hectares ± (260.45 acres ±) located 15000 –14 Street NW (NW1/4 Section 4-26-1-5; Portion of SW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate low density residential development on small lots, with guidelines (Attachment 3); and
2. Give three readings to **Proposed Bylaw 186D2021** for the redesignation of 1.61 hectares ± (3.98 acres ±) located 15000 – 14 Street NW (Portion of NW1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 4).

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Excerpt from the Minutes of the Calgary Planning Commission, dated 2021 October 21:

“Moved by Commissioner Vanderputten

That with respect to Report CPC2021-1433, the following be approved:

That Calgary Planning Commission:

As the Council-designated Approving Authority, approve the proposed outline plan located at 15000 – 14 Street NW (NW1/4 Section 4-26-1-5; Portion of SW1/4 Section 4-26-1-5) to subdivide 103.86 hectares ± (256.64 acres ±), with conditions (**Revised Attachment 7**).

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the developing community of Carrington to allow for residential development, commercial development, school sites, open spaces and roadways.
- This application will accommodate a range of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments, as well as a significant pathway system through the proposed Municipal Reserve (MR) and Environmental Reserve (ER) parcels.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*, *Keystone Hills Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This would allow for increased diversity in housing opportunities, and more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Compact development within a greenfield site will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.
- No development permits have been submitted at this time.
- Council removed the Growth Management Overlay from the subject area in December 2018.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This outline plan and land use amendment application was submitted on 2020 February 19 by Urban Systems on behalf of the landowner, Mattamy (Aberdeen Heights) Limited. The approximately 106.65 hectare (263.53 acres) site is located in the developing community of Carrington, in the northwest quadrant of the city. The previous use of the site was agricultural.

As referenced in the Applicant Submission (Attachment 2), the proposal seeks to amend the previously approved subdivision layout (LOC2013-0105) in order to allow for the increased lot widths provided by the R-G District, as well as to support rowhouse development with front drive access via the proposed DC District. At the time of outline plan approval, land redesignation was only undertaken for the southern portion of the overall site due to the existing Growth Management Overlay.

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The proposed outline plan (Attachment 8) is anticipated to have 2,055 units, which equates to a density of 21.8 units per hectare (8.8 units per acre). The plan area includes two school sites and a Neighbourhood Activity Centre with multi-residential and neighbourhood commercial land uses. The existing wetland at the southeast edge of the plan area will be enhanced to assist with stormwater treatment and will be protected through an Environmental Reserve (ER) dedication. Six neighbourhood parks will be established through the dedication of Municipal Reserve (MR) in addition to the school site MR and Municipal School Reserve (MSR) dedications. Pedestrians will be able to circulate through the development using sidewalks, and paved pathways.

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. Public outreach was undertaken by the applicant as part of the original Carrington Outline Plan (LOC2013-0105) review and approval. The development type and community density remains the same with the updated land use and outline plan, therefore the applicant deemed additional public outreach unnecessary with this application. The Applicant Outreach Summary can be found in Attachment 6.

City-Led Outreach

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

The subject area does not have a community association and no letters from the public were received.

As per the *Rocky View County/City of Calgary Intermunicipal Development Plan*, the application was circulated to Rocky View County for review and comment. No written response was received.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy 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.

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IMPLICATIONS

Social

The proposal allows for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of a greenfield site can contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. **Proposed Bylaw 185D2021**
4. **Proposed Bylaw 186D2021**
5. Proposed Land Use District Map
6. Applicant Outreach Summary
7. **Approved** Outline Plan Conditions of Approval
8. **Approved** Outline Plan
9. **Approved** Outline Plan Data Sheet
10. Approved Carrington Outline Plan LOC2013-0105
11. **Member Comments**

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|------------|------------------------|
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