

Background and Planning Evaluation

Background and Site Context

The subject site is a 2.43 hectare (5.99 acre) parcel located at 1248 Livingston Way NE. The site is located approximately 150 metres north of 144 Avenue NE and approximately 350 metres east of Centre Street N. The site is developed with the Livingston Homeowners Association building, which includes indoor and outdoor amenities and services for area residents. Amenities and services currently on the site include: a daycare, gymnasium, banquet hall, meeting rooms, skating rinks, playground, tennis courts and outdoor gathering spaces.

Surrounding development is characterized by rowhouse and single detached development to the south and west. To the east is a future elementary school site, while to the north is park space, designated as Municipal Reserve.

Community Peak Population Table

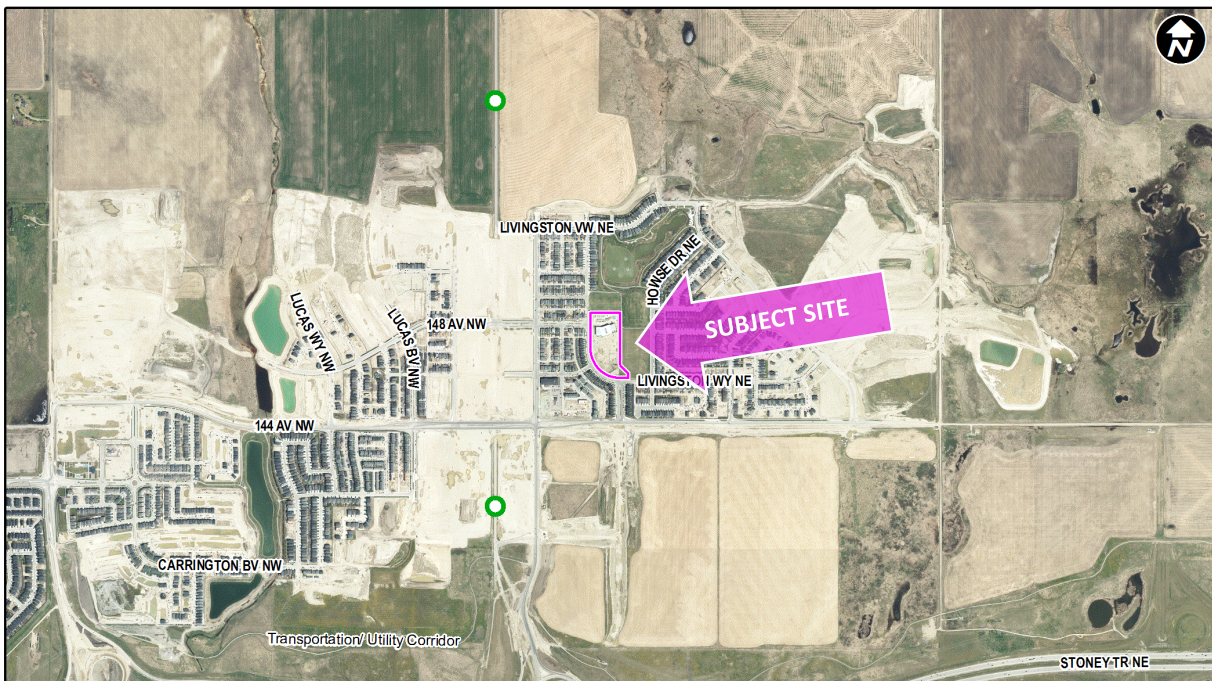
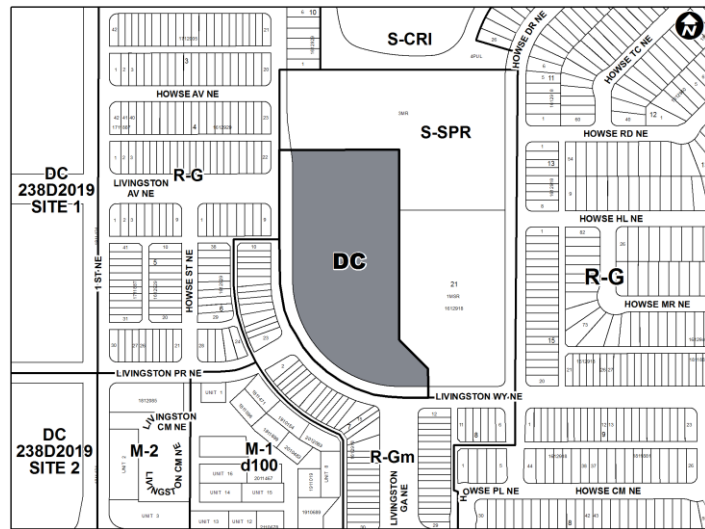
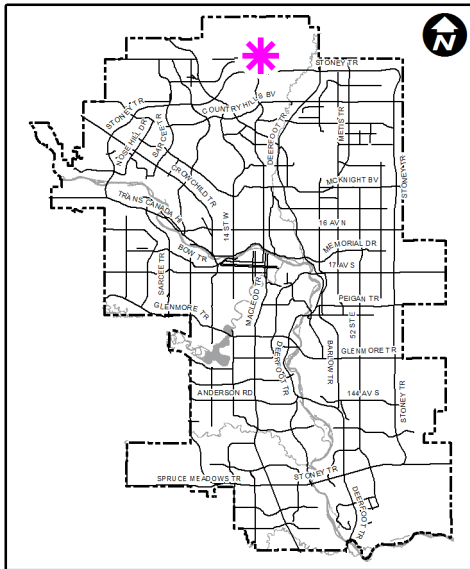
As identified below, the community of Livingston reached its peak population in 2019.

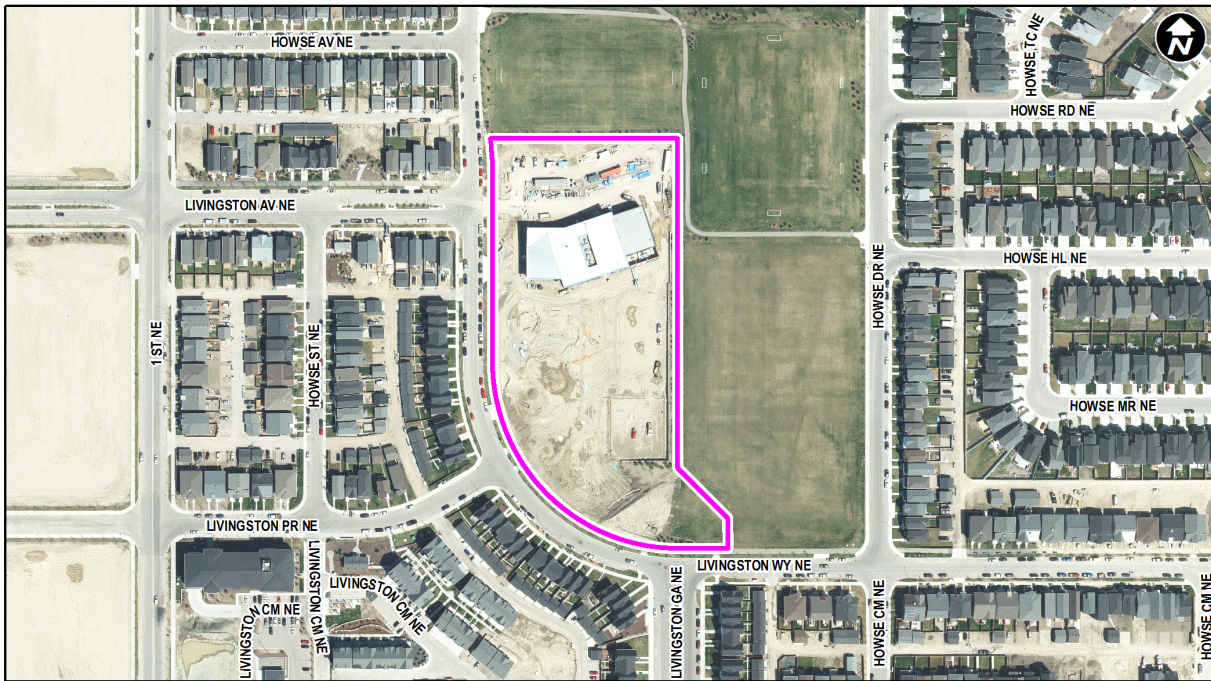
Livingston	
Peak Population Year	2019
Peak Population	1,477
2019 Current Population	1,477
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

As Livingston is a new community, it does not yet have a [Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-R District is intended to accommodate a range of indoor and outdoor recreation uses, as well as to provide for complementary uses within buildings that have recreational uses.

The proposed DC District maintains the intent and uses of the S-R District, while adding the use of School – Private, which provides the opportunity for educational curriculum and programs to students. The DC District includes a maximum use area for the School – Private use to ensure that an equitable mix of recreation opportunities supporting the whole community can continue to be provided at the HOA site. The HOA building is approximately 3,050 square-metres and Child Care Service and School – Private are permitted in a maximum use area of 500 square-metres each. These maximum use areas are seen to not inhibit other uses on the site, while allowing for potential expansion of the Child Care Service or School – Private should it be desired and seen to benefit the community.

The DC District will follow the setback and landscaping rules of the S-R District. There is no maximum building height or density in the S-R District.

The proposed DC District includes a rule that would allow the Development Authority to relax Section 6 and 7 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this rule is to ensure that rules regulating aspects of development that are not specifically regulated

by the proposed DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District, and the S-R base district, will provide guidance for future site development. The site is currently developed with the Livingston HOA building. Under the land use application and associated change of use development permit application, the building exterior and site design are not proposed to change. The School – Private use is to operate in tandem with the existing Child Care Service in the space currently designated for the Child Care Service. As such, only small revisions to the floor plan of the current Child Care Service area are expected. The number of children allowed in the School – Private and Child Care Service is not to exceed what is currently allowed in the Child Care Service, which means that the sizing and operations of other spaces in the HOA building will not be impacted. Currently, the maximum number of children allowed in the Child Care Service is 48. This maximum number will be carried forward, so that the capacity of the Child Care Service and School – Private combined does not exceed 48 children.

A change of use development permit application, required to update the floor plan of the current Child Care Service area, has been submitted and is under review.

Transportation

The site is located approximately 150 metres from 144 Avenue N, which provides east-west transportation connections through Livingston and surrounding communities. It is also approximately 350 metres from the Centre Street N corridor, which provides direct connection to Stoney Trail and will include future transit service. Currently the nearest transit stop is located at 144 Avenue N and 1 Street NE, which is approximately 500 metres (7-minute walk) from the subject site. This transit stop is for bus route 124, which provides connection from Livingston to the North Pointe Bus Terminal in Panorama Hills.

Parking and loading at the subject site have been designed to accommodate for the number of children proposed in the Child Care Service and School – Private. There are four existing parent drop-off/pick-up stalls located directly outside of the HOA building, which have been deemed adequate to serve both the Child Care Service and School – Private uses. On-site parking is also provided to serve the HOA building.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

As the site is already developed, there will be no additional demand for utilities and services as result of this application.

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 and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/Calgary Intermunicipal Development Plan (2012)

The subject site is located within the [Rocky View / Calgary Intermunicipal Development Plan](#) (IDP) boundary. The application was circulated to Rocky View County as per IDP policy. The County provided a response of "no objection" to the application.

Municipal Development Plan (Statutory – 2009)

The subject site is identified as Planned Greenfield in the [Municipal Development Plan](#). Under this classification, respective Area Structure Plans are recognized as giving specific direction for development. The *Keystone Hills Area Structure Plan* was approved for this area in 2012.

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)

In the [Keystone Hills Area Structure Plan](#) (ASP), the site is listed as a Community Centre Site. The intent of Community Centre Sites are to serve the physical, cultural, recreation and social needs of the community to enhance residents' quality of life. The ASP also notes that Community Centre Sites should be integrated with institutional uses where possible. The application aligns with the intent of the ASP.