

Background and Planning Evaluation

Background and Site Context

The subject site is located in developing community of Carrington in the northwest quadrant of the City. The proposed land use redesignation and outline plan will facilitate continued development of the community. The proposed plan area is approximately 106.65 hectares (263.53 acres) in size and lies within the boundaries of the *Keystone Hills ASP*.

The subject lands are located north of 144 Avenue NW and are bounded by 14 Street NW to the west, and 160 Avenue NE to the north. A Neighbourhood Activity Centre (NAC) including commercial and multi-residential land uses is planned at the corner of Carringdel Avenue NW and Carrington Boulevard NW. A 4.62 hectare (11.57 acre) school site is located immediately south of the NAC. Another school site with an area of 4.76 hectares (11.77 acres) is located at the south edge of the plan area, adjacent to 144 Avenue NW.

Major arterials providing access to the subject lands include 14 Street NW, 160 Avenue NW and 144 Avenue NW. The local street pattern and hierarchy is developed from these three arterial streets.

To the east of the plan area is the developing community of Livingston and the earlier phases of the Carrington community are located to the south. A land use amendment and outline plan application (LOC2020-0212) has been submitted for a new community, Cabana, to the west.

The site topography is relatively level to gently rolling and previously accommodated a farm site, which was abandoned and demolished. Along the eastern edge of the subject site is low lying drainage course that will be designated as Environmental Reserve (ER).

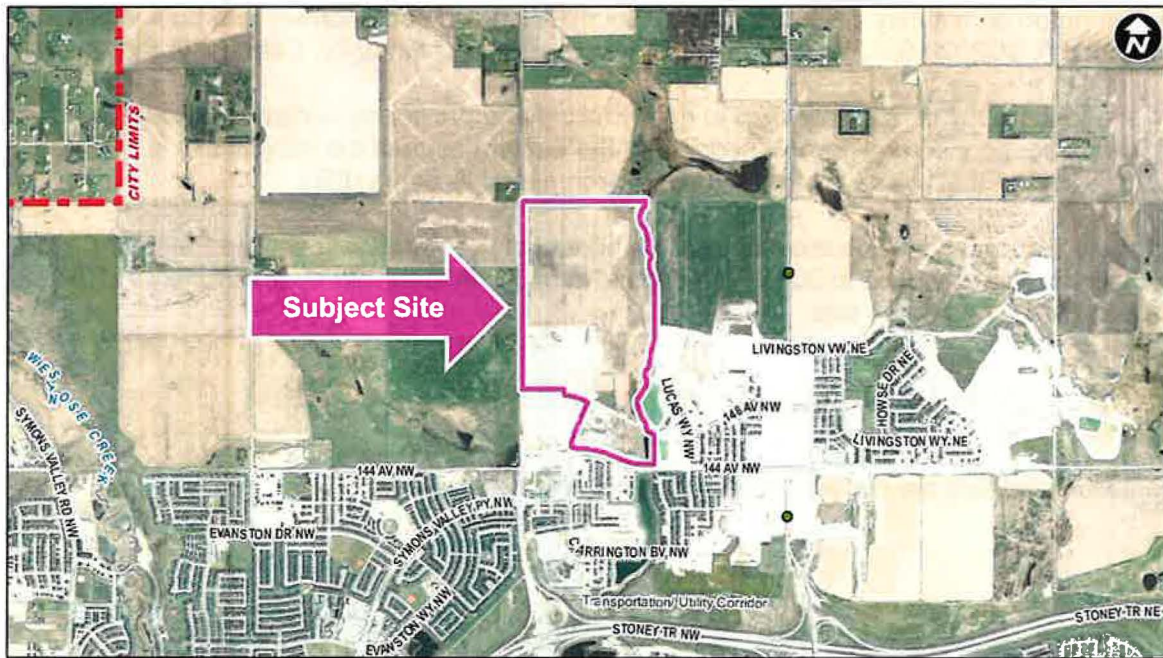
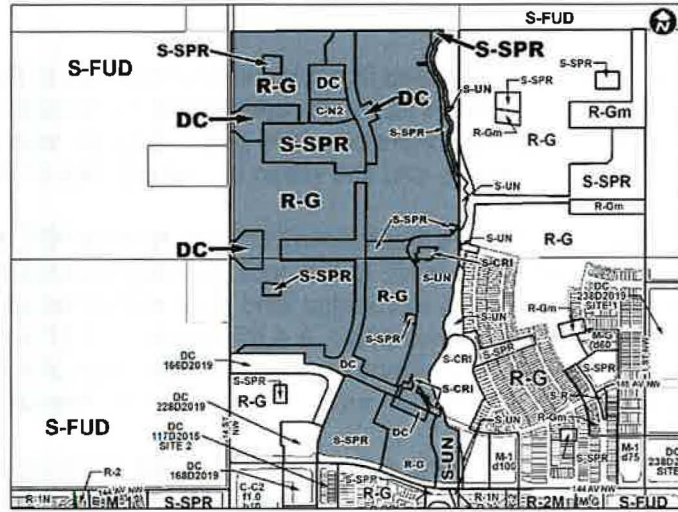
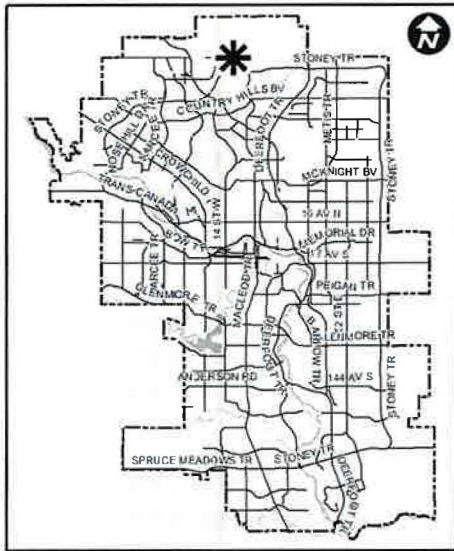
The subject application is an amendment to a portion of the Carrington Outline Plan (LOC2013-0105) which was approved in 2015. The original application area was approximately 155.53 hectares (384.31 acres) in size.

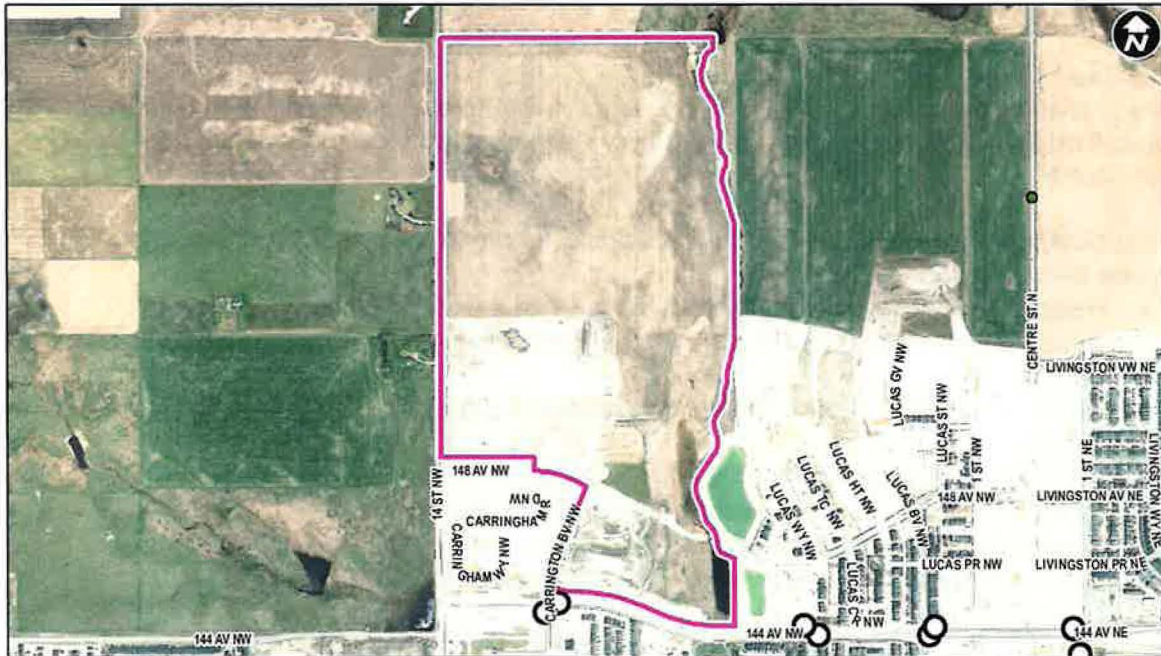
Community Peak Population Table

Population statistics are not yet available for this new community.



Location Maps





Previous Council Direction

Council's adoption of the *Keystone Hills* ASP in 2012 July, included a Growth Management Overlay ("the Overlay") which extended over the entire *Keystone Hills* ASP boundary, as no funding mechanism to advance key leading infrastructure was in place at that time. The removal of the remaining portions of the Overlay applicable to the community of Carrington was approved by Council in December 2018.

At the 2021 September 13, Council adopted the following Motion Arising:

Council directs Administration to:

1. Reassess the planned road right-of-way for 160 Avenue N, including but not limited to matters such as cross-section and width, to determine the feasibility of the following approaches:
 - a. Reducing 160 Avenue N from six to four vehicular lanes; and
 - b. Implementing a future cross-section for 160 Avenue N to facilitate an actual multi-modal roadway that accommodates separate active modes infrastructure for pedestrians and cyclists.
 - c. Coordinate review with affected area Landowners / Developers and active outline plan applications.
2. Final recommendations to be reflected in outline plans / cross sections to be advanced to Calgary Planning Commission for Approval.

This work is currently in the process of being planned and implemented and any further adjustments to the outline plans will be implemented through future subdivision phases.

Planning Evaluation

Land Use

The site is currently designated as S-FUD District which allows existing development to remain as it was originally approved prior to The City of Calgary annexation of the lands from Rocky View County.

This application proposes three residential districts, a commercial district and three special purpose districts as follows:

- Residential – Low Density Mixed Housing District (R-G) District;
- Direct Control (DC) District based on the Residential – Low Density Multiple Dwelling (R-2M) District;
- Direct Control (DC) District based on the Multi-Residential – Medium Profile (M-2) District;
- Commercial – Neighbourhood 2 (C-N2) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

The proposed R-G District allows a mix of low-density housing forms in suburban greenfield locations, including single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters and rowhouse development, all of which may include secondary suites. The R-G District provides flexibility for the developer and the future landowners to adjust to the changing market and demographic needs for a range of low-density housing products.

The first DC District, based on the R-2M District, is proposed to allow for street oriented residential development in the form of semi-detached dwellings and rowhouses on small scale lots with minimal rear yard setbacks. This DC District is located along the following collector roadways;

- Carrington Boulevard NW;
- Carringdel Avenue NW;
- Carringdel Gate NW; and
- 148 Avenue NW.

The second DC District, based on the M-2 District, is proposed to allow additional building height to accommodate six-storey multi-residential development. This DC District is located immediately north of the proposed C-N2 District.

The proposed C-N2 District is characterized by small scale commercial developments with landscaped setbacks and buildings in keeping with the scale of nearby residential areas.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown on the proposed outline plan (Attachment 8), this District is proposed for the deep pools of the wetland area and access locations at the southeastern portion of the site and will be designated as a Public Utility Lot (PUL) as per the *Municipal Government Act (MGA)*.

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 Municipal School Reserve (MSR) or other forms of Municipal Reserve (MR) pursuant to the MGA.

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 intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. Within the subject plan area, this District will the low-lying drainage course and wetland area.

Subdivision Design

The proposed outline plan (Attachment 8) affects approximately 103.86 hectares (256.64 acres) of land. The proposed subdivision primarily consists of residential lands, which will accommodate a mix of single detached, semi-detached, rowhouse dwellings and a multi-residential development site. The design includes both laned and laneless residential blocks.

The parcels have been configured in a manner determined to be the best configuration to ensure livability and a walkable neighbourhood with logical connections to adjacent areas. The proposed street layout design is a modified grid street pattern with walkways at strategic locations through residential blocks to enhance walkability.

A medium density multi-residential block intended for mid-rise apartment buildings, is planned within the Neighbourhood Activity Centre (NAC) adjacent to Carrington Boulevard NW. This location will focus higher density uses closest to transit services along Carrington Boulevard NW, Carringdel Avenue NW and from the adjacent neighbourhood commercial development.

No direct vehicular access shall be permitted to or from 144 Avenue NW, 14 Street NW and 160 Avenue NW. For laned residential lots along collector roadways, access shall be only permitted to and from the adjacent residential lane. A restrictive covenant will be registered on all applicable titles.

Open Space

The S-UN District, to be dedicated as ER, comprises 9.85 hectares (24.34 acres) and is proposed to retain and protect a natural drainage course and wetland along the east edge of the outline plan area.

The outline plan proposes 13.54 hectares (33.46 acres) of S-SPR District with MR and MSR designations in the form of school sites, passive and active park spaces.

The *Keystone Hills ASP* identifies regional pathway alignments within the outline plan. These are realized by providing multi-use pathways from east to west through the outline plan along 160 Avenue NW, Carringdel Gate NW and 144 Ave NW. Regional pathways from north to south are located within a linear park at the east edge of the outline plan and along 14 Street NW to the west.

Stormwater management has been located in the low-lying area at the southeast corner where a natural drainage course feeds into a Class 3 wetland area. The wetland will be enhanced with deep pools and vegetation to provide storm water management for the plan area.

Density and Intensity

The *Municipal Development Plan* (MDP) requires that each community achieve a minimum intensity of 60 people and jobs per hectare. The anticipated intensity within the proposed Carrington outline plan is 73.38 people and jobs per hectare. Upon full build out of the outline plan area, this will equate to an overall population of approximately 6,921 people living and working in this portion of the Carrington community. The portion of people living to working in the area is approximately 6,571 people living, and approximately 350 jobs.

The MDP and *Keystone Hills ASP* require a minimum intensity of 100 people and jobs per hectare Within a Neighbourhood Activity Centre (NAC). The anticipated intensity within the proposed NAC is 170.29 people and jobs per hectare.

The ASP requires a minimum residential density of 20 units per hectare (8 units per acre) within the Neighbourhood Areas. Upon full build out of this portion of the Carrington community, an overall density of 21.8 units per hectare (8.8 units per acre) is anticipated. Higher density concentrations are focused along the main entryways into the neighbourhoods, in proximity to the NAC and along Carrington Boulevard NW, the primary north/south collector through the plan area.

Transportation

Major arterials providing access to the subject lands include 14 Street NW, 160 Avenue NW and 144 Avenue NW. A local street pattern and hierarchy is developed from these three arterial streets.

The proposal provides a transportation network that includes connectivity for pedestrians, cyclists, transit and private automobiles. The combination of the grid street pattern, limited block sizes, the hybrid complete streets design, pathways and park spaces and in some limited cases pedestrian walkway connections, ensure pedestrians and cyclists enjoy the highest level of connectivity within the neighbourhood, to destinations such as the eastern edge amenity spaces and the future Community Retail Centre, as well as to the future Keystone Corridor amenities. Transit services will be expanded into the plan area as the site develops, and the vast majority of the residences within the plan area are within a 400 metre walking distance to transit.

A transportation study was done for the original Carrington outline plan (LOC2013-0105). The road network has been sized in accordance with the anticipated number of units on the outline plan as identified in the Transportation Impact Assessment. This is reflected in the conditions of approval.

Environmental Site Considerations

The proposed land use redesignation and outline plan amendment was reviewed by the Environmental & Safety Management team at the City of Calgary. No environmental concerns were identified, and no further assessment is required at this time.

Utilities and Servicing

Water and sanitary servicing for the proposed land use redesignation and outline plan amendment area is essentially unchanged from the previously approved application (LOC2013-0105). A new sanitary alignment and utility right-of-way was, however, added on the east side of the plan to allow for future construction of the required capital sanitary trunk to service future communities north of 160th Avenue. Storm servicing is

relatively unchanged from the previously approved application, however, one of the previously approved ponds has been changed to a constructed wetland facility.

Further utility and servicing details will be determined through future subdivision 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 and outline plan builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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

The site is located within the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County in accordance with the IDP. Rocky View County provided no comment on the proposal.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Planned Greenfield area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). 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.

Climate Resilience Strategy (2018)

This application incorporates natural drainage features into the plan which reduces the likelihood of localized flooding in high water events in accordance with the 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.

Keystone Hills Area Structure Plan (Statutory – 2012)

The proposed outline plan meets the [Keystone Hills ASP](#) list of objectives for development. Specific requirements of the ASP include the provision of the Neighbourhood Activity Centre, provision for two school sites, and the preservation of natural features. The Environmental Reserve running north-south along the east boundary accommodates the green corridor and connectivity to the local and regional network. Minimum density and intensity requirements of the ASP are achieved through the proposed design.