

**LAND USE AMENDMENT
LIVINGSTON AND RESIDUAL SUB - AREA 03W (WARD 3)
WEST OF CENTRE STREET NW AND NORTH OF 144 AVENUE NW
BYLAW 178D2015**

MAP 4NN

EXECUTIVE SUMMARY

Livingston Stage 2 Land Use Amendment covers an area of 55.31 hectares ± (136.67 acres ±) located in the northwest quadrant of the city, at the corner intersection of Centre Street N and 144 Avenue NW. The area is identified as Community 'A' in the Keystone Hills Area Structure Plan (ASP) and constitutes one of several areas owned by Brookfield, within the ASP's boundaries.

The land use application proposes redesignating the subject lands from Special Purpose – Future Urban Development (S-FUD) District to an assortment of residential and special purpose districts.

This application has been applied for with the support of an Outline Plan to provide the subdivision layout for the site's development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2015 September 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 178D2015; and

1. **ADOPT** the proposed redesignation of 54.50 hectares ± (134.67 acres ±) located at 200 and 500 – 144 Avenue NW, 15555 and 16225 Centre Street NW and 15000 - 14 Street NW (portions of E 1/2 Section 4-26-1-5; SW 1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-Gd60) District, Multi-Residential Low Profile (M-1d75) District, Multi-Residential Low Profile (M-1d100) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Recreation (S-R) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate low density residential development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 178D2015.

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3. Create a working group or similar entity that examines the evolution of Community Associations and Resident's Associations over time in an effort to identify appropriate roles as they apply to community building. For example, do both entities deserve an official voice when weighing in on community plans, land use plans or development permits? In order to be inclusive, this working group should involve representation from City Administration, industry, FCC, existing Resident's Associations and perhaps a post-secondary institution to act in a research capacity. There is potential to run such an initiative under the Urban Alliance memorandum of understanding between the City and the University of Calgary.

REASONS FOR RECOMMENDATION:

The proposed Land Use Amendment application has been developed in accordance with the Neighbourhood Area Policies as specified in the Keystone Hills Area Structure Plan (ASP). The proposed land uses provide a complete community with provisions for a full range of housing that exceed minimum density and intensity requirements.

The Direct Control District proposed (APPENDIX II) allows for a range of low density housing forms intended to accommodate mixing and intensification of residential neighbourhoods over time.

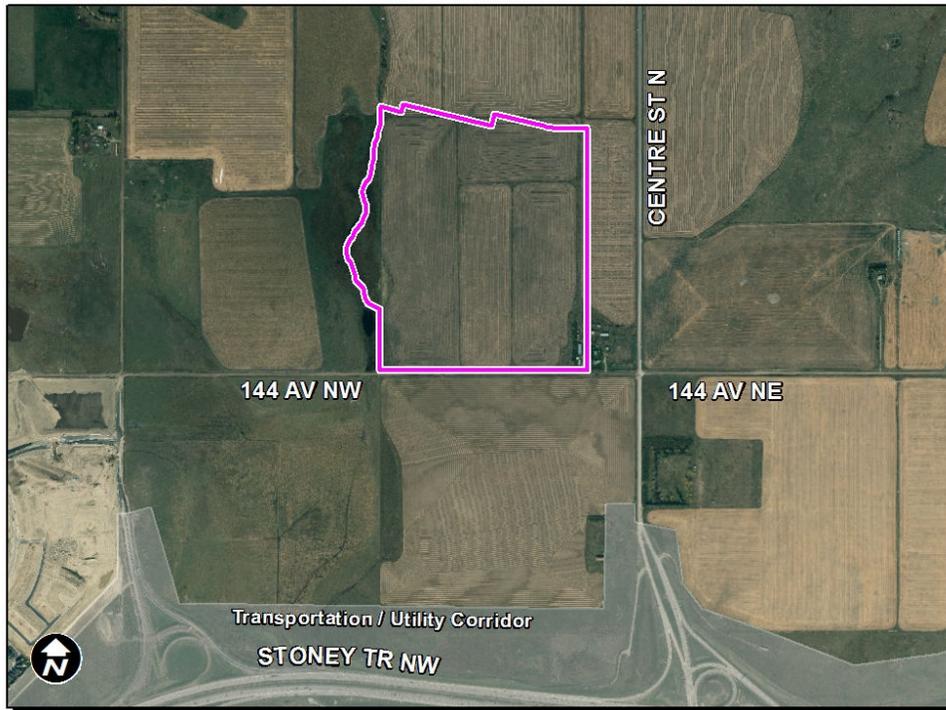
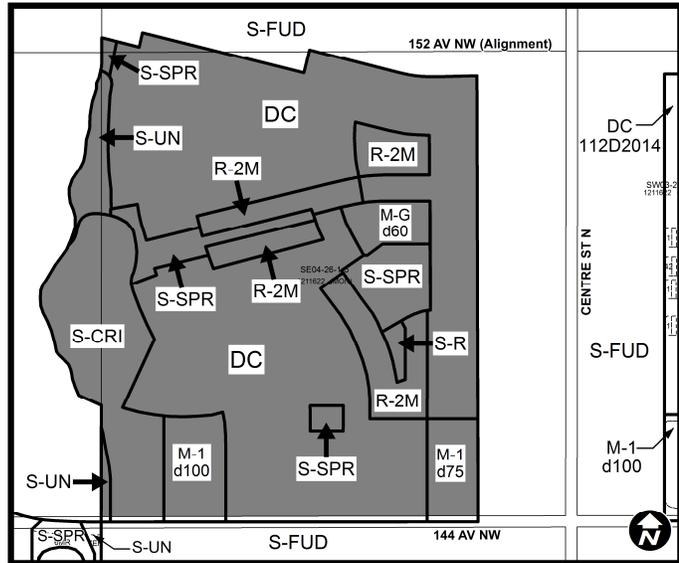
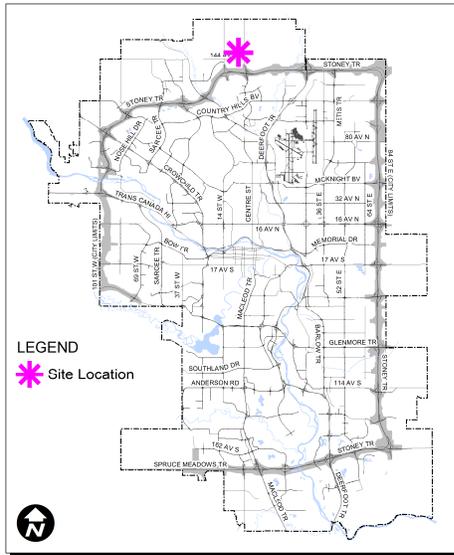
ATTACHMENT

1. Proposed Bylaw 178D2015

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 54.50 hectares \pm (134.67 acres \pm) located at 200 and 500 – 144 Avenue NW, 15555 and 16225 Centre Street NW and 15000 - 14 Street NW (portions of E 1/2 Section 4-26-1-5; SW 1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-Gd60) District, Multi-Residential Low Profile (M-1d75) District, Multi-Residential Low Profile (M-1d100) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Recreation (S-R) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate low density residential development with guidelines (APPENDIX II).

Moved by: S. Keating

Carried: 5 – 0

Absent: Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting, Mr. Morrow and Mr Friesen.

2015 September 10

MOTION ARISING: Recommend that Council create a working group or similar entity that examines the evolution of Community Associations and Resident's Associations over time in an effort to identify appropriate roles as they apply to community building. For example, do both entities deserve an official voice when weighing in on community plans, land use plans or development permits? In order to be inclusive, this working group should involve representation from City Administration, industry, FCC, existing Resident's Associations and perhaps a post-secondary institution to act in a research capacity. There is potential to run such an initiative under the Urban Alliance memorandum of understanding between the City and the University of Calgary.

Moved by: J. Gondek

Carried: 5 – 0

Absent: Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting, Mr. Morrow and Mr Friesen.

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Applicant:

Brown & Associates Planning Group

Landowner:

Carma Ltd
 Mattamy (Aberdeen Heights) Limited

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	Yes	6
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation?</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	Yes	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns?</i>	No	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites?</i>	No	8
Growth Management <i>Is there growth management direction for this site?</i>	Yes	8
Public Engagement <i>Were major comments received from the circulation</i>	No	9

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PLANNING EVALUATION

SITE CONTEXT

The subject lands are located in the northwest quadrant of the city, within the Keystone Hills ASP, and are bound by Centre Street N to the east and 144 Avenue NW to the south.

The lands constitute one of several owned by Brookfield Residential Properties. A portion of these lands; Livingston Stage 1A, was approved for an Outline Plan and Land Use Amendment within Cell 'B'; east of Centre Street N. Other approved Outline Plans and Land Use Amendments in the area include the community of Carrington by Mattamy, directly west of the subject plan area, and Genstar/Hong directly south, across 144 Avenue NW. A future Urban Corridor along Centre Street N flanking east of the plan is currently under review.

A prominent ridgeline runs north-south along the centre of the plan creating two slope conditions. The east side is a gradual rolling slope while the west side slopes approximately 8.5 to 9 percent. This ridgeline also delineates the east and west sanitary and storm water catchment areas, with wetlands on the west providing a natural drainage course.

An Outline Plan application has been submitted in support of this land use redesignation. The proposed land use redesignation follows the entire Outline Plan area of 55.31 hectares ± (136.67 acres ±).

LAND USE DISTRICTS

The proposed residential land uses provide for a diversity of both low density housing forms and multi-residential developments.

Low density housing forms are provided by both the Residential – Low Density Multiple Dwelling (R-2M) District and a Direct Control District. Multi-Residential Developments are accommodated under Multi-Residential – Low Profile (M-1d75 and M-1d100) Districts, and Multi-Residential – At Grade Housing (M-Gd60) District.

Both the R-2M and M-G Districts are utilized to ensure a degree of intensity and certain built form can be achieved adjacent to the Neighbourhood Activity Centre, along collector streets, as well as a transitioning land use from the higher density future Urban Corridor into the lower density residential neighbourhood proposed. The M-1 District is used as a transitional land use and to provide a transit supportive land use where appropriate.

The DC District is intended to provide a singular alternative to the low-density residential land use districts; R-1, R-1s, R-1N and R-2, to allow the mixing of a greater range of low density housing forms and allow for intensification of the neighbourhood over time.

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This DC District is similar to the DC Districts utilized in other approved Land Use applications in the Keystone Hills ASP area. A new district currently under review is intended to redesignate these similar DC Districts, once adopted. The new Residential – Low Density Mixed Housing District would allow a greater diversity of housing in a single land use district resulting in a more streamlined way to achieve choice and housing opportunity. This corresponds to the same intent and uses this DC District proposes.

Non-residential land uses include Special Purpose – School, Park and Community Reserve (S-SPR) District, a 0.08 hectare Special Purpose – Recreation (S-R) District parcel, and Special Purpose – Urban Nature (S-UN) District that dedicates existing wetland and open space landforms as environmental reserve. Finally, a Special Purpose – City and Regional Infrastructure (S-CRI) District accommodates storm water ponds and maintenance access easements required to service the subject plan area.

DENSITY

Upon full build out of this portion of the plan area, 1148 residential units with a maximum yield of 1245 units are anticipated. This equates to an anticipated density for the land use areas, of 21.3 units per hectare (8.6 units per acre) with a maximum density yield of 23 units per hectare (9.3 units per acre). This exceeds the minimum average residential Density of 20 units per hectare (8 units per acre) required by the ASP.

Higher density is distributed within the plan area, with Multi-Residential Development located near amenities, focal points, and within 400 metres from a future Light Rail Transit (LRT) station.

While not part of the application, a future Urban Corridor extends along Centre Street from a Major Activity Centre (MAC) situated south of the plan area limits, which is where one of the future LRT stations is proposed. There is a general east to west density gradation, with higher densities reserved to the Urban Corridor and lower densities towards the natural open space system to the west.

LEGISLATION & POLICY

The Municipal Development Plan (MDP), Calgary Transportation Plan, and the Keystone Hills ASP are the main policy documents that guide development of the subject lands. The proposal meets the intent of the policies found in these documents.

Municipal Development Plan

The subject lands are identified under Map 1 'Urban Structure' of the MDP, as Developing Planned Greenfield areas with an existing Area Structure Plan.

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The proposed Outline Plan meets the MDP's objectives. These include:

- providing a variable housing mix through the land uses;
- including an Activity Centre at the neighbourhood scale;
- providing multi residential developments near transit and open spaces; and
- protecting and integrating significant ecological elements into the plan.

Keystone Hills Area Structure Plan

The subject lands are identified as Community 'A' on Map 6 of the ASP: Community and Neighbourhood Concept Map. The plan area is identified primarily for residential use under the Land Use Concept category: Neighbourhood Area.

The residential areas comply with the Neighbourhood Area Policies by meeting minimum density and intensity requirements, and providing a variety of housing forms within a pedestrian-oriented environment.

The residential areas are centred around a modified Neighbourhood Activity Centre (NAC). As outlined in the ASP policies, where a neighbourhood contains a higher order Urban Corridor, certain changes can be made to the composition and design of that NAC. In this case, the non-residential and medium-density multi-residential land uses are relocated from the NAC to the adjacent Urban Corridor, while maintaining its design as a central amenity space.

TRANSPORTATION NETWORKS

Administration has worked with the applicant to ensure a transportation network that provides an adequate level of connectivity for pedestrians, cyclists, transit, and vehicles. The block-based transportation network aligns with the area topography and combines pathways, sidewalks, and park space ensure connectivity for pedestrians and cyclists within the neighbourhood, as well as to destinations such as the future urban corridor and major activity centre.

A Transportation Impact Assessment was submitted in support of the proposed application. Access to the subject plan area to the regional network is provided from 144 Avenue NW, and Centre Street N. Future connections are planned to 160 Avenue NW to the north of the plan area.

UTILITIES & SERVICING

Water servicing is available through extensions from the existing watermains to the west in the community of Evanston and from the south in the community of Panorama Hills.

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Sanitary Servicing is available through an extension of the existing sanitary sewer trunk to the south in the community of Panorama Hills as well through a new sanitary trunk being constructed to the east and connecting to the Nose Creek Sanitary Sewer.

Stormwater servicing will be managed through two ponds within the plan area as well as a proposed pond within Livingston Phase 1. The two ponds in the SW portion of the Outline Plan area will have an outlet to the existing drainage corridor to the west of the ponds which ultimately leads to Beddington Creek. The easterly pond within Livingston Stage 1 will ultimately be conveyed to the east to Nose Creek.

All required extensions to service the plan area will be constructed by the developer and subject to a Funding and Financing proposal.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Site Assessment was provided in support of the application. As a condition of approval of the Outline Plan prior to the approval of stripping and grading or the affected tentative plan the applicant shall provide a report confirming all recommendations outlined in the Phase 1 Environmental Site Assessment have been undertaken. Recommendations from the Phase 1 ESA include: a hazardous building material assessment be conducted prior to demolition of onsite buildings, a screening level preliminary assessment to determine whether additional assessment is necessary and proper decommissioning of water wells and septic systems.

ENVIRONMENTAL SUSTAINABILITY

Approximately 1.28 hectares \pm (3.16 acres \pm) of wetlands and a natural drainage course are proposed for conservation in their natural state within the Outline Plan area, while the storm ponds allow storm water to be recycled for irrigation purposes of the MR parcels.

GROWTH MANAGEMENT

On 2015 July 27, Council gave second and third readings to Bylaw 7P2015 to amend the Keystone Hills Area Structure Plan Bylaw 15P2012 to lift the Growth Management Overlay for the area related to the West Keystone Funding and Financing Proposal.

The Funding and Financing proposal addressed servicing, infrastructure improvements, and funding and financing for municipal services of major offsite infrastructure as per the requirements set out by the City's Growth Management Team. Work with the area developers continues concurrently with the Land Use/ Outline Plan application as per the Keystone Hills ASP and the process and principles set out by the City.

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Land Use Redesignation approval may be granted to the entire Outline Plan of Brookfield's Livingston Stage 2, since it completely lies within the Growth Management Overlay Removal Area. Outstanding conditions however remain applicable to this removal area. These are identified under the ASP's Map 4 found in APPENDIX III, as:

1. The required transportation upgrades are not funded at this time. A 1400 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP.
2. The required fire station is not funded at this time. Portions of the Growth Management Overlay are beyond the Alberta Building Code 10-minute fire response area therefore development will be limited.

PUBLIC ENGAGEMENT

Community Association Comments

Since there is no Community Association for this area, this application was circulated to the adjacent Evanston/ Creekside Community Association (ECCA) to the west, and Northern Hills Community Association (NHCA) to the south of Stoney Trail. Both CAs responded, and their letters are attached under APPENDIX IV.

ECCA listed some of the transportation infrastructure issues currently facing their community, to be aware of. These included traffic, access issues, an incomplete bike path and insufficient transit service.

NHCA responded to the proposed Outline Plan and Land Use Amendment, with a variety of comments. These included addressing Public Transport Planning, in particular the identification of bus and snow routes, and expressed their concern with the traffic congestion that may result along Centre Street and from locating multi-residential developments in close proximity to a future LRT. They also commented on the lack of pedestrian friendly areas such as green spaces and community access to walkways, cycle paths and parks.

Following the feedback, the Outline Plan and Land Use Amendment were further developed with these comments in mind. The required dedication of Municipal Reserve as pursuant to the MGA is provided, while sufficient regional and local pathway systems provide the necessary active modes required across the plan area. In addition, a Transportation Impact Assessment addresses any traffic impacts the proposed subdivision and/or land uses would have on the design of the plan.

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Citizen Comments

Comments were received from adjacent land owners; Mattamy and Genstar/Hong.

Genstar/Hong's comments addressed the community name of Livingston Stage 2 and certain street names proposed on the initial Outline Plan. It was previously agreed between the adjacent land owners that the name Carrington would be used for the community. The community name in addition to street names were later negotiated amongst the land owners and the final community and street name as presented in this plan area were approved by Council on 2015 February 09.

In addition, comments from both land owners were made on an earlier NAC that showed only 2 acres dedicated to the Community Centre. This has since been revised to the minimum 3 acre site area, required as per the ASP.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Livingston Stage 2 is part of a Brookfield Residential neighbourhood located adjacent to the west of the Centre Street North Urban Corridor within the Keystone Hills Area Structure Plan. The Outline Plan and Land Use Redesignation for Livingston Stage 2 is ±52.3 hectares (136.7 acres) in size. Upon completion of the Keystone Hills Core Area Special Study the adjacent Urban Corridor area will be planned and incorporated into the neighbourhood plan.

The neighbourhood design creates a unique sense of place focused on the Neighbourhood Activity Centre while seamlessly integrating with the Urban Corridor and Livingston Stage 1. The neighbourhood plays an important role in supporting the elements of the Keystone Hills ASP; integrated unique neighbourhoods, an active Urban Corridor and viable Major Activity Centre.

Legibility and Connectivity

Site topography is key to the neighbourhood design, respecting the north-south ridgeline and emphasis of the high point. A modified-grid street pattern, adapted to the site topography, provides for a clear and legible plan form. This layout offers flexibility in development forms and supports evolution of the neighbourhood over time. The connected block pattern integrates with the fine grain grid layout set in the Urban Corridor and provides multiple direct street linkages to surrounding neighbourhoods, local public amenities and natural open space features. The North-South road layout respects existing topography and runs parallel to the contours. This maintains views to the west and reduces site grading. East-west green and street linkages connect the Urban Corridor and the natural open space.

Neighbourhood Activity Centre

A Neighbourhood Activity Centre (NAC) located on the prominent high point has views to the mountains and downtown. The NAC comprises multifamily residential development and Community Centre site enveloped by street-oriented residential. The street network ensures connectivity and multiple routes from the NAC including direct connections to the mixed-use Urban Corridor.

Proposed Housing Mix and Density

A diversity of housing product and choices is proposed. There is a general east to west density gradation locating higher density in the Urban Corridor which transitions to lower density towards the west and natural open space. The housing mix ranges from single family and semi-detached dwellings, to cluster housing, rowhouses, townhouses and low-rise apartments. A Direct Control District is proposed. This Direct Control district uses an R-2 base district with provisions for rowhouses. The intent is to provide flexibility in housing forms throughout the neighbourhood and support opportunities for future intensification of single-detached dwellings to semi-detached dwellings, rowhouses and townhouses.

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The Outline Plan has a projected density of 21.3upha (8.6upa) and projected intensity of 68 p+j/gdha. The Neighborhood density with the Urban Corridor is projected at 25.9upha (10.5upa) and intensity is projected at 81p+j/gdha. The projected density and intensity numbers will exceed the MDP as well as Keystone Hills ASP requirements.

Open Space Network

The plan provides a comprehensive open space system of programmed and natural open space to offer active and passive recreational opportunities. Open space incorporates focal points at key locations, enhances connectivity, and includes an east-west Green Street to the natural open space in the west. A varied interface along the natural open space offers view sheds from public spaces and a variety of residential opportunities.

Growth Management Overlay

The Growth Management Overlay for Livingston Stage 2 was removed in two stages. The overlay for the eastern portion was removed with approval of East Keystone Financing and Funding Proposal on December 15, 2014. The overlay for the western portion was removed with approval of West Keystone Financing and Funding Proposal on July 27, 2015.

Overall, Livingston Stage 2 plan creates a diverse, well-connected neighbourhood of strong social, recreational, aesthetic and environmental value that is integrated with and adds to the viability of Keystone Hills Core Area.

We respectfully request the Planning Commission and Council's support for the proposed land use redesignation.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 The Direct Control District:

- (a) is intended to accommodate a diversity of low density residential **development** in the form of **Rowhouse Buildings, Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Secondary Suites and Backyard Suites** in the **Developing Area**; and
- (b) is intended as a flexible alternative to the R-1, R-1s, R-1N and R-2 Districts in order to allow a greater integration of housing types and to allow intensification of the neighbourhood over time.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

4 (1) The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Home Based Child Care – Class 1;**
- (e) **Home Occupation – Class 1;**
- (f) **Park;**
- (g) **Protective and Emergency Service;**
- (h) **Secondary Suite;**
- (i) **Semi-detached Dwelling;**
- (j) **Sign – Class A;**
- (k) **Single Detached Dwelling; and**
- (l) **Utilities.**

(2) **Rowhouse Building** is a **permitted use** in this Direct Control District where it is located on a **laned parcel**.

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Discretionary Uses

5 (1) The following *uses* are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Temporary Residential Sales Centre;** and
- (o) **Utility Building.**

(2) **Rowhouse Building** is a **discretionary use** in this Direct Control District where it is located on a **laneless parcel**.

Bylaw 1P2007 District Rules

6 In addition to the rules in this Direct Control District, all **uses** in this Direct Control District must comply with the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1 of Bylaw 1P2007.

Number of Main Residential Buildings on a Parcel

7 The maximum number of **main residential buildings** on a **parcel** is one.

Density

8 The maximum **density** for a **parcel** is 50 **units** per hectare for **Rowhouse Buildings**.

Parcel Width

9 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Backyard Suite**;
- (c) 13.0 metres for a **parcel** containing a **Duplex Dwelling**;

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- (d) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**; and
- (e) 5.0 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse Building**.

Parcel Area

10 The minimum area of a *parcel* is:

- (a) 233.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 330.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 330.0 square metres for a *parcel* containing a **Secondary Suite** or **Backyard Suite**;
- (d) 330.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 160.0 square metres must be provided for each **Dwelling Unit**; and
- (e) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse Building**.

Parcel Coverage

- 11**
- (1) Unless otherwise referenced in subsections (2), (3), (4), (5) or (6), the maximum *parcel coverage* is 50.0 per cent of the area of the *parcel*.
 - (2) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Single Detached Dwelling** is 45.0 per cent of the area of the *parcel* where the *parcel* area is greater than 400.0 square metres.
 - (3) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Single Detached Dwelling** is 60.0 per cent of the area of the *parcel* where the *parcel* area is less than 300.0 square metres.
 - (4) Unless otherwise referenced in subsection (6), the maximum *parcel coverage* for a **Duplex Dwelling** or **Semi-detached Dwelling** is 60.0 per cent of the area of the *parcel* where the *parcel* area is less than 600.0 square metres.
 - (5) Unless otherwise referenced in subsection (6), the maximum cumulative *building coverage* for a **Rowhouse Building** over all the *parcels* subject to a single *development permit* is 60.0 per cent of the area of the subject *parcels*.

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- (6) The maximum **parcel coverage** referenced in subsections (1), (2), (3), (4) and (5) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback Areas

- 12 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 13, 14 and 15.

Building Setback from Front Property Line

- 13 The minimum **building setback** from a **front property line** is:

- (a) 2.0 metres for a **laned parcel**; and
(b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

- 14 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **parcel** with a **Rowhouse Building** or **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (3) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
(b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (4) The **building setback** required in subsection 3(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
(b) provides unrestricted vehicle access to the rear of the **parcel**.

LAND USE AMENDMENT
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WEST OF CENTRE STREET NW AND NORTH OF 144 AVENUE NW
BYLAW 178D2015

MAP 4NN

- (5) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in section 337(3) of Bylaw 1P2007, located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (6) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

15 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 16 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 10.0 metres for a **Single Detached Dwelling**.
- (2) The maximum **building height** is 11.0 metres for a **Single Detached Dwelling** where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 10.0 metres.
- (3) The maximum **building height** is 12.0 metres for a **Single Detached Dwelling** where the **parcel width** is equal to or greater than 15.0 metres.
- (4) The maximum **building height** for a **Duplex Dwelling** and **Semi-detached Dwelling** is 11.0 metres.

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MAP 4NN

- (5) The maximum *building height* for a **Rowhouse Building** is 12.0 metres.
- (6) The maximum *building height* for all other *uses* is 10.0 metres.

Motor Vehicle Parking Stalls

- 17 (1) The minimum number of *motor vehicle parking stalls* for a **Duplex Dwelling**, **Semi-detached Dwelling** and **Single Detached Dwelling** is 2.0 stalls where:
 - (a) the *parcel width* is less than 9.0 metres; or
 - (b) the area of the *parcel* is less than 270.0 square metres.
- (2) For all other *uses* the rules of Bylaw 1P2007 apply.

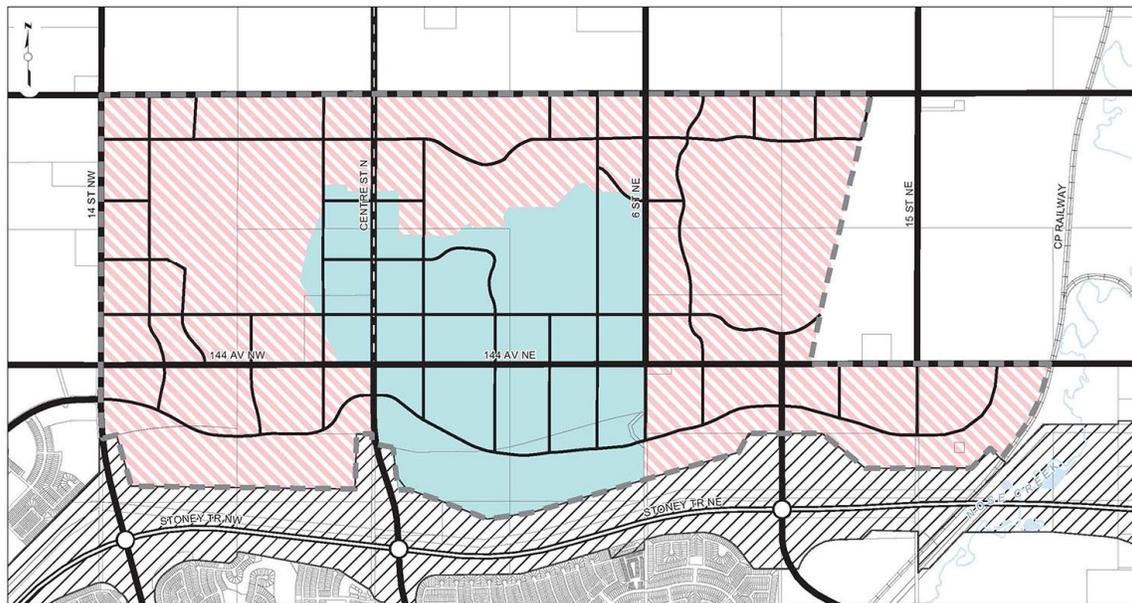
LAND USE AMENDMENT
 LIVINGSTON AND RESIDUAL SUB - AREA 03W (WARD 3)
 WEST OF CENTRE STREET NW AND NORTH OF 144 AVENUE NW
 BYLAW 178D2015

MAP 4NN

APPENDIX III

GROWTH MANAGEMENT OVERLAY

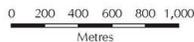
A Prosperous Economy



Map 4
 Growth Management Overlay

- Legend**
- Transportation/Utility Corridor
 - Plan Area Boundary
 - Growth Management Overlay
 - Growth Management Overlay Removal Area*
 - Skeletal Road
 - Arterial Road
 - Urban Boulevard
 - Primary Collector/Collector
 - Interchange

REVISED DECEMBER 2014
 APPROVED: 15P2012
 AMENDED: 31P2014



This map is conceptual only. No measurements of distances or areas should be taken from this map.

*** Outstanding conditions:**

1. The required transportation upgrades are not funded at this time. A 1400 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP.
2. The required fire station is not funded at this time. Portions of the Growth Management Overlay are beyond the Alberta Building Code 10-minute fire response area therefore development will be limited.

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MAP 4NN

APPENDIX IV

LETTERS SUBMITTED

Evanston/ Creekside Community Association (ECCA)

Hi Sara,

Please find below the following comments regarding this development.

The ECCA is excited about this development, and the excitement and value it has generated amongst the citizens in our community.

However, we would like the Development Authority to be aware of some of the issues currently in play in our community:

- No 2nd access in/out of Evanston. (By far the biggest issue)
- Traffic issues along Symons Valley Parkway. (Access road to this development)
- Incomplete Calgary bike path.
- Insufficient Calgary Transit service.
- Construction traffic along Symons Valley Road.

Thanks,

Robbie Morton
Director of Planning and Development
ECCA

LAND USE AMENDMENT
LIVINGSTON AND RESIDUAL SUB - AREA 03W (WARD 3)
WEST OF CENTRE STREET NW AND NORTH OF 144 AVENUE NW
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MAP 4NN

Northern Hills Community Association (NHCA)

2014-08-19 15:14

PLC UNIT 25

4032193561 >>

4032266421 P 2/2

Northern Hills
Community Association

Serving Country Hills, Country Hills Village, Coventry Hills,
Harvest Hills and Panorama Hills

Circulation Control
Planning, Development & Assessment #8201
PO Box 2100 Station M
Calgary AB T2P 2M5
RE: File Number LOC2014-0117 15555 CENTRE ST NW

To whom it may concern,

8/19/2014

Regarding the Land Use Re-designation applications, the Northern Hills Community Association (NHCA) has following comments, concerning the development of the land north of Stony Trail.

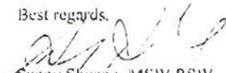
1. Traffic congestion, particularly along Centre Street, during construction and after completion.
2. Public Transport planning, in particular the identification of Bus Routes and Snow Routes.
3. Future Urban Corridor LRT proposed route & stations. Will this space be park space or remain undeveloped until such time as the LRT is extended?
4. Lack of green space and community access to walk pathway, cycle paths and parks; lack of pedestrian friendly areas and identification of crosswalks.
5. Location of multi-family dwellings at the "gateway" entry points to the subdivision ahead of the LRT construction. This will cause extreme congestion if sufficient parking spaces are not provided (see comments below).

From the Planning and Development Committee, there are a few suggestions that might be helpful for your consideration:

1. Due the extreme weather phenomenon, it is recommended that homes to be constructed with more consideration to the sustainability and maintainability of a property in regards to weather. I.e.; siding should be made of sturdier material to resist hail, roofing should be made of sturdier material to resist hail and wind damage. These sturdier materials would also have the benefit in a reduced volume of home owner insurance claims from weather damage.
2. Fire hazard: the spacing between homes needs to increase, and multifamily homes (condominiums) need to be constructed of concrete and not purely of wooden construction.
3. Better insulation is required to maintain a more constant temperature within the home, without expending unnecessary energy. Doors and windows should also be more insulated and sealed efficiently.
4. Orientation of residential streets could be east-west to better leverage sunlight and a possible partnership with Enmax (or similar service provider) can encourage grid-tied solar panels on the roof of each home.
5. Community residential streets need to be considered in "truck widths" instead of "car widths". Increasing the road widths would ensure that a Fire Truck or other emergency services vehicle has no access restrictions to the community. This would also benefit snow removal; road sweeping/cleaning operations as well as regular garbage and recycling services operations go unhindered.
6. More off street parking should be provided to home owners and residents. In a recent brief survey from the NHCA, the result reflected some situations of traffic congestion, parking and crosswalk safety and security due to the volume of on-street parking, particularly in neighbourhoods containing condominiums and multi-family dwellings.

Hope these comments would be useful for your development. If you have any questions, please don't hesitate to contact the Director, Paul Ench and his Planning & Development Committee of the NHCA or myself.

Best regards,


Sunny Shuang, MSW RSW
President
on behalf of Planning & Development Committee

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www.northernhills.ab.ca

S. Kassa