

Land Use Amendment in Livingston (Ward 3) at 85 Livingston Hill NE, LOC2022-0011

RECOMMENDATIONS:

1. That Calgary Planning Commission forward this report (CPC2022-0381) to the 2022 May 10 Combined Meeting of Council to the Public Hearing portion of the Agenda.
2. That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.61 hectares \pm (3.98 acres \pm) located at 85 Livingston Hill NE (Plan 1812437, Block 29, Lot 73) from Multi-Residential – Low Profile (M-1d60) District to Multi-Residential – Medium Profile (M-2) District and Multi-Residential – High Density Low Rise (M-H1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a multi-residential development, with a portion of the site intended to be developed with seniors' affordable housing, as part of the Federal Rapid Housing Initiative (RHI) 2.0.
- The proposal allows for an increase in density on the site and will allow for development of affordable housing in the Livingston community, which is keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Keystone Hills Area Structure Plan (ASP)*.
- What does this mean to Calgarians? Increased provision of below-market housing for the senior aged population leverages the Federal Rapid Housing Initiative (RHI) 2.0 Program to increase Calgary's supply of affordable housing. The application will also increase housing choice in the area with the provision of additional multi-family units.
- Why does this matter? It would provide an opportunity to support the delivery of affordable housing to senior aged population.
- A development permit and subdivision application for a portion of the site have been submitted and are currently under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by CivicWorks, on behalf of the landowner, Carma Ltd, on 2022 January 25. As indicated in the Applicant Submission (Attachment 2), the application is intended to allow for the development of an affordable seniors' housing project and multi-residential development in the developing community of Livingston.

The subject site is located at the northwest corner of 144 Avenue NE and Livingston Hill NE. Approximately 1.61 hectares (3.98 acres) total in size, two land use districts are proposed. The westerly portion of the site, approximately 0.89 hectares (2.20 acres), is proposed to be redesignated to the M-2 District and is planned to be developed with seniors' housing. The easterly site, approximately 0.72 hectares (1.78 acres), is proposed to be redesignated to the M-H1 District for a future multi-residential development.

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The proposed seniors' housing development would be subsidized through the Federal Government's Rapid Housing Initiative (RHI) 2.0 Program administered by the Canada Mortgage and Housing Corporation (CMHC). The City of Calgary, through a bi-lateral partnership with CMHC, has been approved to receive and distribute funding to housing providers to create new affordable housing opportunities and stimulate the local economy. This was supported by Council through [C2020-1424](#) on 2020 December 14. This application supports The City's goal, as per the Corporate Affordable Housing Strategy (CAHS), to increase the supply of affordable housing and to remove barriers for the non-market housing sector to create new dwelling units.

A development permit (DP2022-01697) has been submitted for the west portion of the site proposed to be redesignated M-2 District and is currently under review. The application proposes 63 dwelling units in a four-storey multi-residential building. Additional information can be found in Attachment 3. Development permits for the remainder of the site will be submitted at a later date. A subdivision application is also under review for the site.

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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. The applicant posted additional signage on the site, circulated mailers to approximately 275 surrounding homes to invite comments and established a project website for the application. The Applicant Outreach Summary can be found in Attachment 4.

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.

Administration received 17 comments from the public on this proposed land use redesignation. Concerns expressed include:

- loss of privacy, sunlight and views due to the height of the proposed development;
- multi-residential development would be more appropriate in another part of the community such as along 1 Street N;
- on street parking demand will increase;
- noise from adjacent properties may disrupt future residents of the seniors' housing;
- development would reduce property values;
- proximity of parking areas to backyards will have noise impacts and will create carbon dioxide emissions close to backyards;
- other uses such as a place of worship would be better suited to the site; and

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- development will significantly increase traffic which may create bottlenecks and safety issues, particularly for children.

No comments from the Livingston Community Association were received. Administration contacted the Community Association to follow up, and no response was received at the time of the writing of this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The existing M-1 District was intended to facilitate a similar form of housing with a height of up to 14 metres or four storeys. The M-2 land use, in a combination of low-height apartment buildings and stacked townhouses is proposing an increase in height up to 16 metres or five storeys. The specifics of the site and building layout will be further reviewed at the development stage. In addition, the M-2 District is intended to be located adjacent to low density residential development and includes specific rules to ensure a sensitive interface with existing development in the area.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

IMPLICATIONS

Social

The proposed land use amendment would support The City's efforts to develop and increase the supply of permanent affordable housing. Additional multi-family units will add to the housing choice available in the community to better accommodate different groups. The proposal is in alignment with Council Priority P6 to increase affordable and accessible housing options, as well as the [Corporate Affordable Housing Strategy](#) which provides guidance on the creation of safe, affordable homes for Calgarians.

Environmental

This proposal does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development with applicable climate resilience strategies will be explored in the review of the development permit application.

Economic

The proposed development would add additional residents to the community of Livingston and will utilize existing infrastructure. Additional affordable housing units will provide a stable housing option to those needing below market rates as they exit the workforce.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no risks associated with this proposal.

**Planning & Development Report to
Calgary Planning Commission
2022 April 7**

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ATTACHMENT(S)

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Development Permit (DP2022-01697) Summary
- 4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform