

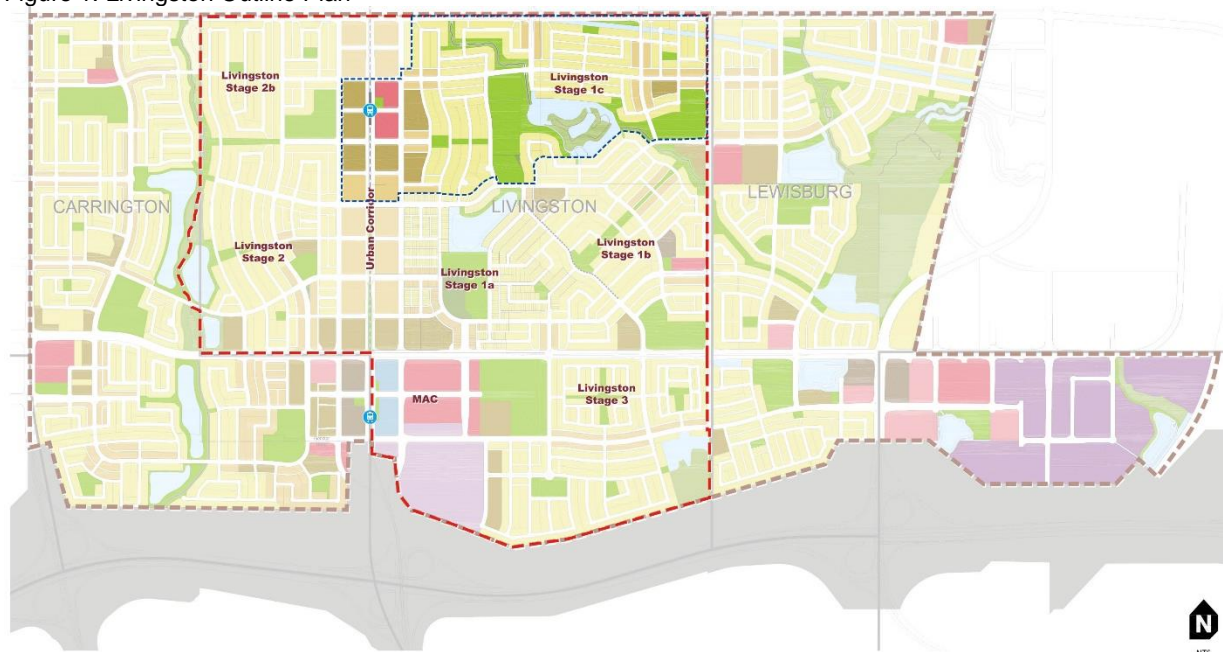
Background and Planning Evaluation

Background and Site Context

The subject site is located in the northern community of Livingston. The site is approximately 119.31 hectares (294.81 acres) in size and would allow for development north of the previously approved outline plan for Livingston Stage 1A (LOC2013-0028). The northern boundary of the parcel is 160 Avenue NE, with 1 Street NW forming the western boundary and 6 Street NE forming the eastern boundary.

The site is currently vacant and stripping and grading of the site has not commenced. Vehicular access to the site is from Centre Street N and the recently constructed Livingston View NE.

Figure 1: Livingston Outline Plan



The subject lands are located within the existing Livingston community and are bounded by Livingston Phase 2B to the west (LOC2020-0159), and Livingston Phase 1A to the south. (LOC2013-0028).

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*

There is no additional demographic and socio-economic information available for Livingston at this time.

Location Maps

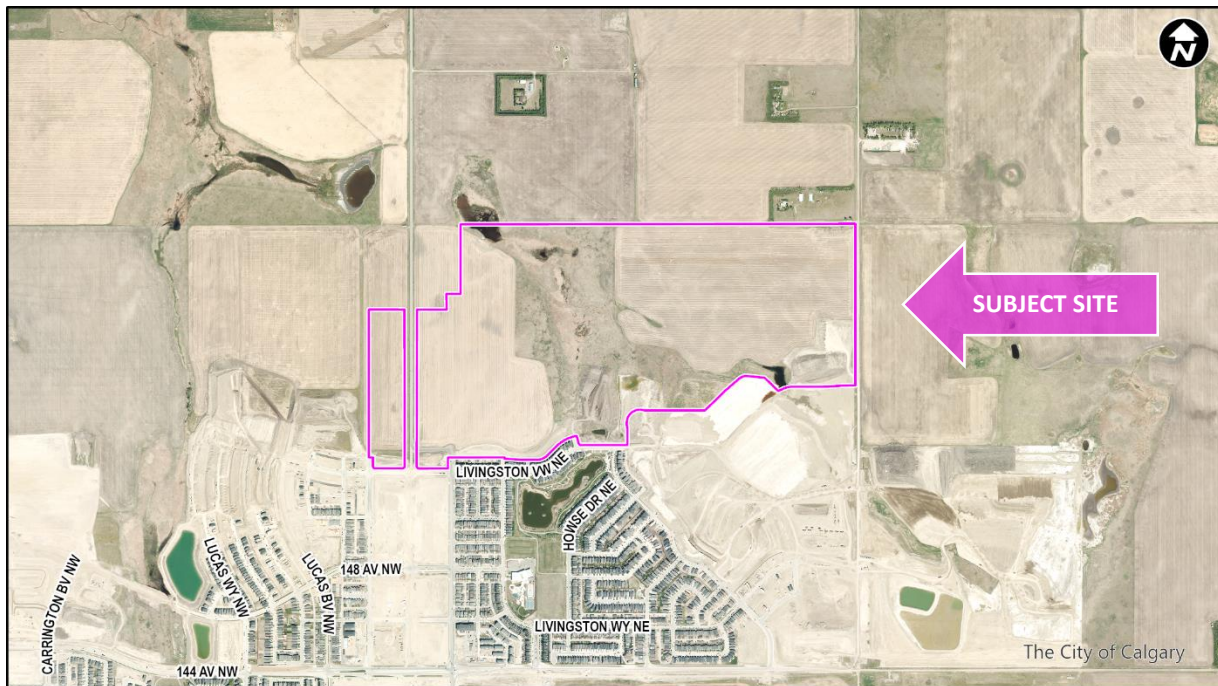
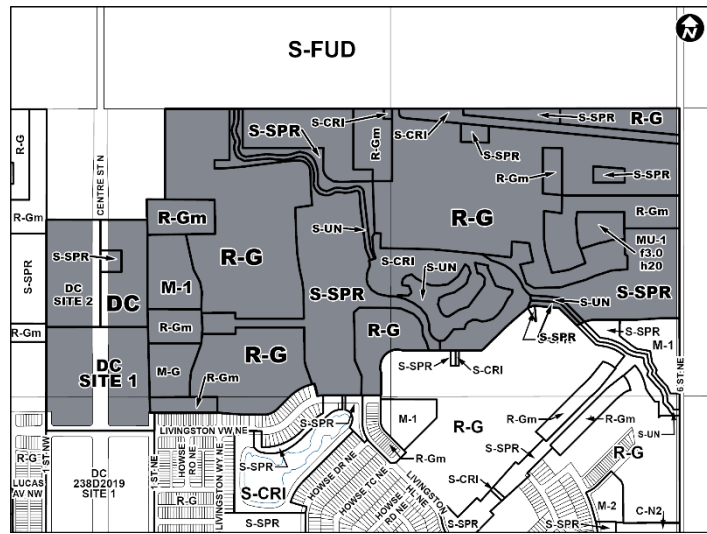
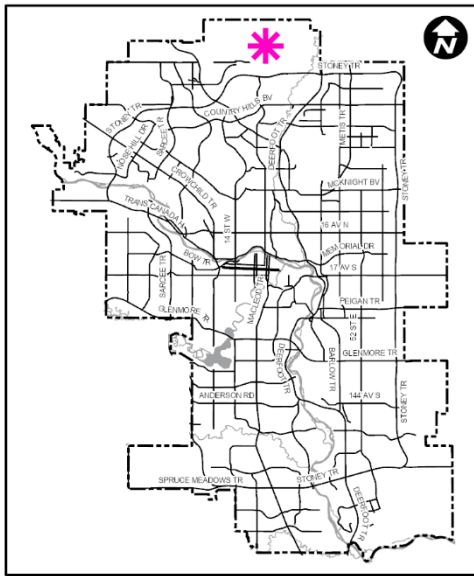


Figure 2: Livingston Outline Plan - Stage 1c and Land Use Amendment area

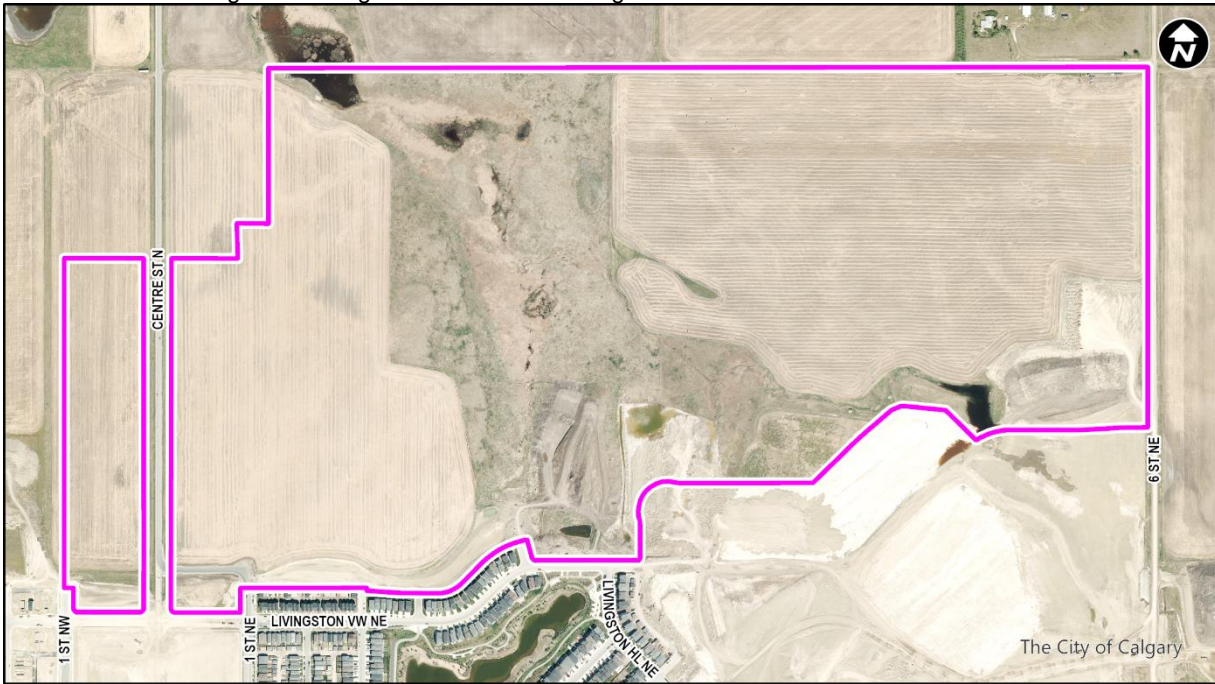
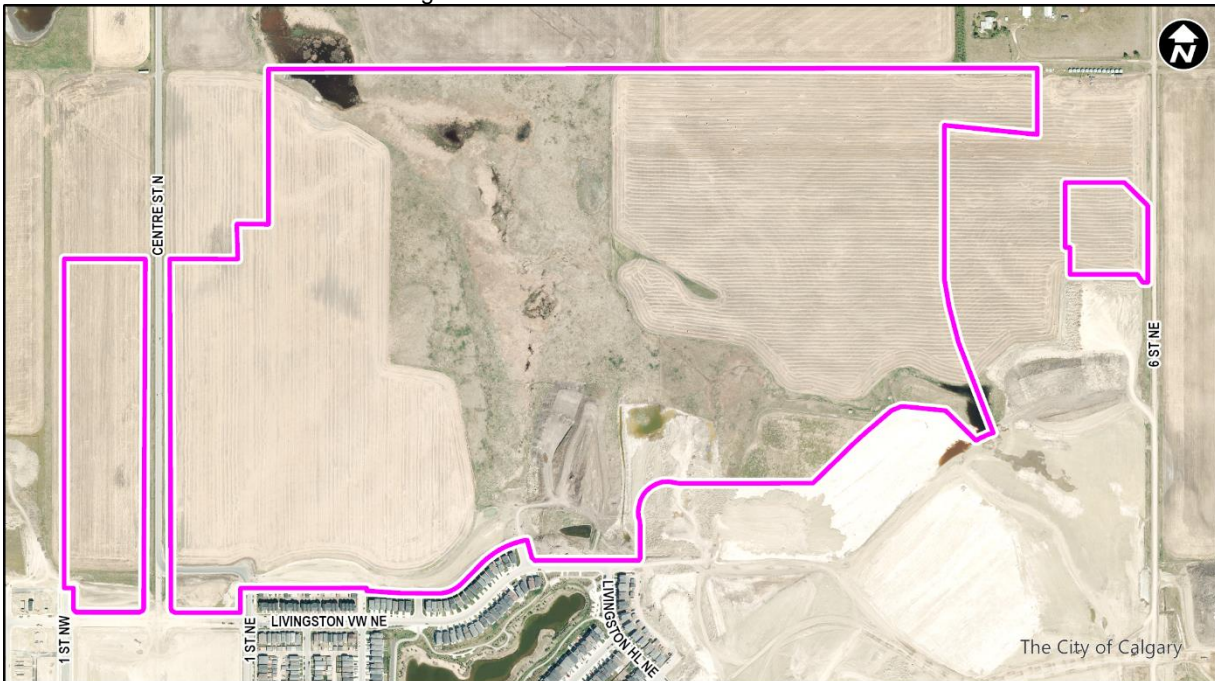


Figure 3: Outline Plan Amendment area



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-FUD District is intended for lands that are awaiting urban development and utility servicing. A limited range of uses are allowed in this district which are intended to be easily removed at the time of fully serviced urban development.

The application proposes the following districts on the lands:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) 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;
- Direct Control (DC) District based on the Mixed Use - General (MU-1) District; and
- Direct Control (DC) District based on the Commercial – Community 2 (C-C2) District.

The distribution of the proposed land use districts can be seen in Attachment 4. Higher density land uses have been located within 600 metres of the future 160 Avenue LRT Station, and along the Centre Street corridor. The remainder of the land use amendment proposal primarily includes the R-G District.

The proposed R-G District is intended for low density neighbourhoods in master planned communities in suburban greenfield locations. This District is designed to support a variety of low density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres. The application proposes a mix of both laned and laneless R-G parcels which have been located to work with the slope of the land.

The proposed R-Gm District has the same intent as the R-G District but does not allow for permitted single detached dwellings. Similar to the R-G District, the maximum building height is 12 metres. This district has been predominantly located at entranceways into the Livingston community in order to provide an appropriate built form as a gateway into the community.

The proposed M-G District is intended to provide for multi-residential development in a variety of low height and density, grade-oriented forms and is intended to be used in close proximity or adjacent to low density development. The anticipated form of development for this site is townhouse style development. The District has a maximum density of 80 units per hectare and a maximum building height of 13 metres.

The proposed M-1 District is intended to provide for multi-residential development in a variety of low height and medium density forms and is intended to be in close proximity or adjacent to low density development. The anticipated form of the development for this site is apartment-style development. The District has a maximum density of 148 units per hectare and a maximum building height of 14 metres.

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 applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the *Municipal Government Act* (MGA). A joint use site for a proposed elementary school and middle school site is located in the centre of the plan area and includes corresponding playfields.

The proposed S-UN District is intended for lands that provide for landforms, natural vegetation or wetlands. The District is also used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. This district is applied to lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA.

The proposed S-CRI District is intended to provide public works depots, utility facilities, and infrastructure such as storm ponds and would also include the constructed stormwater wetland in the centre of the plan area, as well as a gas line that is located in the northeast corner of the plan area. These lands will be designated as a Public Utility Lot (PUL) pursuant to the MGA.

There are two DC Districts proposed for the subject area. These DC Districts have been created to work together with the policy for the Keystone Hills Core Area and are based on the MU-1 District and the C-C2 District. The proposed land uses represent an opportunity to develop a comprehensive commercial and residential area that is strategically located to support the future 160 Avenue LRT Station as well as serve adjacent residents and the region.

The first proposed DC District is based on the C-C2 District (Attachment 4) is intended for primarily commercial development within the Core Area. The proposed DC District would include several additional uses and some variation in the rules of the base district. The proposed DC District would allow for a maximum floor area ratio (FAR) of 5.0 and a maximum building height of 32 metres.

The second proposed DC District is based on the MU-1 District (Attachment 5) and is intended for a mix of residential and commercial uses in the same building or in multiple buildings, with the inclusion of several additional uses and some variation in the rules of the base district. This DC District would include two sites with distinct regulations within the bylaw. Site One includes four areas south of Lucas Gate NW and MacAdams Gate NE and is proposed to have a maximum FAR of 3.5 and a maximum building height of 20 metres. Site Two includes the northwest areas adjacent to the future 160 Avenue LRT Station and are proposed to have a maximum FAR of 5.0 and a maximum building height of 32 metres.

The proposed DC Districts would also include a rule that would allow the Development Authority to relax Section 6 of each DC District. 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.

Subdivision Design

The proposed outline plan consists of approximately 104.27 hectares (257.63 acres) of land. The applicant is requesting modifications to the existing approved outline plan (Stage 1c) in order to revise the stormwater management for the lands as well as refine the design of the neighbourhood to improve the slope adaptation and reflect current market conditions.

In general, the east portion of the outline plan consists of residential lands, two school sites with associated playfields, and open space supported by a modified grid street network which is integrated into the overall community through multi-modal connections. The subdivision design proposes to accommodate a mix of single detached, semi-detached, and rowhouse homes with a mix of laned and laneless parcels throughout the subject site.

The western section of the plan features Centre Street as the focal point of the road network functioning as the transit spine and pedestrian-focused street. The Centre Street North corridor is planned to encompass several elements, including sidewalks and pathways, cycling infrastructure, and the future extension of the Green Line LRT. Accommodation for vehicles is based on directing most of the vehicular traffic to the two adjacent north-south roadways (1 Street NE and NW) and away from Centre Street. The two blocks directly south of 160 Avenue that are adjacent Centre Street were not included in the Outline Plan to enable comprehensive planning of the land uses, the terminus of the couplet, and future green line extension.

Open space within the plan area is provided through separate park spaces with varying roles and functions offering passive and active park uses. All park spaces will be dedicated as Municipal Reserve (MR) and are located throughout the plan area. The park spaces range in size from sub-neighbourhood parks to larger community parks. The spaces are designed to be more passive in nature, providing for walkways and connectivity throughout the community, as well as buffer zones to the Environmental Reserve (ER) areas. The majority of the open space connects to the joint-use site containing two schools and a joint playfield area located in the centre of the plan.

There is one portion of Environmental Reserve (ER) in the plan that includes natural drainage and a reconstructed wetland. This area replaces the existing wetland and incorporates advanced stormwater technology. While the reconstructed wetland will be designated as ER, additional lands to accommodate storm outfalls have been designated as S-CRI District, and will be dedicated as a Public Utility Lot (PUL).

A series of linear parks have been included to break up the long block lengths in the southern portion of the plan area. These parks also provide connectivity to the school sites located to the east which will be dedicated as Municipal School Reserve (MSR). This site is approximately 7.28 hectares (18.00 acres) in size and includes an elementary school, middle school, two soccer fields, and flexible play area.

An additional 0.2 hectare (0.5 acre) MR parcel is located directly adjacent to the future 160 Avenue LRT Station as per the policies in the Keystone Hills Core Area. This MR parcel is seen as a unique opportunity to provide open space within a high density area and benefits from the south facing location central to the main activity of the area.

In total, there are 6.39 hectares (15.78 acres) of MR proposed to be dedicated in this outline plan, and 7.28 hectares (18.00 acres) as Municipal and School Reserve (MSR) for the school site. This accounts for a total reserve dedication of 13.6 percent for the proposed outline plan area under this application, which is an over dedication of 3.6 per cent.

A breakdown of the statistics for the outline plan can be found in Attachment 10.

Density and Intensity

Both the MDP and the *Keystone Hills ASP* identify a minimum residential density for neighbourhood areas of 20 units per hectare (8 units per acre). The anticipated residential density for the plan area is 21.8 units per hectare (8.8 units per acre) and the maximum is 37.7

uph (15.3 upa). The anticipated residential density meets the minimum density target of both the MDP and ASP. At build-out, the subject area is expected to have an anticipated density of 2,529 units with a maximum density of 4,367 units. The R-G District is anticipated to account for 1,123 of the total lots, with 295 lots designated R-Gm. The exact number of dwelling units will be determined through future stages.

The MDP also requires that the Urban Main Street area of the Keystone Hills Core Area Plan achieve a minimum intensity threshold of 200 people and jobs per gross developable hectare. Based on the proposed land use districts, the subject site anticipates a minimum intensity of approximately 202 people and jobs per hectare.

Transportation

The subject site is bounded by 160 Avenue N to the north, 6 Street NE to the east, and 1 Street NW to the west. The proposed road network within the outline plan boundary is both a fused grid and grid pattern, and builds on the network developed as part of the previous Livingston 1c approval (LOC2016-0181). The regional north-south transit and road infrastructure, including future Green Line LRT and Centre Street N corridor, was planned in conjunction with the associated corridor study and approved *Keystone Hills ASP*.

One of the primary objectives of the outline plan stage is to confirm the local transportation and complete streets network required to service the future school sites and varying land uses. There are four collector streets that directly access the plan area (two each from 1 Street NE and 160 Avenue NE) plus one residential street that connects directly with 1 Street NE. The mobility network connects with the adjacent Phase 1A, 1B, and 2B approved plans. It provides sufficient local transit circulations and active transportation facilities that are in alignment with the City's *5A Network* and *Complete Streets* policy.

Public transit will be introduced in phases over time and is expected to include several bus routes running through the *Keystone ASP* lands, providing local and regional service through and around the plan area and later phased to support the future Green Line extension and cross-town bus services. The area developers have worked with Calgary Transit to ensure continuous routing through the communities, and the routes are generally well-placed to provide comprehensive catchments for transit riders.

The *Keystone Hills ASP* identifies a future BRT bus service for 160 Avenue NW along the north boundary of the plan area. The developer and administration have coordinated to establish a plan that would allow for a high-quality service through this corridor, including the potential for dedicated transit lanes; however, there is acknowledgment by both sides that this corridor may be revisited as the community grows and as transit needs continue to evolve. As the ultimate design of 160 Avenue NW is still in discussion with the applicant, a condition that facilitates a collaborative planning approach for the corridor has been included, and a more detailed design will be progressed as development phasing extends northward.

Environmental Site Considerations

The *Keystone Hills ASP* identified oil and gas infrastructure as potential development constraints within the plan area. The ASP includes policy statements requiring that these potential development constraints be addressed as part of the development process. To determine the impact of the existing oil and gas infrastructure on the proposed plan area, a Quantitative Risk Assessment and Environmental Site Assessments were required.

There is one abandoned oil well located along the southern edge of the outline plan area. This well has been properly reclaimed and any associated pipelines have been removed. The proposed setbacks and land uses around these oil wells have been reviewed and conditions have been added to the outline plan to appropriately deal with these. There is also an existing high pressure ATCO Natural Gas Pipeline that crosses the northeast boundary of the outline plan area. The Quantitative Risk Assessment undertaken by the applicant determined zones of suitability for sensitive land uses proposed adjacent to the pipeline. Based on recommendations within the report, several land uses could only locate at certain setbacks from the pipeline. The outline plan reflects the uses that can locate adjacent to this pipeline.

Utilities and Servicing

Sanitary, storm, and water servicing infrastructure is available to service the development area. The outline plan area features a storm pond in the centre of the site that will re-use stormwater for irrigation of park spaces. Low Impact Development (LID) features including bio-retention facilities and absorbent landscaping are proposed to achieve the Nose Creek watershed stormwater volume control targets. The proposed development will use 'Stormwater Kidney' technology which utilizes biofilters, clarifiers and treatment wetlands to rid stormwater of sediments and contaminants and manage stormwater.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendations by Administration in this report have considered and are 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 revisions build 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 sites are located within the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) Policy Area. The Policy Area contains lands immediately adjacent to the shared border. The subject sites are not located within any special policy area or key focus area. The application was circulated to Rocky View County per the IDP requirements and they have no concerns received in regards to this application.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Planned Greenfield with ASP 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, for example, provision of a local school, open space areas, and a range of housing choices within the community. The application is in alignment with the policies of the MDP.

The Centre Street portion of the site is identified as an Urban Main Street in the MDP. Urban Main Streets provide for a high level of residential and employment intensification along an Urban Boulevard street type. Urban Main Streets emphasize a walkable pedestrian environment fronted by a broad range of employment, commercial, and retail uses as well as housing to

accommodate a diverse range of the population. The proposed land use districts meet the MDP policies for Urban Main Streets.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) speaks to stormwater management and recommends innovative solutions to manage stormwater and incorporate natural infrastructure systems. In line with this direction, the proposed development will use ‘Stormwater Kidney’ technology which utilizes biofilters, clarifiers and treatment wetlands to rid stormwater of sediments and contaminants. Further opportunities to align future development on this site with the *Climate Resilience Strategy* will be explored and encouraged at subsequent development approval stages including accommodating solar energy systems and electric system designs that can accommodate electric vehicle charging. A portion of the plan area is contained adjacent to the future 160 Avenue LRT Station which is envisioned as a higher density and pedestrian-oriented mixed-use development.

Keystone Hills Area Structure Plan (Statutory – 2012)

The subject site is identified as part of Community B within the [Keystone Hills ASP](#). This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of a joint use site which is anticipated to contain an elementary and middle school site. The size and composition of this site complies with the applicable policies and standards.

The subject site also fulfils the policy objectives of the Keystone Hills Core Area which provides for the potential for high intensity development with a broad range of uses that is also respectful of the adjacent residential development.