

Land Use Amendment and Outline Plan in Livingston (Ward 3) at multiple addresses, LOC2021-0090

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 500 – 144 Avenue NE and 15555 Centre Street NW (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5; Portion of NE1/4 Section 4-26-1-5) to subdivide 104.27 hectares ± (257.63 acres ±), with conditions (Attachment 7).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 107.12 hectares ± (264.69 acres ±) located at a 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to 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 and Direct Control (DC) District to accommodate commercial developments, with guidelines (Attachment 5); and
3. Give three readings to the proposed bylaw for the redesignation of 12.19 hectares ± (30.12 acres ±) located at 500 – 144 Avenue NE and 15555 Centre Street NW (Portion of N1/2 Section 3-26-1-5; Portion of SE1/4 Section 3-26-1-5; Portion of NE1/4 Section 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate mixed-use developments, with guidelines (Attachment 6).

HIGHLIGHTS

- This application seeks to redesignate the lands to provide for low and medium density residential development within a master planned community, and includes an open space network to provide for park and school uses.
- The application proposes to amend an existing outline plan approval to improve slope adaptive conditions and reflect market changes.
- The proposed outline plan and land use amendment application is in 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? Providing a range of housing options within the community and within proximity of a future LRT station will help accommodate the affordability, accessibility, and lifestyle needs of different people and family types.
- Why does this matter? It is important to ensure that development within walking distance of a future LRT station is transit-supportive while offering the housing options in demand in this area of the city.
- No development permits have been submitted at this time.

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- 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

The application, located in the northern community of Livingston, was submitted by B&A Planning Group on behalf of the landowner, Brookfield Developments, on 2021 June 11. The site is located north of Livingston View NE, east of 1 Street NW, south of 160 Avenue N, and west of 6 Street NE. The future 160 Avenue Green Line LRT Station is located within the site.

As indicated in the Applicant Submission (Attachment 2), this area was subject to a previously approved outline plan application (LOC2016-0181, Attachment 6). Land use was not granted at that time due to a Growth Management Overlay (GMO) on the lands. The GMO was removed by Council on 2018 December 10. As part of the subject application, the applicant also proposes to amend the previously approved outline plan to revise the stormwater management plan for the lands as well as refine the design of the neighbourhood to improve the slope adaptation and reflect current market conditions.

Stage 1C of the Livingston Outline Plan consists of approximately 119.31 hectares (294.81 acres). The proposed land use amendments apply to the entire area of Stage 1C and the proposed outline plan amendments apply only to a 104.27 hectare (257.63 acre) portion of the area. The remaining 15.04 hectares (37.18 acres) is not being amended with this application.

The proposal complies with the minimum densities in the *Keystone Hills Area Structure Plan* (ASP) which envisions a neighbourhood on lands surrounded by other approved and developing neighbourhoods in a way that is complimentary and interconnected. The proposal also complies with the minimum job and people intensities in the Keystone Hills Core Area Plan. The Core Area Plan identifies higher densities along the future Green Line LRT stations, including the 160 Avenue LRT Station contained in this plan.

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 and the respective community association was appropriate. They determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary (Attachment 3) for rationale why outreach was not conducted.

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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.

Rocky View County was circulated in accordance with the *Rocky View/Calgary Intermunicipal Development Plan*. No concerns were raised from the circulation.

There is currently no community association for the subject area and no public comments were received.

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 application would enable the continuation of development in the community of Livingston and provide a future framework for residential development. The proposal would also offer a range of housing options (including housing within walking distance to a future LRT station) and would support surrounding planned uses and amenities.

Environmental

The proposed development will use 'Stormwater Kidney' technology utilizing 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.

Economic

Greenfield development in this location would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits while meeting market demand. Increased density near the future 160 Avenue LRT Station also maximizes investment in transit.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Land Use District Map
5. Proposed Direct Control District (Based on C-C2)
6. Proposed Direct Control District (Based on MU-1)

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- 7. Existing Outline Plan (LOC2016-0181)
- 8. Proposed Outline Plan
- 9. Proposed Outline Plan Conditions of Approval
- 10. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform