

**ROAD CLOSURE AND LAND USE AMENDMENT  
RESIDUAL SUB-AREA 3W (WARD 3)  
EAST OF 14 STREET NW AND SOUTH OF 160 AVENUE NW  
BYLAWS 7C2015 AND 117D2015**

**MAP 33N**

**EXECUTIVE SUMMARY**

The proposed Land Use Amendment covers an area of 36.15 hectares  $\pm$  (89.32 acres  $\pm$ ) in northwest Calgary, in the community of Carrington and Community 'A' as indicated in the Keystone Area Structure Plan (ASP). This area constitutes the first of numerous stages of land use development for the land owned by Mattamy. The proposal is anticipated to accommodate up to 1400 residential units in a variety of forms, a Community Retail Centre, storm pond and parks which integrate into an Environmental Open Space corridor. The application includes a DC Direct Control District which integrates a range of housing types to accommodate the specific product types and lot sizes the applicant is proposing. The community is designed around a modified grid-based street network with strong synergies to adjacent planned developments.

The proposed Road Closure of 144 Avenue NW 1.62 hectares  $\pm$  (4.00 acres  $\pm$ ) is included with this application. It is intended to be rededicated north of its current location.

**PREVIOUS COUNCIL DIRECTION**

There is no specific previous Council direction related to this file; however, on 2015 March 09 the Bylaw to remove the Growth Management Overlay for the West Keystone area was brought to Council for first reading as per the revised map (APPENDIX VII).

**ADMINISTRATION RECOMMENDATION(S)**

2015 June 04

That Calgary Planning Commission **APPROVE** the proposed Road Closure and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 7C2015 and 117D2015; and

1. **ADOPT** the proposed closure of 1.62 hectares  $\pm$  (4.00 acres  $\pm$ ) of road (Plan 1511095, Area A) adjacent to 14120 and 15000 – 14 Street NW, in accordance with Administration's recommendation; and
2. Give first reading to the proposed Bylaw 7C2015; and
3. **WITHHOLD** second and third readings pending the completion of a financing and funding proposal, including the execution of a Construction and Financing Agreement, approval of the Borrowing Bylaw(s) and approval of the amendment to Map 4 of the Keystone Hills Area Structure Plan.

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4. **ADOPT** the proposed redesignation of 36.15 hectares  $\pm$  (89.32 acres  $\pm$ ) located at 14120 and 15000 – 14 Street NW and the closed road (NW 1/4 Section 33-25-1-5; Portion of SW 1/4 4-26-1-5; Plan 1511095, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right of Way **to** Multi-Residential – Medium Profile (M-2) District, Commercial – Community Two (C-C2f1.0h10) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Residential - One Dwelling (R-1s) District and DC Direct Control District to accommodate residential development, in accordance with Administration’s recommendation; and
5. Give first reading to the proposed Bylaw 117D2015; and
6. **WITHHOLD** second and third readings pending the completion of a financing and funding proposal, including the execution of a Construction and Financing Agreement, approval of the Borrowing Bylaw(s) and approval of the amendment to Map 4 of the Keystone Hills Area Structure Plan.

**REASON(S) FOR RECOMMENDATION:**

The proposal meets the policies of the Keystone Hills Area Structure Plan including the following: functional neighbourhood design; block-based transportation network; integrated green spaces; and provision of a diversity of housing types. The Community Retail Centre complies with the specifications outlined as per the Keystone ASP and provides the neighbourhood area the retail, service and employment needs for residents. The environmental open space and green corridor align with the expectations of the ASP to conserve and enhance the existing habitat through a built form designed to respect the functions of the natural environment.

The proposed development is consistent with and builds upon the previously approved land use plan to the south. The DC Direct Control District proposed as well as the Multi Residential – Medium Profile (M-2) District provide a balanced set of housing options and densities for future residents.

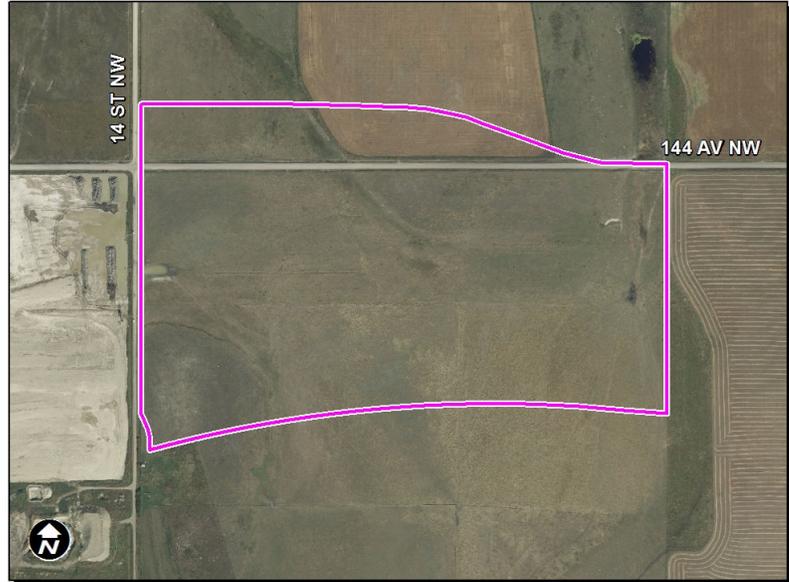
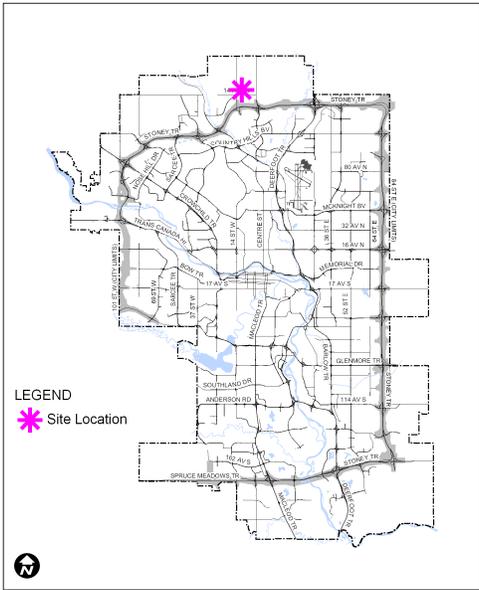
**ATTACHMENT**

1. Proposed Bylaw 7C2015
2. Proposed Bylaw 117D2015

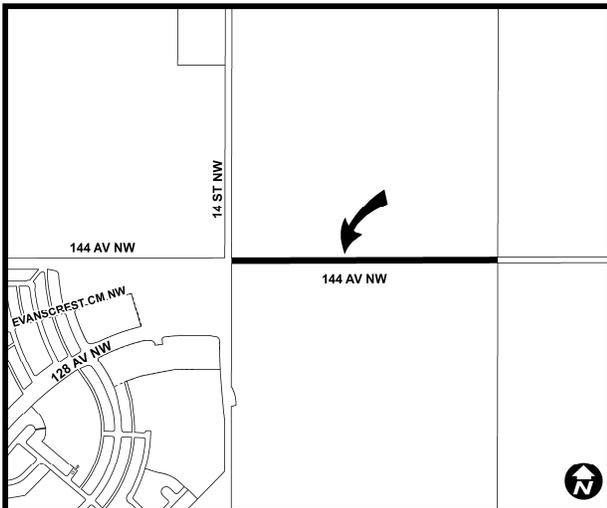
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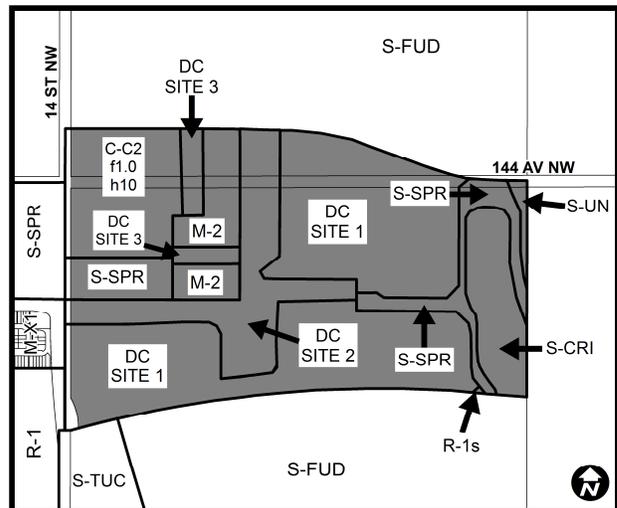
**LOCATION MAPS**



**Road Closure Map**



**Land Use Amendment Map**



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 1.62 hectares  $\pm$  (4.00 acres  $\pm$ ) of road (Plan 1511095, Area A) adjacent to 14120 and 15000 – 14 Street NW, with conditions (APPENDIX III).
2. Give first reading to the proposed Bylaw; and
3. **WITHHOLD** second and third readings pending the completion of a financing and funding proposal, including the execution of a Construction and Financing Agreement, approval of the Borrowing Bylaw(s) and approval of the amendment to Map 4 of the Keystone Hills Area Structure Plan.

**Moved by: R. Wright**

**Carried: 8 – 0**

4. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 36.15 hectares  $\pm$  (89.32 acres  $\pm$ ) located at 14120 and 15000 – 14 Street NW and the closed road (NW 1/4 Section 33-25-1-5; Portion of SW 1/4 4-26-1-5; Plan 1511095, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right of Way to Multi-Residential – Medium Profile (M-2) District, Commercial – Community Two (C-C2f1.0h10) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Residential - One Dwelling (R-1s) District and DC Direct Control District to accommodate residential development with guidelines (APPENDIX II).
5. Give first reading to the proposed Bylaw; and
6. **WITHHOLD** second and third readings pending the completion of a financing and funding proposal, including the execution of a Construction and Financing Agreement, approval of the Borrowing Bylaw(s) and approval of the amendment to Map 4 of the Keystone Hills Area Structure Plan.

**Moved by: R. Wright**

**Carried: 8 – 0**

Reasons for Approval from Mr Friesen:

- I supported these approvals as amended. Mattamy has a unique product which adds considerable architectural value to new community developments. I very much appreciated the inclusion of road cross sections in the outline plan that were modified from standard to compliment the unique housing product and I encourage other developers to be creative where it is warranted. I understand the work that was done to develop the 'Complete Streets' road standards and there is a great

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deal of value in the principles that led to those standards. However the completed standards and the way they are administered are very restrictive. Just because it took 10 years of negotiation and thought to develop the standards does not mean Transportation can now stop thinking forever. The standards are not that perfect and times change. Further development and innovation should be encouraged.

Comments from Ms. Wade:

- Great to see the Outline Plan for lands to inform land use phases.
- Need to adjust Complete Streets to adapt the new housing forms to create more interesting streetscape, like pulling front entry forward and recess garages, creating wider green areas for landscaping.

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Applicant:

Urban Systems

Landowner:

Mattamy (Aberdeen Heights) Limited

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

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**PLANNING EVALUATION**

**SITE CONTEXT**

This application is located within the westernmost portion of Community 'A' as identified in the Keystone Hills Area Structure Plan (ASP). There are two other Outline Plan and Land Use Amendments being considered in Community 'A' adjacent to the subject site. Directly east is Livingston stage 2 which is currently under review while directly south and also forming part of the Carrington community is the approved Genstar/Hong Outline Plan.

The subject lands are located north of Stoney Trail, and are bounded by 14 Street NW to the west, and 160 Avenue NE to the north.

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 will qualifies as an Environmental Reserve.

An Outline Plan application has been submitted in support of this Land Use Redesignation proposal. The Outline Plan covers an area of 155.59 hectares  $\pm$  (384.46 acres  $\pm$ ); however, the proposed Land Use Redesignation is limited to 36.15 hectares  $\pm$  (89.32 acres  $\pm$ ) of land south of 144 Avenue NW. This is due to a Keystone-wide density cap being applied because of growth management issues resulting from servicing limitations.

**LAND USE DISTRICTS**

The proposed Land Use Redesignation includes the provision for a variety of residential uses including single detached dwelling, semi-detached dwelling, rowhouse building, back to back rowhouse, secondary suite using a DC Direct Control District and Multi-Residential – Medium Profile (M-2) District. The plan also proposes Commercial – Community 2 (C-C2) District to accommodate commercial uses in the Community Retail Centre area. The proposed land uses also include Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District to accommodate a storm water pond, parks and environmental reserve. In the southeast corner of the subject site 0.01 hectares (0.02 acres) of Residential – One Dwelling Secondary Suite (R-1s) District is proposed in order to provide a contiguous land use to the recently approved plan to the south.

This Developer has a unique product type, which utilizes tighter street cross sections, with shallower lot depths and wider lot frontages to improve the streetscape in the plan area. This unique lot and housing form are not accommodated in standard Land Use Districts of the Land Use Bylaw 1P2007. As such, three (3) sites within a Direct Control District need to be utilized, as follows:

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- DC District (Site 1) for the Small (wide and short) Lot Single Detached, Semi-detached, Rowhouse Building, and secondary suites;
- DC District (Site 2) for the Semi-detached and Rowhouse Building (laned);
- DC District (Site 3) for the Back-to-Back Rowhouse.

These Direct Control Districts are similar to the Land Use Districts utilized with Cityscape, NE Calgary; however, some of the rules have been adjusted to improve the Development Permit review process.

The laned parcels contained within the subject site are primarily located along the collector roads improving the streetscape and access into the local neighbourhood. The laned and laneless sites proposed throughout the majority of the subject area provides for a variety of product type to allow for a diversity of housing options.

## **DENSITY**

Upon full build out of this portion of the Carrington community, an overall density of 24.1 units per hectare (9.7 units per acre) is anticipated. Higher density concentrations are focused along the main entryways into the neighbourhoods, in proximity to the two activity centres, in proximity to the community retail centre at 14 Street NW and 144 Avenue NW, and along Carrington Boulevard NW, the primary north/south collector through the plan area.

The anticipated number of units is 3645. Upon full build out of the Outline Plan area, this will equate to an overall population of approximately 11,417 people living and working in this portion of the Carrington community. The portion of people living to working in the area is approximately 10900 people living, and approximately 500 jobs.

## **LEGISLATION & POLICY**

The Municipal Development Plan (MDP), Calgary Transportation Plan and the Keystone Hills Area Structure Plan (ASP) are the policy documents that guide development on the subject site. The proposal generally complies with the policies found in these documents.

### **Municipal Development Plan**

The subject lands are shown on the Urban Structure Map of the MDP (Map 1) as included within the Developing Planned Greenfield areas with an existing Area Structure Plan.

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The proposed Outline Plan meets the MDP's more specific policy direction. This includes design and policy consistency related to: integrating a mix of dwelling types and land uses; including activity centres within neighbourhoods; using a grid based, connected street pattern and complete streets in the subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets.

**Keystone Hills Area Structure Plan**

The proposed Outline Plan meets the ASP list of objectives for development. Specific requirements of the ASP include the provision of the Community Retail Centre, provision for two school sites, and the preservation of natural features. The Community Retail Centre complies with the ASP criteria while providing a sense of place, mixture of uses and a destination for residents. 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 design.

**TRANSPORTATION NETWORKS**

Major arterials providing access to the subject lands include 14 Street, 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 provides an adequate level of 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 400m walking distance to transit.

1. **Custom Residential Street Cross Sections**

The proposed cross-sections do not meet the test of section 7.2 of the 2014 complete streets policy for an alternative design standards for new streets.

While the cross-sections provide for standard sidewalks and public trees as well as bringing the houses closer together, the half-metre reduction in the right-of-way for front drive product is not better than the existing city cross-sections. This cross section will represent half to two-thirds of the local road network.

Instead, the cross section has cascading impacts to fire services, utility locations, tree durability, and pedestrian comfort, which have to be mitigated with additional design details and direct control districts.

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This Cross-section should not be used elsewhere in the city and cannot be used without the adjoining direct control district.

2. Transportation Study

A transportation study was done for the proposed application. Road network has been sized in accordance with the anticipated number of units on the outline plan as identified in the TIA. This is reflected in the conditions of approval.

**UTILITIES & SERVICING**

Water servicing is available through extensions from the existing watermains to the West in Evanston and from the South in Panorama Hills.

Sanitary Servicing is available through an extension of the existing sanitary sewer trunk to the south in Panorama Hills and through the adjacent lands to the south.

Stormwater servicing will be managed through two ponds within the plan area. The north pond will have an outlet to the existing drainage corridor to the east of the pond which ultimately leads to Beddington Creek. The south pond will require the construction a storm sewer to the South with an outlet to Beddington Creek located in Panorama Hills.

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 (ESA) was conducted by AMEC Earth and Environmental and submitted as part of the Outline Plan application. The ESA concluded that no further assessment was required.

**ENVIRONMENTAL SUSTAINABILITY**

The Mattamy approach to healthy, sustainable communities involves modern community design and promoting efficient homes.

Examples which promote walkability, connectivity, density and diversity include the preservation of existing natural features, availability of housing diversity and the design of the streetscape, and access to transit The promotion of efficient homes consists of innovative reduction in energy needs, water use and waste production.

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## **GROWTH MANAGEMENT**

Keystone Hills Scored 2.99 on The City's Growth Management Sequence List. Following the Action Plan 2015-18, this area is the highest priority area in the Sequence List. The City supports the partial build out of this area as the construction financing details to provide the leading infrastructure for a capped number of residential units in the Keystone area is near finalization.

This Land Use/Outline Plan is currently within the Keystone ASP Growth Management Overlay (GMO) area. In order for the subject lands to receive Land Use Redesignation approval, the amendment to lift this GMO is necessary. On 2014 December 15 Council directed Administration to prepare a new amendment to the Keystone Hills ASP to lift the GMO for the area related to the West Keystone Funding and Financing Proposal, advertise, and return directly to Council once the Construction and Financing Agreements (CFAs) have been executed. During the 2015 March 09 Council meeting, first reading to Bylaw 7P2015 to remove the Growth Management Overlay for the West Keystone area was issued. Administration is anticipating re-presenting the final CFA for Council approval, and hence, requesting second and third reading of the ASP GMO removal bylaw as early as 2015 June.

The Funding and Financing proposal addressed servicing, infrastructure improvements, 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.

The Outline Plan provides the framework for build out of the entire Mattamy portion of the Carrington community. However, Land Use Redesignation approval is only granted for lands south of 144 Avenue, which implements the intent of the growth management discussions to date. An Outline Plan condition has been included which limits further redesignation (north of 144 Avenue), until after further removal of growth management development limitations (and removal of the GMO removal of the Keystone ASP) has occurred in the Keystone area.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

As there is no Community Association for this area, this application was circulated to the Evanston/Creekside Community Association as the closest and most immediately affected community. The Community Association expressed concern regarding the effects this development may have on the traffic capacity of 14 Street to Stoney Trail NW.

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**Citizen Comments**

Comments were received from the adjacent land owner to the east (APPENDIX VII).

**Public Meetings**

No public meetings were held for this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This application for land use redesignation and outline plan approval is located within Community A as indicated in the Keystone Area Structure Plan, in the North West quadrant of the city. The lands are currently underdeveloped, include roughly 156 hectares (386 acres) and are proposed to be developed for a variety of residential, commercial, and open space uses. The proposed Land Use Amendment applies to approximately 36 hectares (90) acres of Mattamy's land within Stage 1 of the initial development area.

The current land use within the outline plan area is Special Purpose – Future Urban Development (S-FUD) District. The lands are currently being used for agricultural purposes, and previously accommodated a farm site, which was abandoned and demolished.

A direct control district is proposed in order to accommodate three of Mattamy Homes' unique housing products. DC Direct Control Site 1 is designed to accommodate small lot, single-detached dwellings with a garage accessed either by rear lane or front driveway. DC District Site 1 also includes row housing. DC District Site 2 accommodates street-oriented dwellings with rear lanes, which may be comprised of semi-detached, row homes and live-work units. Lastly, DC District Site 3 is designed to accommodate Mattamy's "back to back" row house product, which is comprised of homes that are attached on both sides and the rear, in order to achieve higher residential densities with the added appeal of being oriented and accessed individually at street level.

Additional districts proposed include standard commercial and multi-residential districts as per LUB 1P2007. C-C2 District is proposed for the Community Retail Centre, located on the southeast corner of 144 Avenue and 14 Street NW. This district accommodates large-scale commercial developments on parcels less than 12 hectares (300 acres) in area and incorporates a variety of uses, including, but not limited to: retail and consumer services, supermarkets, restaurants, and medical clinics.

M-2 District is proposed for sites in close proximity to the Community Retail Centre and intended to provide for low-rise multi-residential buildings that provide added density that is sensitive to adjacent low density development. Additional neighbourhood scale commercial, multi-residential and special purpose (institutional) land use districts will be provided on lands located within future phases of development, focused in close proximity to neighbourhood and community activity centres.

On behalf of Mattamy Homes Ltd. Urban Systems respectfully requests approval of the outline plan from the Calgary Planning Commission and approval for the land use to be redesignated to direct control, commercial, multi-residential and special purpose districts by City Council.

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APPENDIX II

DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to accommodate residential development in the form of **Single Detached Dwellings**, with the option for **Secondary Suites**, **Semi-detached Dwellings**, **Rowhouse Buildings**, and **Back-to-Back Rowhouses**.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Part 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.

**General Definitions**

- 4 In this Direct Control District, a "**parcel**"
- (a) means the aggregate of one or more areas of land described in a certificate of title by reference to a plan filed or registered in a land titles office; and
  - (b) includes a **bare land unit** created under a condominium plan.

**Defined Uses**

- 5 In this Direct Control District:
- (a) a "**Live Work Unit**" means a **use**:
    - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
    - (ii) that may incorporate only the following **uses** in a **Dwelling Unit** to create a **Live Work Unit** in this Direct Control District:
      - (A) **Artist's Studio**;
      - (B) **Counselling Service**;
      - (C) **Office**; and
      - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;

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- (iii) that must be contained within a **Rowhouse Building**;
- (b) a “**Back-to-Back Rowhouse**” means a **building** that contains four or more **Dwelling Units** located side-by-side and fronting on a **street** where:
  - (i) each **Dwelling Unit** is attached at the rear and on at least one side to another **Dwelling Unit**;
  - (ii) each **Dwelling Unit** is located on an individual **parcel**;
  - (iii) each **Dwelling Unit** has a separate direct entry from **grade adjacent** to a **street**; and
  - (iv) no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**.

**SITE 1**

(17.43 hectares ± (43.07 acres ±))

**Application**

6 The provisions of Sections 7 through 23 apply to Site 1 only.

**Purpose**

7 Site 1 is intended to accommodate residential **development** in the form of **Single Detached Dwellings**, with the option of **Secondary Suites**, **Semi-detached Dwellings** and **Rowhouse Building**, on small-scale lots.

**Permitted Uses**

8 The following **uses** are **permitted uses** in this Direct Control District:

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

**Discretionary Uses**

9 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment**;

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

**Bylaw 1P2007 District Rules**

- 10 (1) Unless otherwise specified, the rules of the Residential Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply to **Semi-detached Dwellings** and **Rowhouse Building** in this Direct Control District.
- (2) The rules of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 apply to all other **uses** in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

- 11 The maximum number of **main residential buildings** allowed on a **parcel** is one.

**Density**

- 12 There is no provision for minimum or maximum **density** on a **parcel** containing a **Rowhouse Building**.

**Laned Parcel**

- 13 Each **parcel** with a width of less than 5.0 metres containing one **dwelling unit** of a **Rowhouse Building** must:
- (a) share a **property line** with a **lane** that provides vehicle access; and
  - (b) not have direct vehicle access to a **street**.

**Parcel Width**

- 14 (1) The minimum **parcel width** for a **Single Detached Dwelling** is:
- (a) 9.0 metres for a **laneless parcel**;
  - (b) 8.0 metres for a **laned parcel**;
  - (c) 11.0 metres for a **parcel** containing a **Secondary Suite**; and
  - (d) 13.0 metres for a **parcel** containing a **Backyard Suite**.

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- (2) The minimum *parcel width* for each *parcel* containing one **dwelling unit** of a **Semi-detached Dwelling** is:
- (a) 7.2 metres for a *corner parcel*; and
  - (b) 6.0 metres in all other cases.
- (3) The minimum *parcel width* for each *parcel* containing one **dwelling unit** of a **Rowhouse Building** is:
- (a) 4.5 metres for a *corner parcel*; and
  - (b) 3.3 metres in all other cases.

**Parcel Depth**

- 15 (1) Unless otherwise referenced in subsection (2) or (3), the minimum *parcel depth* is 18.5 metres.
- (2) The minimum *parcel depth* for a *laneless parcel* containing a **Single Detached Dwelling** is 26.0 metres.
- (3) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite** is 26.0 metres.

**Parcel Area**

- 16 (1) The minimum *parcel area* for each *parcel* containing a **Single Detached Dwelling** is:
- (a) 208.0 square metres for a *laneless parcel*;
  - (b) 148.0 square metres for a *laned parcel*;
  - (c) 286.0 square metres for a *parcel* containing a **Secondary Suite** or a **Backyard Suite** that is located in the same *building* as a detached *private garage*; and
  - (d) 338.0 square metres for a *parcel* containing a **Backyard Suite** that is not located in the same *building* as a detached *private garage*.
- (2) The minimum *parcel area* for each *parcel* containing one **dwelling unit** of a **Semi-detached Dwelling** is 111.0 square metres.
- (3) The minimum *parcel area* for each *parcel* containing one **dwelling unit** of a **Rowhouse Building** is 62.0 square metres.

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**Parcel Coverage**

- 17 (1) The maximum *parcel coverage* for each *parcel* containing a **Single Detached Dwelling** is:
- (a) 55.0 per cent of the area of a *laneless parcel*; and
  - (b) 70.0 per cent of the area of a *laned parcel*.
- (2) The maximum *parcel coverage* for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** is 90.0 per cent of the area of the *parcel*.
- (3) The maximum *parcel coverage* referenced in subsection (1) and (2) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

**Private Garages**

- 18 Where the *parcel* width is 11.6 metres or less, the maximum width of a front drive **private garage** door plus 0.45 metres must not be more than two thirds (2/3) of the width of the total front facade of the **main residential building**. Where multiple **private garage** doors are provided, the wall area between the garage doors must be considered part of the cumulative **private garage** door width.

**Building Setback from Front Property Line**

- 19 (1) The minimum **building setback** from a **front property line** is 1.5 metres for
- (a) a **porch**;
  - (b) a **balcony**;
  - (c) a column; or
  - (d) a post.
- (2) In all other cases, 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 Rear Property Line**

- 20 (1) The minimum **building setback** from a **rear property line** is:
- (a) 0.6 metres for a *laned parcel*; and
  - (b) 7.0 metres for a *laneless parcel*.

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- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached *private garage* has a *balcony* or *deck*, the minimum setback from a *rear property line* for a *balcony* or *deck* is 0.6 metres.

**Building Setback from Side Property Line**

- 21 (1) There is no requirement for a *building setback* from a *side property line* on which a party wall is located that separates two or more **Dwelling Units**.
- (2) Unless otherwise reference in subsection (3), (4) or (5), the minimum *building setback* from any *side property line* is 1.2 metres.
- (3) 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* located within 3.0 metres of:
- (a) the back of a public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (4) Eaves may project a maximum of 0.6 metres into any *side setback area*.
- (5) For *parcels* of less than 13.0 metres in width, the *building setback* required may be reduced to 0.6 metres where:
- (a) the owner of the *parcel* proposed for *development* and the owner of the *adjacent parcel* register, against both titles, a 1.8 metre exclusive private access easement;
  - (b) all roof drainage from the *building* is discharged through eavestroughs and downspouts onto the *parcel* on which the *building* is located; and
  - (c) Notwithstanding (4), eaves may project a maximum of 0.45 metres into the side setback area.

**Amenity Space**

- 22 (1) Unless otherwise referenced in subsection (4), a *porch*, *balcony*, *deck* or *patio* must not be located in the *setback area*.
- (2) Each **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** on a *laned parcel* must have a *private amenity space*:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
  - (c) in the form of a *porch*, *balcony*, *deck*, *patio* or *landscaped area*.

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- (3) Where a *patio* is located within 4.0 metres of a *side property line* of a *parcel* containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**, it must be *screened*.
- (4) A *patio* may be located in the *front setback area* or in a *setback area* on the *street* side of a *corner parcel* containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to *balconies*.

**Building Height**

23 The maximum *building height* is 13.0 metres.

**SITE 2**

(5.03 hectares ± (12.43 acres ±))

**Application**

24 The provisions of Sections 25 through 41 apply to Site 2 only.

**Purpose**

25 Site 2 is intended to accommodate *street*-oriented residential *development* in the form of **Semi-detached Dwellings** and **Rowhouse Building** on small-scale lots with minimal rear yard setbacks and rear lane access.

**Permitted Uses**

26 The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Rowhouse Building;**
- (g) **Semi-detached Dwelling;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

**Discretionary Uses**

27 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**

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- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

**Bylaw 1P2007 District Rules**

- 28** Unless otherwise specified, the rules of the Residential - Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

- 29** The maximum number of *main residential buildings* allowed on a *parcel* is one.

**Density**

- 30** There is no provision for minimum or maximum *density* on a *parcel* containing a **Rowhouse Building**.

**Laned Parcel**

- 31** (1) All *parcels* must share a *property line* with a *lane* that provides vehicle access.
- (2) A driveway must not have direct access to a *street*.

**Parcel Width**

- 32** (1) The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling** is:
- (a) 7.2 metres for a *corner parcel*; and
  - (b) 6.0 metres in all other cases.
- (2) The minimum *parcel width* for a *parcel* containing one **Dwelling Unit** of a **Rowhouse Building** is:
- (a) 4.5 metres for a *corner parcel*; and
  - (b) 3.3 metres in all other cases.

**Parcel Depth**

- 33** The minimum *parcel depth* is 18.5 metres.

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**Parcel Area**

- 34 The minimum *parcel* area is:
- (a) 111.0 square metres for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling**; and
  - (b) 62.0 square metres for each *parcel* containing one **Dwelling Unit** of a **Rowhouse Building**.

**Parcel Coverage**

- 35 (1) The maximum *parcel coverage* is 90 per cent of the area of the *parcel*.
- (2) The maximum *parcel coverage* referenced in subsection (1) 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 from Front Property Line**

- 36 (1) The minimum **building setback** from a **front property line** for a **porch** or **balcony** is 1.5 metres.
- (2) In all other cases, 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 Rear Property Line**

- 37 (1) The minimum **building setback** from a **rear property line** is 0.6 metres.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony** or **deck**, the minimum setback from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

**Building Setback from Side Property Line**

- 38 (1) There is no requirement for a **building setback** from a **side property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (2), provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.

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- (4) For *parcels* of less than 12.2 metres in width, the **building setback** required in subsection (1) may be reduced to 0.6 metres where:
- (a) the owner of the *parcel* proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.8 metre exclusive private access easement; and
  - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the *parcel* on which the **building** is located.
- (5) In all other cases, the minimum **building setback** from any **side property line** is 1.2 metres.

**Amenity Space**

- 39 (1) Unless otherwise referenced in subsection (4), a **porch, balcony, deck** or **patio** must not be located in any **setback area**.
- (2) Each **Dwelling Unit** must have a private **amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
  - (c) in the form of a **porch, balcony, deck** or **patio**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a *parcel* containing a **Dwelling Unit**, it must be **screened**.
- (4) A **patio** may be located in the **front setback area** and/or in a **setback area** on the **street** side of a **corner parcel**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to **balconies**.

**Building Height**

- 40 The maximum **building height** is 13.0 metres.

**Live Work Units**

- 41 (1) A **Live Work Unit**:
- (a) must not exceed 50.0 per cent of the **gross floor area** of the **Dwelling Unit**; and
  - (b) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the **use** is located; and
- (2) The minimum number of **motor vehicle parking stalls** for a **Live Work Unit** is 1.0 **motor vehicle parking stall**.

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**Private Garage**

**42** A *private garage* may only be allowed at the rear of a **Dwelling Unit**.

**SITE 3**

**(0.92 hectares ± (2.27 acres ±))**

**Application**

**43** The provisions of Sections 44 through 57 apply to Site 3 only.

**Purpose**

**44** Site 3 is intended to accommodate low density **Rowhouse Building** that are attached at the rear.

**Permitted Uses**

**45** The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Back-to-Back Rowhouse;**
- (g) **Sign – Class A; and**
- (h) **Utilities.**

**Discretionary Uses**

**46** 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) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

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**Bylaw 1P2007 District Rules**

47 Unless otherwise specified, the rules of the Residential Low Density Multiple-Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

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

**Laneless Parcel**

49 *Parcels* must not share a *property line* with a *lane*.

**Parcel Width**

50 (1) Unless otherwise referenced in subsection (2), the minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Back-to-Back Rowhouse** is 5.0 metres.

(2) The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Back-to-Back Rowhouse** that lies *adjacent* to *streets* on two or more sides is 6.2 metres.

**Parcel Area**

51 The minimum *parcel* area is 70.0 square metres.

**Parcel Coverage**

52 The maximum *parcel coverage* is 91.0 per cent of the area of the *parcel*, which must be reduced by 21.0 metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

**Building Setback from Front Property Line**

53 (1) The minimum *building setback* from a *front property line* for a *porch* or *balcony* is 1.5 metres.

(2) In all other cases, the minimum *building setback* from a *front property line* is 2.0 metres.

**Building Setback from Rear and Side Property Lines**

54 (1) There is no requirement for a *building setback* from a *rear property line* or *side property line* on which a party wall is located that separates two or more **Dwelling Units**.

(2) For a corner *parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 1.2 metres, with the exception of subsection (3), provided there is no portion of a *building* located within 3.0 metres of:

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- (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (3) Eaves may project a maximum of 0.6 metres into any *side setback area*.

**Amenity Space**

- 55 (1) Unless otherwise referenced in subsection (4), a *porch, balcony, deck* or *patio* must not be located in any *setback area*.
- (2) Each **Dwelling Unit** must have a private *amenity space*:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
  - (c) in the form of a *porch, balcony, deck* or *patio*.
- (3) Where a *patio* is located within 4.0 metres of a *side property line* of a *parcel* containing a **Dwelling Unit**, it must be *screened*.
- (4) A *deck* or *patio* may be located between a *building* and a *property line* shared with a *street*.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to *balconies*.

**Building Height**

- 56 The maximum *building height* is 13.0 metres.

**Parking**

- 57 (1) The minimum number of *motor vehicle parking stalls* required for a **Back-to-Back Rowhouse** is 1.0 stall.
- (2) A **Back-to-Back Rowhouse** does not require *bicycle parking stalls – class 1* and *class 2*.

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**APPENDIX III**

**PROPOSED ROAD CLOSURE CONDITIONS**

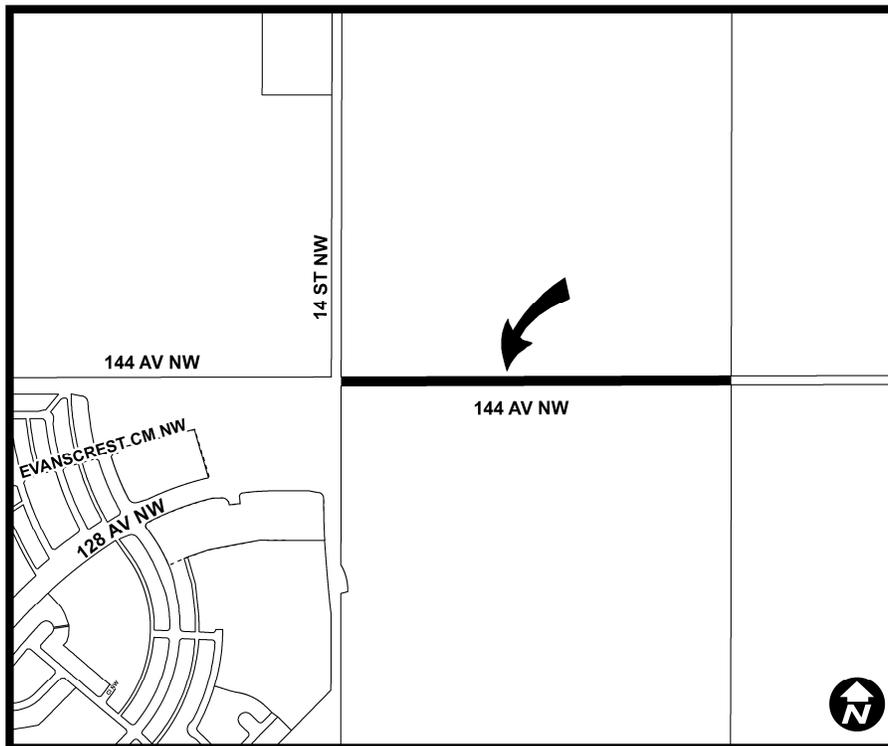
1. The closed rights-of-way (144 Avenue NW) should be removed from the City's ownership and acquired by the Developer and consolidated into adjacent parcels. Prior to Tentative Plan submission, the developer shall enter into negotiations with the Office of Land Servicing & Housing (OLSH) for the acquisition of the closed road right-of-way. Please contact the OLSH at [OLSHSales@calgary.ca](mailto:OLSHSales@calgary.ca) to commence
2. The Developer is responsible for all costs associated with the closure, including all necessary physical construction, removal, rehabilitation, utility relocation, etc.

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APPENDIX IV

ROAD CLOSURE AREA MAP



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APPENDIX VI

LETTERS SUBMITTED

**Brookfield**  
Residential

Brookfield Residential  
4906 Richard Road SW  
Calgary, Alberta T3E 6L1

Tel: 403.231.8900  
Fax: 403.231.8960  
www.brookfieldrp.com

February 13, 2014

Angie Boire, File Manager  
Land Use Planning and Policy, IMC #8117  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5  
[angelique.boire@calgary.ca](mailto:angelique.boire@calgary.ca)

**Subject: Brookfield's comments on the Land Use Amendment applications:  
LOC2013-0037 & LOC2013-0105**

Dear Ms. Angie Boire,

We have reviewed both applications for land use amendment on the subject properties and we have the following comments. Brookfield will be submitting an Outline Plan and Land Use application for their Carrington lands in Keystone Hills in June 2014. It is anticipated that development timelines for Brookfield's lands in Carrington will generally coincide with the development timelines for lands within the adjacent outline plan areas. Servicing of Brookfield's lands in Carrington will require the extension of deep utility infrastructure (i.e. sanitary sewers, water distribution mains, receiving overland drainage course) through adjacent outline plan areas to the Brookfield development boundary (generally along 144th Avenue NW). It is requested that the City advise the adjacent landowners of Brookfield's anticipated development timing and servicing requirements and that the adjacent landowners work in collaboration with Brookfield to extend servicing through their outline plan areas according to a mutually acceptable timeline perhaps through suitable development phasing or through an agreement for the extension of servicing through utility rights-of-way.

We are currently working with the City to engage with Staff members on our Outline plan to be submitted June 2014, and we assume that servicing will be considered for the entire area of Carrington in anticipation of our submittal. If there is any information you require from us at this time to assist in the servicing overview, please let me know as we would be happy to supply.

Regards,



Leah Sorensen  
**BROOKFIELD RESIDENTIAL (ALBERTA) LP**  
(Formerly Carma Developers)

Leah Sorensen  
Project Manager  
403-463-7208  
[leah.sorensen@brookfieldrp.com](mailto:leah.sorensen@brookfieldrp.com)

