

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northern community of Keystone Hills (noted as Community D in the Keystone Hills Area Structure Plan (ASP)). This approximately 24.23 hectare (59.87 acre) outline plan area is located east of the community of Lewisburg. The northern boundary of the site is 144 Avenue NE, with 15 Street NE forming the western boundary. The site is generally northwest of Stoney Trail and Deerfoot Trail NE.

There is a ravine running adjacent to the eastern edge of the site, which eventually connects to the Nose Creek Watershed. The lands are vacant and have been used as a grazing pasture and cultivated for agriculture. Across 15 Street NE, an outline plan and land use amendment (LOC2022-0009) were recently approved to allow for a mix of industrial and commercial uses within a regional retail centre. The Rotary/Mattamy Greenway runs along the southern edge of the site.

The outline plan area is a revision of a portion of the overall titled area (which consists of 36.12 hectares (89.26 acres) included in a previously approved outline plan. The lands were originally designated as industrial in both the *Municipal Development Plan (MDP)* and the *Keystone Hills Area Structure Plan (ASP)*. In 2019 July 22 Council approved the entire titled area for industrial development (LOC2014-0107). The approval also delineated the ravine as future Environmental Reserve (ER), a storm pond to service the area (which was designated as a public utility lot (PUL), and linear Municipal Reserve (MR) parcels to provide walking paths adjacent to the ravine and the PUL. Aside from the ER and the linear MR parcels adjacent to it, the remaining portions of MR dedication associated with this previous approval were intended to be provided via cash in lieu of land dedication.

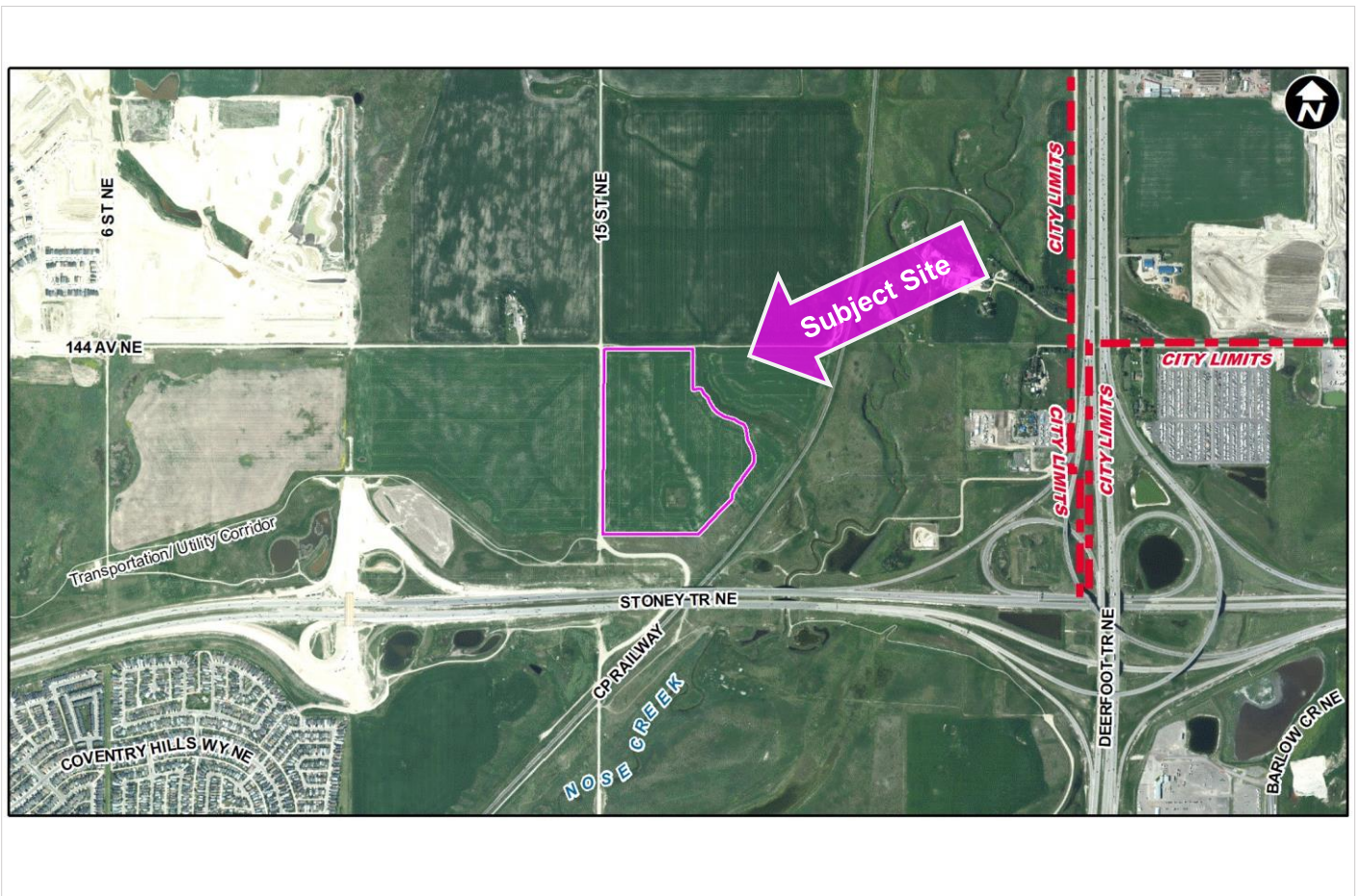
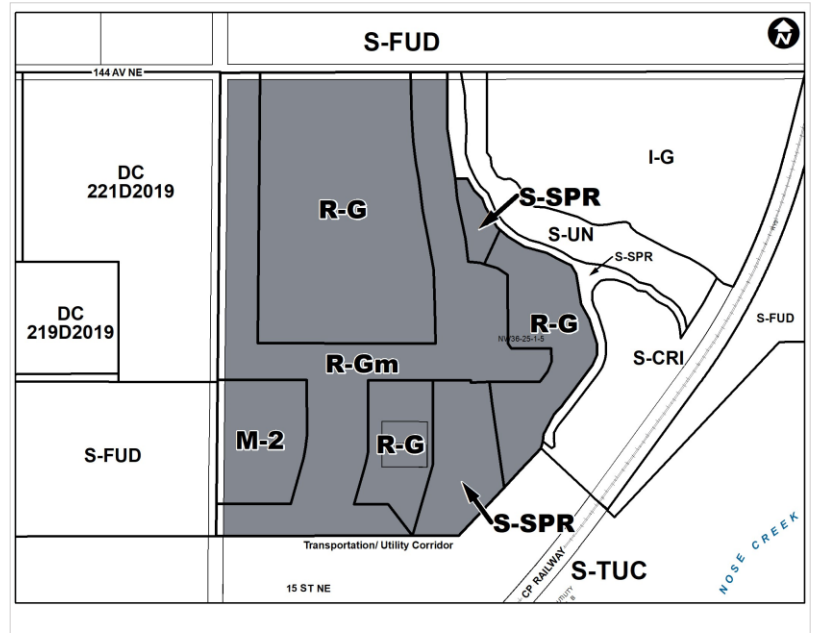
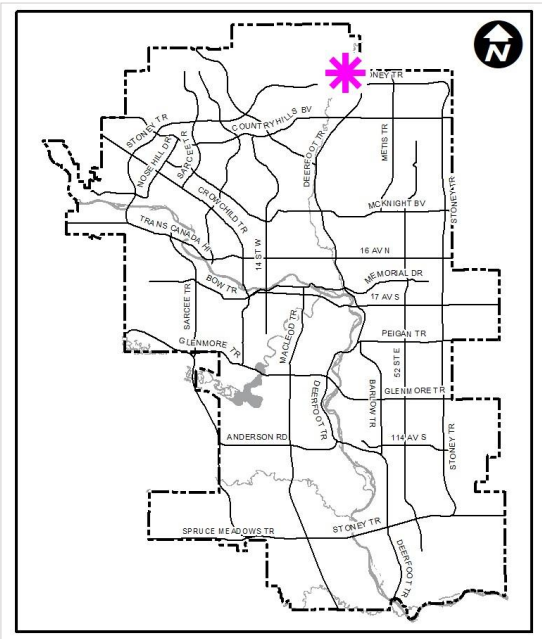
In 2022 May 10, Council supported an amendment to the MDP and ASP for this site to allow for residential development to occur on a portion of the lands subject to approval from the Calgary Metropolitan Region Board (CMRB). The approval noted that the lands to the east of the ravine would retain their industrial designation as per the previous approvals. Council also included direction on expectations for the outline plan, which are outlined in the council motion below. Approval was granted by the CMRB on 2022 August 23, and second and third reading was granted by Council on 2022 September 13. There was a clerical error when advancing the final bylaw amendments (at second and third reading) for approval; therefore, this report includes amendments to policy to correct that and reflect the originally approved Council direction for these lands.

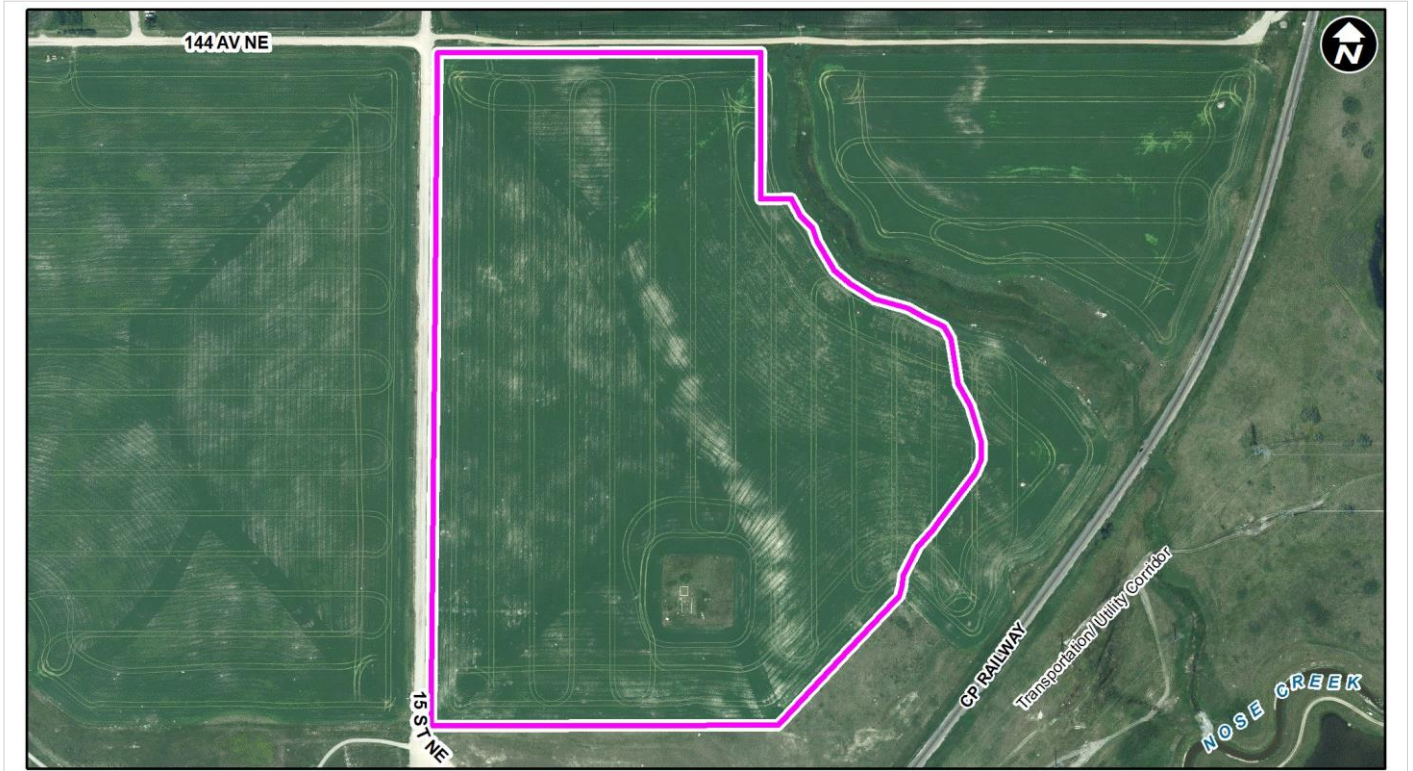
This proposed outline plan and land use amendment provides a logical extension and connection to the street and block pattern planned for in adjacent neighbourhood areas.

## Community Peak Population Table

Not available because the subject area is a newly developing community.

# Location Maps





## Previous Council Direction

On 2022 May 10, Council overturned the previous decision of IPC and recommended approval and first reading of the policy amendments to move this application forward ([IP2022-0340](#)). In addition, Council also made amendments to the proposed bylaws, as noted below, and added a motion to provide direction on key components for administration to consider during the subsequent land use and outline plan application.

**“Moved by** Councillor Spencer, **Seconded by** Councillor Sharp.

That with respect to Report IP2022-0340, the following be adopted:

That Council:

1. File the Committee Recommendations contained in Report IP2022-0340;
2. Give first reading to Proposed Bylaw 28P2022 for amendments to the Municipal Development Plan (Attachment 3);
3. Withhold second and third readings of Proposed Bylaw 28P2022 (Attachment 3, as amended), until the proposed bylaw has been approved by the Calgary Metropolitan Region Board;
4. Give first reading to Proposed Bylaw 29P2022 for amendments to the Keystone Hills Area Structure Plan (Attachment 4);
5. Withhold second and third readings of Proposed Bylaw 29P2022 (Attachment 4, as amended) until the proposed bylaw has been approved by the Calgary Metropolitan Region Board; and

6. Direct Administration that the related outline plan and land use amendment application (LOC2021-0184) should consider:
  - a. providing appropriate transition from residential to non-residential uses;
  - b. engaging the school boards and other stakeholders to plan for a complete community and explore any school sites, open spaces, and/or community services future residents/users may require;
  - c. providing transportation and transit infrastructure and utility servicing that balances needs of both employment and residential land uses;
  - d. incorporating community design best practices such as designing for active transportation modes and safety, block-based and connected mobility network, and street-oriented and transit-supportive development; and
  - e. enabling development that addresses objectives of the Climate Resilience Strategy.

**Moved by Councillor Spencer, Seconded by Councillor Sharp**

That Bylaw 28P2022 be amended, as follows:

1. In the map in Schedule A, replace the “Planned Greenfield with Area Structure Plan (ASP)” Land Use Typology on the portion of the subject lands located northeast of the existing drainage channel with the “Industrial – Employee Intensive” Land Use Typology;
2. In the map in Schedule B, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel;
3. In the map in Schedule C, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel;
4. In the map in Schedule E, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel;
5. In the map in Schedule F, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel;
6. In the map in Schedule G, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel; and
7. In the map in Schedule H, add the “Industrial – Employee Intensive” Land Use Typology to the portion of the subject lands located northeast of the existing drainage channel.

**Moved by Councillor Spencer, Seconded by Councillor Sharp**

That Bylaw 29P2022 be amended, as follows:

1. In the map in Schedule C, replace the “Neighbourhood Area” Land Use Area on the portion of the subject lands located northeast of the existing drainage channel with the “Industrial/ Employment Area” Land Use Area;
2. In the map in Schedule D, remove the portion of the subject lands located northeast of the existing drainage channel from the “Neighbourhood” boundary;
3. In section 1(i), in policy 3 of the added text, replace "35 and 40 hectares (86 and 99 acres)" with "30 and 35 hectares (74 and 86 acres)"; and
4. In section 1(l), replace "20 hectares (50 acres)" with "25 hectares (62 acres)".

## Planning Evaluation

### Land Use

The subject lands are currently designated Industrial-General (I-G) District and Industrial-Business (I-B f0.5h20) District. The existing Districts allow for a wide variety of general light and medium industrial uses.

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 – Medium Profile (M-2) District; and
- Special Purpose – School, Park, and Community Reserve (S-SPR) 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 as well as provide for a better interface with the key streets in the plan area.

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 applied along both the perimeter streets and internal streets in the community.

The proposed M-2 District is intended to provide for multi-residential development in a variety of medium height and density forms and is intended to be used in close proximity or adjacent to low-density development. The District has a minimum density of 60 units per hectare with no maximum density and a maximum building height of 16 metres. The site is located in close proximity to the regional retail centre west of the site.

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 Municipal, School Reserve or other forms of Reserve pursuant to the *Municipal Government Act* (MGA). The proposal includes 1.90 hectares (4.69 acres) of land for two separate park spaces that are distributed throughout this outline plan area.

### Subdivision Design

The outline plan consists of residential lands and open spaces supported by a modified grid street network. The plan has been designed to allow for future vehicular and pedestrian connections to the regional retail centre to the west through the addition of walkways in key locations. The subdivision design proposes to accommodate a mix of single detached dwellings, semi-detached dwellings, and rowhouse buildings with a mix of laned and laneless parcels throughout the site. A multi-residential site has been located at the southwest corner of the site closer to the regional retail centre to the west.

The ASP calls for a Neighbourhood Activity Centre (NAC) to be located in the southeast portion of the plan. The Plan provides for a large open space with R-Gm land use north of the park across the street. There was discussion about including the multi-residential site in this location; however it was left in its current location which is in closer proximity to the regional retail centre.

### Open Space

A total of 1.90 hectares of open space is proposed within this outline plan area, provided through two separate park spaces which will be dedicated as MR. The 0.25 hectare (0.62 acre) parcel located in the northeast portion of the plan is designed to be more passive in nature to compliment the ravine and pathway to the east. The 1.65 hectare (4.07 acre) parcel located in the southeast corner of the site is designed to be more active in nature with a playground, active open space (non programmed playfield), and walkways. The walkways are designed to connect with the Rotary/Mattamy Greenway to the south.

These lands have been designed to complement the 0.92 hectares (2.27 acres) of future MR parcels adjacent to the ravine and the storm pond that were approved in the previous outline plan ([LOC2014-0107](#)). Consistent with the previous approval, cash in lieu would be provided for the industrial land to the east of the ravine in the amount of 0.79 hectares (1.97 acres). This combination of land and cash will achieve the required 10 percent MR required under the *Municipal Government Act* (MGA). A deferred reserve caveat has been added to the conditions of approval to ensure proper land dedications on these and the adjacent industrial lands.

A Biophysical Impact Assessment report was submitted with the previous outline plan approval and approved by the City of Calgary Parks department with respect to the ravine adjacent to the outline plan area.

### **Previous Council Direction**

The outline plan has been designed to respond to Council's direction during the Policy amendment approval on 2022 May 10. The block-based pattern for development provides a logical and connected subdivision pattern for the site, and also includes a mix of product types – both laned, laneless and multi-residential sites within the area. The ravine (and location of the storm pond) extending through the site provides a logical transition from industrial to residential land use, with further review and utilization of interface conditions to occur through the development permit processes for the industrial lands.

The open space has been designed to provide both active and passive opportunities in the community, noting that there is a regional park that has been approved on the lands to the west of this application. The open space also allows for pathway connections to the Rotary/Mattamy Greenway south of the site. Through the review of the application, it was determined that a school site was not warranted within this plan area, and would be further considered through the review of the *Nose Creek ASP*. The site also provides a well-connected community with the lands to the west, allowing for easy access for pedestrians to the commercial lands to the west in lieu of vehicle usage. The applicant has also committed to ensuring the housing on the site is both solar ready and electric vehicle ready, while also committing to enhanced tree planting to increase the tree canopy.

Through the review of the application, it was discovered that there were errors in both the MDP and ASP bylaws that were adopted by Council. While the correct policy was provided to and approved by the Calgary Metropolitan Regional Board (CMRB), incorrect bylaws were used to grant second and third reading of Council. The amendments proposed within this report to the MDP and ASP reflect the original Council direction given at time of first reading on 2022 May

10. These amendments do not impact the proposed land use and outline plan, as they impact only the balance lands, which are not included within this application boundary.

### **Density**

At build-out, the proposed plan area is expected to have an anticipated 729 units. The proposed development is anticipated to achieve a residential density of 30.1 units per hectare (12.18 units per acre). The anticipated population of the proposed outline plan is 1,640 people and therefore the anticipated intensity is 68 people per gross developable hectare.

The MDP sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. The ASP sets out the same density and intensity targets as the MDP. The proposed development meets the targets of both the MDP and ASP.

### **Transportation**

The subject site is bounded by 144 Avenue NE to the north, 15 Street NE to the west and Stoney Trail NE to the south. The outline plan is serviced by an internal collector street network connecting to 15 Street NE and 144 Avenue NE. 144 Avenue NE is classified as an arterial and the continuous roadway that links neighbouring communities within the *Keystone Hills ASP* lands. It provides the most direct road, pathway and transit connections to the future Green Line LRT and urban corridor along Centre Street N. Keystone Avenue, the connector from 15 Street NE, provides an east-west connection to the adjacent regional retail centre to the west. 15 Street NE has been designed as a primary collector tapering down to a modified collector as the road continues south.

Pedestrian connectivity has been provided throughout the site through a series of local, multi-use and regional pathways. The pathways have been located to allow for a connection to the Rotary/Mattamy Greenway located south of the subject site, as well as a regional park located west of the site.

The area is currently not served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the ASP lands. Transit in the area will provide 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 plan area is well connected to the regional transportation network and is in close proximity to Stoney Trail NE and Deerfoot Trail NE. Convenient access to Stoney Trail NE is available via 144 Avenue NE and 11 Street NE to the west of the subject lands. High-frequency and high-quality transit is planned for 144 Avenue NE, and the corridor has been identified as part of the Primary Transit Network.

A Transportation Impact Assessment (TIA) was submitted to establish street classifications and intersection configurations for the plan area. The TIA was reviewed and accepted by Administration.

### **Environmental Site Considerations**

No environmental concerns were identified. A Phase 1 Environmental Site Assessment (ESA) report was submitted and has been reviewed.

### **Utilities and Servicing**

Sanitary, storm, and water servicing infrastructure is proposed with this outline plan. Servicing will primarily come from 15 Street NE and 144 Avenue NE. An offsite sanitary tie in by proposed Keystone Creek Cove NE (southeast of subject plan), offsite water tie-in on 144 Avenue NE (northeast of subject plan) and offsite stormwater facility/pond west of the CPR tracks (east of subject plan, approved as per LOC2014-0107) will be required. Further utility servicing details will be determined at the appropriate tentative plan and development permit stages.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed outline plan and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Calgary International Airport Vicinity Protection Area (2009)**

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25-30 and 30-35 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The proposed residential uses are allowed in the 25-30 NEF and the proposed parkland is allowed in the 30-35 NEF. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

### **Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)**

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View / Calgary Intermunicipal Development Plan](#). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the *Rocky View County/City of Calgary IDP*.

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within a Developing Planned Greenfield areas with an existing Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This application proposes integrating a mix of dwelling types and land uses using a grid-based pattern of complete streets in the subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets. The proposed amendment to the MDP is to correct a mapping error made and properly reflect the direction given by Council during the first reading of the Bylaw.

### **Calgary Climate Strategy (2022)**

The applicant has indicated that they plan to pursue specific measures as part of future permitting processes which will align with the [Calgary Climate Strategy – Pathways to 2050](#). These include providing rough-ins to allow for electric vehicle charging as well as making all



housing solar ready, with the additional of solar panels to be available on request (Program Pathways D and E). Tree planting in the open spaces will go above and beyond The City requirements to increase the overall canopy and meet The City's carbon renewal goals. Additional review will occur at further application stages.

**Keystone Hills Area Structure Plan (Statutory – 2012)**

The subject site is located within the area covered by the [Keystone Hills Area Structure Plan](#) (ASP). The subject site is identified as part of Community D within the *Keystone Hills ASP*. This application fulfills the policy objectives for this area by providing a range of housing forms within the community as well as open spaces that are sufficiently sized and spread throughout the plan area. The proposed land use meets the planning merits and achieves the neighbourhood design vision established by the ASP. The approved outline plan establishes a subdivision framework to allow for the provision of a variety of housing options. The proposal is consistent with the applicable policies of the ASP.