

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Carrington which is an actively developing part of the city. The lands are bound by Stoney Trail N to the south, Centre Street N to the east and by other developing portions of Carrington to the west and north. The Centre Street North Urban Main Street and Major Activity Centre is about 1.2 kilometres to the northeast (a 20-minute walk) and is actively developing. The area will eventually contain a large mixed-use retail area, future Green Line LRT service, an interim bus rapid transit line as well as residential areas, parks, and recreation facilities.

The subject site is currently undeveloped and has been used for agricultural purposes. The site is approximately 3.49 hectares (8.64 acres) in size. Vehicular access to the site will be available through Carrington Boulevard NW to the north of the site. Carrington Boulevard NW will curve north to 144 Avenue NW, connecting to Centre Street N and then to Stoney Trail N and the wider regional mobility network. The development proposed for this site complements other development in Carrington to the north and west. The proposed land uses provide a logical extension and connection to the street and block pattern in adjacent developing neighbourhood areas.

Community Peak Population Table

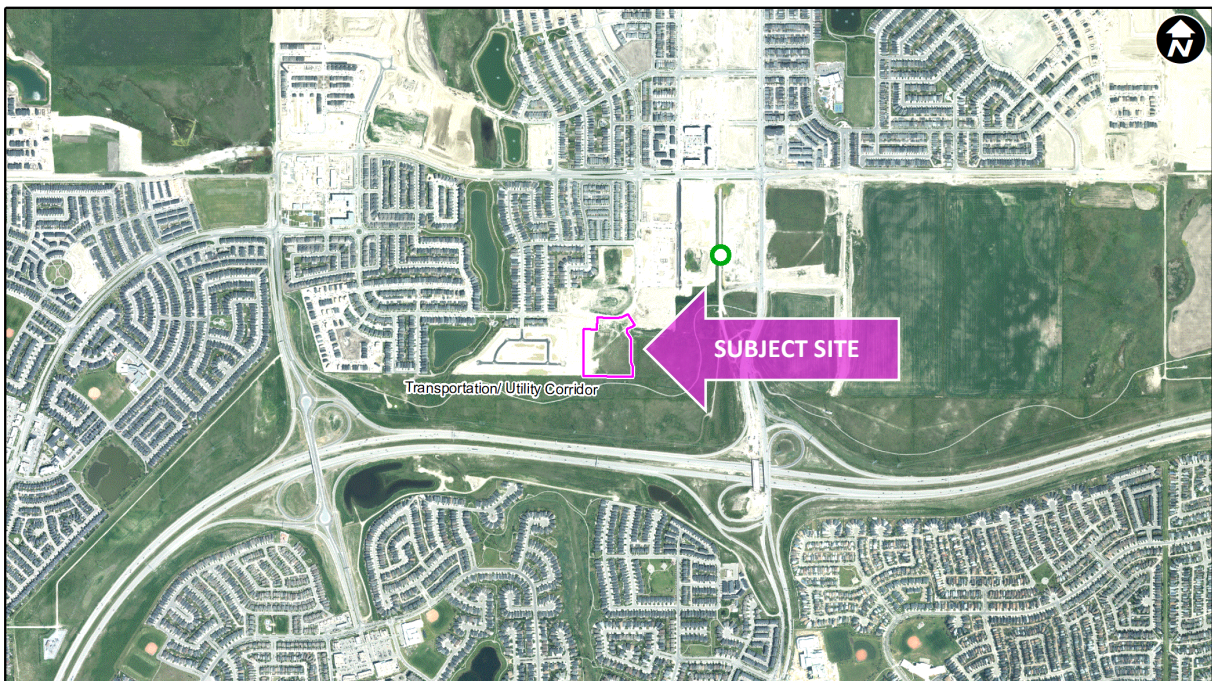
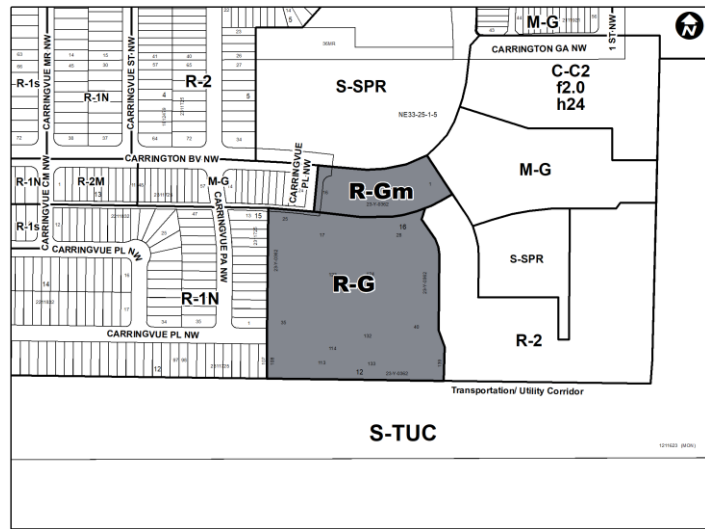
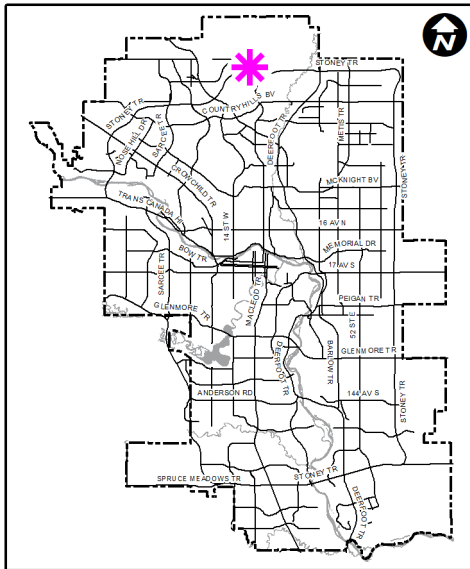
As identified below, the developing community of Carrington reached its peak population in 2019. There has been substantial growth in the community since the last civic census.

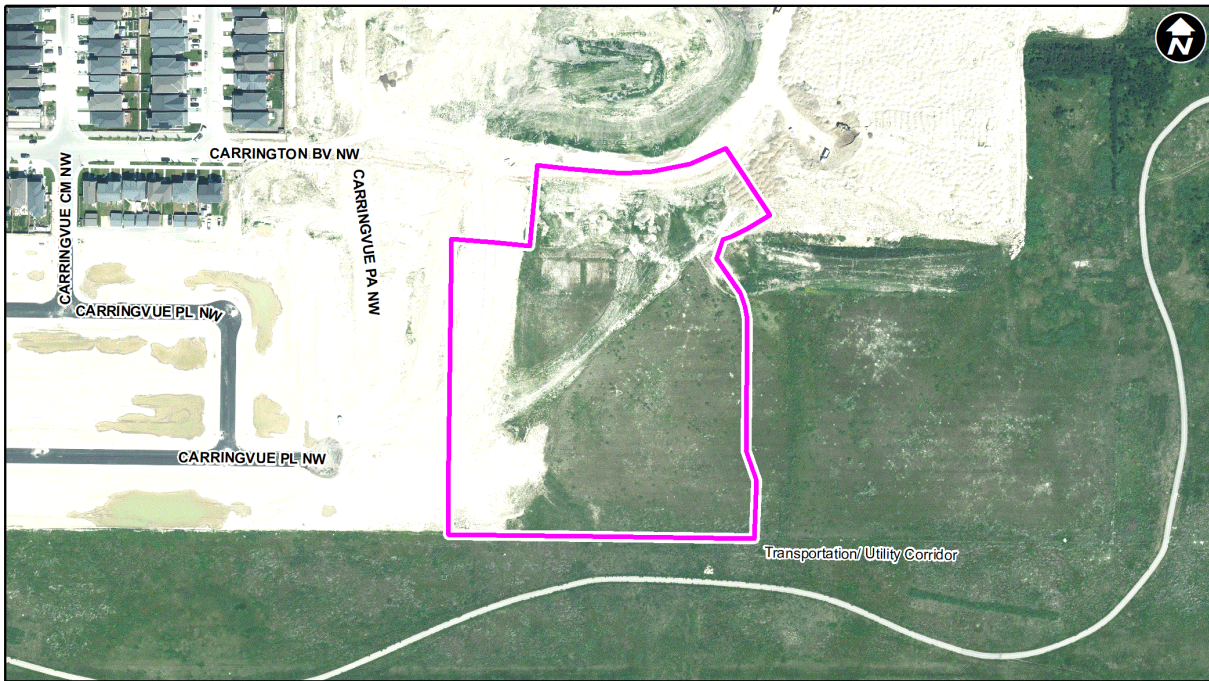
Carrington	
Peak Population Year	2019
Peak Population	572
2019 Current Population	572
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Carrington Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The Carrington outline plan (LOC2013-0037) was approved by Calgary Planning Commission on 2015 July 27 to provide guidance for the subdivision and development of 67.86 hectares \pm (167.69 acres \pm) of land. This application is proposing a redesignation of 3.49 hectares \pm (8.64 acres \pm) or 5% of the total outline plan area. The proposal seeks to change a portion of the outline plan's land uses to uses that became available after 2015. The delineation of blocks and areas of sites remain unchanged.

The existing land uses on the subject site are the Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – One / Two Dwelling (R-2) District and Residential – Low Density Multiple Dwelling (R-2M) District.

The existing R-1N District is intended to accommodate single detached dwellings in developing communities on narrow or small parcels. R-1N does not allow semi-detached or rowhouse buildings and secondary suites are a discretionary use.

The existing R-2 District is intended to accommodate residential development in the form of single detached dwellings, semi-detached dwellings and duplex dwellings in developing communities. R-2 allows secondary suites as a permitted use.

The existing R-2M District is intended to accommodate comprehensively designed low-density developments in the form of semi-detached dwellings, duplex dwellings, rowhouse buildings and townhouses in developing communities. Single detached dwellings are not permitted in the R-2M District, and secondary suites are only permitted within the main residential building on the titled parcel.

The proposed Residential – Low Density Mixed Housing (R-G) (R-Gm) Districts are intended for low density master planned communities in suburban greenfield locations. The District supports 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 these Districts is 12.0 metres. The application is proposing a mix of laned and laneless R-G parcels.

The proposed R-Gm District differs from R-G in that R-Gm designated lands are not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. This application represents a slight increase in residential density above what is currently approved for the site.

Transportation

The lands are bound by Stoney Trail N to the south, Centre Street N to the east and by other developing portions of Carrington to the west and north. Vehicular access to the site will be available through Carrington Boulevard NW to the north of the site. Carrington Boulevard NW will curve north to 144 Avenue NW, connecting to Centre Street N and then to Stoney Trail N and the wider regional mobility network. The street network within the subject site was established through the Carrington outline plan (LOC2013-0037) and no changes are proposed with this application.

Pedestrian connectivity has been provided throughout the wider outline plan area through a series of local, multi-use and regional pathways as well as sidewalks. These connect to adjacent neighbourhoods and regionally via the Rotary-Mattamy Greenway north of Stoney Trail NW.

The area is not currently served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include a bus route running through the subject site. Transit in the area will provide local and regional service through and around the plan area, and later be adjusted to connect with the future Green Line LRT extension and MAX BRT services.

A Transportation Impact Assessment (TIA) was submitted to establish street classifications and intersection configurations for the plan area as part of the Carrington outline plan (LOC2013-0037) process. That TIA was reviewed and accepted by Administration and no update to the TIA was required as a part of this application.

Environmental Site Considerations

A Phase 1 Environmental Site Assessment (ESA) was conducted and submitted as part of the Outline Plan application (LOC2013-0037). The ESA concluded that no further assessment was required.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously planned with the Carrington outline plan (LOC2013-0037). The proposed change in use does not significantly impact the proposed services for the area, which has the capacity to service the proposed

development. As a condition of the subdivision, the developer will be required to enter into a Development Agreement to construct the necessary servicing and pay applicable off-site levies, charges and fees prior to development of the sites. 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 land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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 County/City of Calgary Intermunicipal Development Plan](#) (IDP). 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 Residential, Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This includes design and policy consistency related to: integrating a mix of dwelling types and land uses; using a grid based, connected street pattern and complete streets in the subdivision design; and meeting minimum intensity and density targets. This application is in alignment with MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Keystone Hills Area Structure Plan (Statutory – 2014)

The subject site is identified as part of Community A within the [Keystone Hills Area Structure Plan](#) (ASP). The ASP identifies the subject lands as a Neighbourhood Area. This application fulfills the policy objectives for this area by providing a range of housing forms within the community. This application aligns with the applicable ASP policies.