

Outline Plan and Land Use Amendment in Livingston (Ward 3) at 500 – 144 Avenue NE, LOC2024-0234

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5) to subdivide 38.59 hectares \pm (95.35 acres \pm) with conditions (Attachment 7).
2. Forward this report (CPC2025-0411) to the 2025 June 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 6.97 hectares \pm (17.23 acres \pm) located at 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Mixed Use – General (MU-1f3.0h20) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MAY 08:

That Council give three readings to **Proposed Bylaw 96D2025** for the redesignation of 6.97 hectares \pm (17.23 acres \pm) located at 500 – 144 Avenue NE (Portion of N1/2 Section 3-26-1-5) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Mixed Use – General (MU-1f3.0h20) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 May 8:

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“The following documents were distributed with respect to Revised Report CPC2024-0411:

- Revised Cover Report;
- Revised Attachment 1;
- Revised Attachment 4;”

HIGHLIGHTS

- This application seeks to realign a public utility lot (PUL) and redesignate the subject lands to provide for additional low-density residential development.
- The application proposes to supersede an existing approved outline plan by improving the community design and road network while refining the street cross sections, residential block pattern and open space network.
- 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? An increase in the number of low-density residential lots within proximity of a future LRT station may provide for the lifestyle needs of diverse individuals and family types.
- Why does this matter? This amendment would allow for improvements to the community design with additional residential lots that support housing affordability and accessibility in Livingston.
- Council directed Administration in a Motion Arising on 2021 September 13 (Bylaw 141D2021) to reassess the planned right-of-way for 160 Avenue N and advance recommendations to Calgary Planning Commission for approval.
- No development permits have been submitted.

DISCUSSION

The application was submitted on 2024 September 16, by B&A Studios on behalf of Brookfield Developments and pertains to the northern community of Livingston. The site is bounded by 1 Street NW to the west, 160 Avenue NE to the north, 6 Street NE to the east and Livingston Stages 1A and 1B to the south. Notably, the future 160 Avenue Green Line LRT station will be located directly west of the subject land on Centre Street N.

The subject area is part of the approved (2022) Livingston Stage 1C outline plan. As described in the Applicant Submission (Attachment 2), this application proposes to realign the ATCO gas line currently running diagonally through the north-east corner of the approved outline plan to the north along 160 Avenue NE. With the realignment of the gas line, the PUL lot is now available for the redesignation to the Residential – Low Density Mixed Housing (R-G) District and the Residential – Low Density Mixed Housing (R-Gm) District (Attachment 4) to allow for additional residential development.

In addition to the realignment of the pipeline and redesignation of the land to residential, other minor changes to the Outline Plan are proposed. Additional amendments include design changes to the road network and block pattern, amendments to the road cross section for

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Livingston Boulevard NE, the relocation of Municipal Reserve (MR) lands in the plan area, and minor adjustments to the open space network with additional walkways and pedestrian connections.

The proposal refines the community design by improving the road network, the residential block pattern as well as the open space network (Attachment 5). The proposed amendment resulted in a small increase in the residential density of 29 additional lots (Attachment 6 - Outline Plan data sheet) and therefore does not affect the minimum density requirements in the *Keystone Hills Area Structure Plan* (ASP).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties 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 affected parties was appropriate. The assessment tool indicated that the impact of the proposal is of low impact to the community and is proposing no major changes or disruption. The applicant indicated that, in addition to the city-led outreach, they had informed existing community residents of the proposed land use amendment and outline plan through the Livingston Homeowners Association website and the community newsletter. Further details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. There is no community association for the subject area.

Following Calgary Planning Commission, notifications for a 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 an improved framework for residential development in the future. The

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proposal would continue to support a range of housing options, residential facilities and amenities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site will be explored and encouraged at subsequent development approval stages.

A supplemental memorandum to the Biophysical Impact Assessment (BIA) approved on previous outline plans in Livingston was accepted by Administration in the review of the realigned ATCO gas pipeline. The memorandum considered the impact of the realigned gas pipeline on the potential for wildlife open space connections. The impact of the realignment is mitigated with the planned natural drainage area incorporated in the plan area as naturalized open space. Further information is available in the Attachment 1 under the Environmental Site Considerations section.

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. **Approved** Outline Plan
6. **Approved** Outline Plan Data Sheet
7. **Approved** Outline Plan Conditions of Approval
8. Motion Arising (Council Minutes on Bylaw 141D2021)
9. **Proposed Bylaw 96D2025**
10. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2025 May 08**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform