

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast community of Carrington, on the corner of Carrington Way NW and Carrington Boulevard NW. The subject site is approximately 0.05 hectares (0.13 acres) in size consists of two parcels and is approximately 18 metres wide by 28 metres deep. The existing development on the site is a semi-detached dwelling with rear-attached garage with rear lane access.

Surrounding development is characterized by low density residential development that is primarily comprised of single and semi-detached dwellings. Low density single detached dwellings to the east of the site are designated as the R-G District, condominiums to the west are designated as Direct Control (DC) Bylaws (Bylaw 168D2019 and Bylaw 169D2019). The retail and shopping centre is located along Carrington Boulevard NW and is approximately 200 metres (a three-minute walk) west of the site. The commercial properties to the west are designated as the C-C2 District and consist of convenience stores, restaurants, a gas station and professional services. The St. Josephine Bakhita School is located approximately 1000 metres (a 17-minute walk) southwest of the site.

Several amenities are available within 800 metres (a 13-minute walk) from the subject site. This includes the following:

- a regional pathway - approximately 480 metres (an eight-minute walk) to the south of the site;
- Carrington Skatepark - approximately 200 metres (a three-minute walk) to the west of the site;
- Lucas Way Park and Livingston West Ponds - approximately 500 metres (an eight-minute walk) to the north-east of the site; and
- Carrington Pond - approximately 200 metres (a three-minute walk) to the east of the site.

## Community Peak Population Table

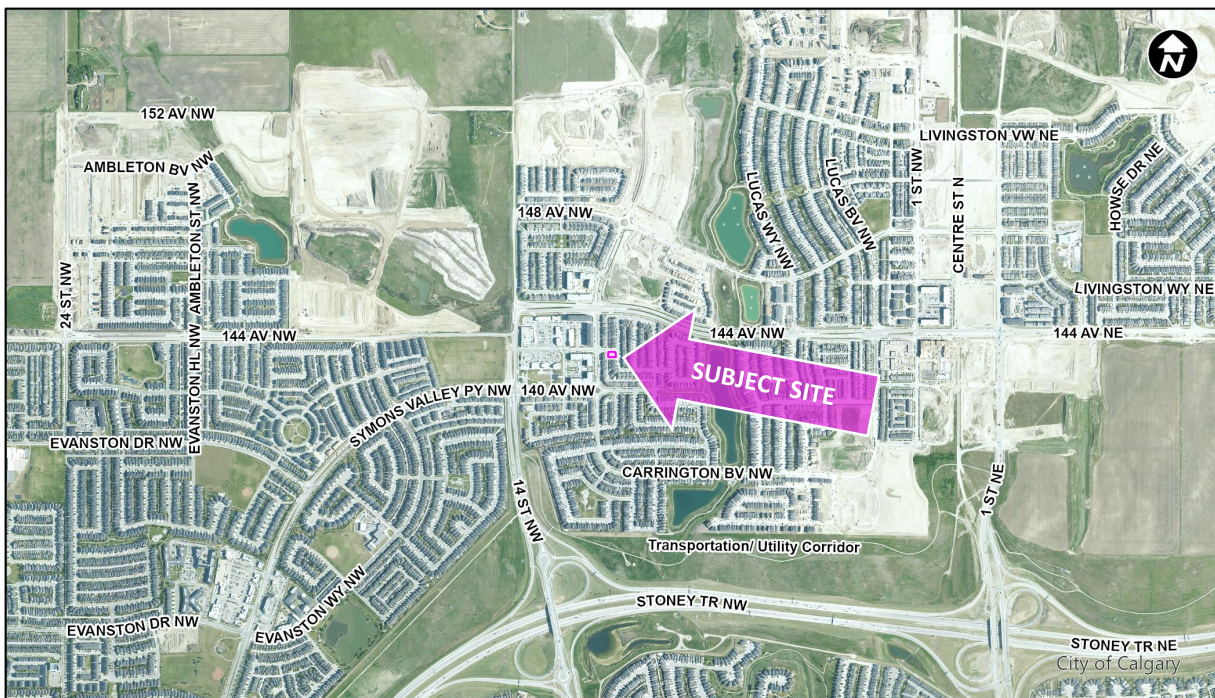
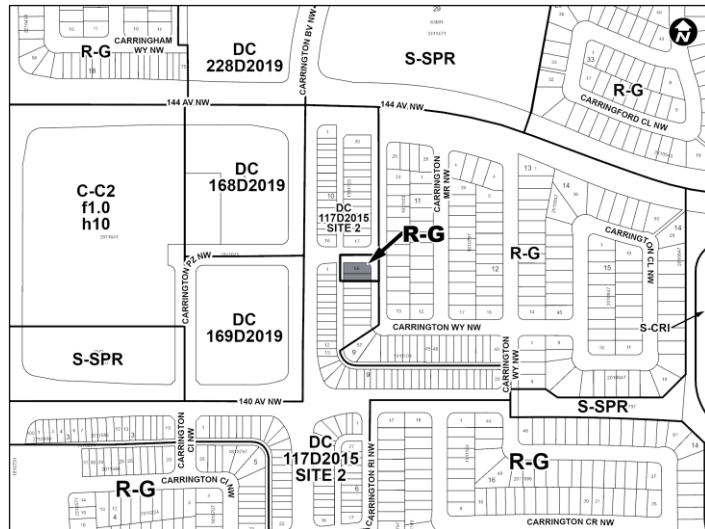
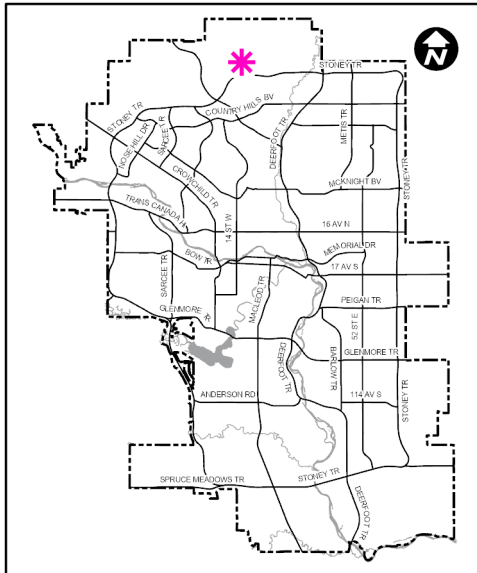
As identified below, the community of Carrington reached its peak population in 2019, and is still undergoing development.

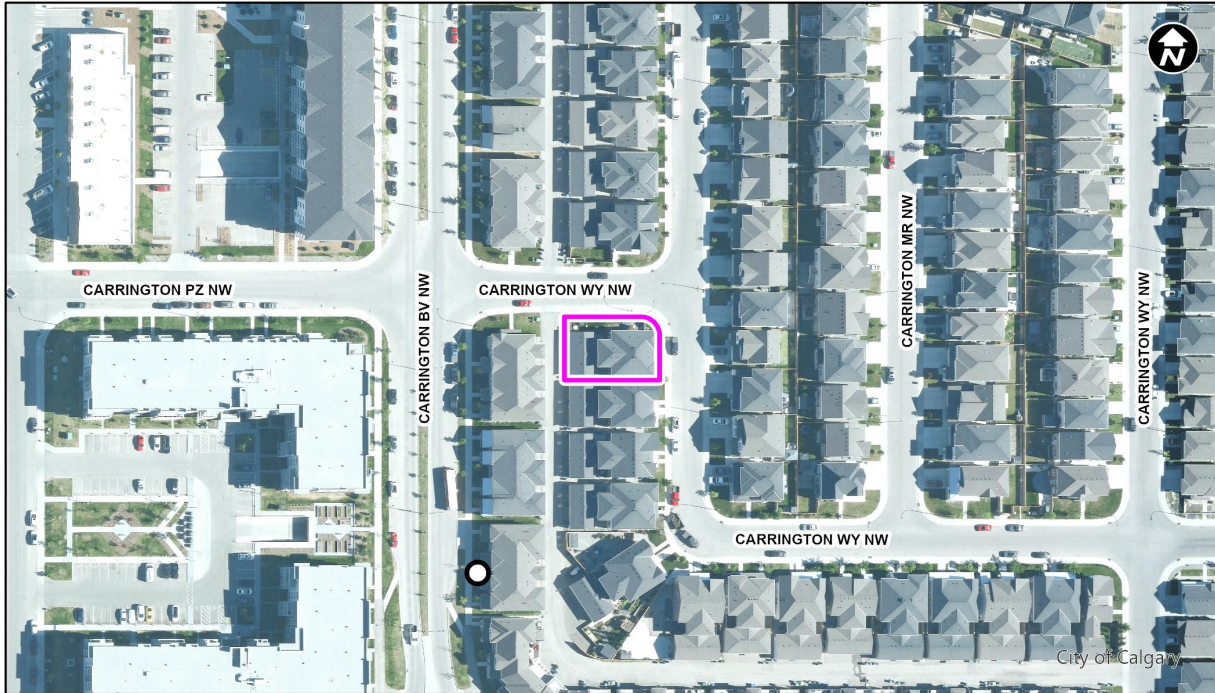
<b>Carrington</b>	
Peak Population Year	2019
Peak Population	572
2019 Current Population	572
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 existing DC District ([Bylaw 117D2015](#)) is based on the Residential – Low Density Multiple Dwelling (R-2M) District. This DC District is intended to accommodate residential development in the form of semi-detached dwellings and rowhouses with a maximum of one main residential building on a parcel. The DC District also includes requirements for a specific minimum lot width (7.2 metres), depth (18.5 metres) and lot area (111.0 square metres) and a maximum building height of 13.0 metres. The DC District was intended accommodate for higher intensity use including rowhouse and semi-detached dwellings. Secondary suites are not a listed use in this DC District, which is what is driving the need for the land use amendment.

The proposed R-G District allows for a broader range of low density housing forms such as single detached dwellings, semi-detached dwellings, duplex dwellings, cottage housing clusters and rowhouse buildings. The R-G District allows for a maximum building height of 12.0 metres and a minimum parcel area of 150.0 square metres per dwelling unit.

Within the context of the R-G District, the existing building will be considered a legally non-conforming building under future development scenarios. Current site conditions including rear setback, building depth, parcel area, and parcel coverage will be recognized as a legally non-conforming building.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are allowed in the R-G District and do not count towards allowable density. As per the land use bylaw, a Secondary Suite requires at least one parking stall.

### **Development and Site Design**

If this redesignation is approved by Council, the rules of the proposed R-G District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this subject site, additional items that will be considered through the development permit process include, but are not limited to:

- the site plan and configuration of the dwelling unit and secondary suite;
- secondary suite amenity space; and
- lane access and parking provision.

### **Transportation**

Vehicular access to the subject site is from the rear lane located off Carrington Way NW. Pedestrian access is from the public sidewalk located along Carrington Way NW.

Street parking is available adjacent to the subject site without restriction along Carrington Way NW. The Always Available for All Ages and Abilities (5A) Network map indicates an existing pathway is available and located along 144 Avenue NW and 140 Avenue NW respectively.

The nearest Calgary Transit stop (EB 144 Avenue NW at Carrington Boulevard west and SB Carrington Boulevard at 144 Avenue NW) is 156 metres (a three-minutes walk) north of the subject at 144 Avenue NW. These stops are consisting of Route 115 (Symons Valley Parkway - Eastbound) and 124 (Evanston – Eastbound).

A Transportation Impact Assessment (TIA) was not required as a part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services exist to the site. Servicing requirements will be further determined at the time of development.

## **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.

### **Rocky View / Calgary Intermunicipal Development Plan (2012)**

Administration's recommendation aligns with the policy direction of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP). The proposed land use amendment aligns with the intent of IDP in order to provide more certainty for planning and development decisions within a broad policy framework, through the adoption of a statutory plan ([Keystone Hills Area Structure Plan](#) (ASP)) by bylaw.

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

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposed land use amendment aligns with the more detailed policy direction of the MDP, including the New Community Planning Guidebook. It supports design and policy objectives such as integrating a mix of dwelling types and land uses, employing a grid-based and connected street network with complete streets, and achieving minimum intensity and density targets. Overall, the application is consistent with MDP policies. The MDP also supports proposals that improve housing affordability to meet the needs of current and future Calgarians, as highlighted in Section 2.3.1: Housing. The policy encourages a mix of housing types and tenures, including secondary suites. This proposal aligns with the objectives of the MDP.

**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 – 2023)**

Administration's recommendation aligns with the policy direction of the [Keystone Hills Area Structure Plan](#) (ASP). The subject site is identified as part of Community A within the ASP. The proposed land use amendment is consistent and alignment with the ASP as enabling more diversity, supporting the goal of creating a more compact urban form and allowing residents to adapt their spaces to meet evolving needs.