

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0740

**Land Use Amendment in Carrington (Ward 3) at 15000 – 14 Street NW,
LOC2019-0028**

EXECUTIVE SUMMARY

This application was submitted by Urban Systems on 2019 March 01 on behalf of the landowner, Mattamy (Aberdeen Heights) Limited. The application proposes a land use redesignation of 8.75 hectares \pm (21.62 acres \pm) in the community of Carrington from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, DC Direct Control District and Special Purpose – School, Park and Community Reserve (S-SPR) District. The proposed land use redesignation will allow for:

- low density residential in a range of building forms; and
- a small park space.

The proposal conforms to the relevant policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan* (ASP).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 8.75 hectares \pm (21.62 acres \pm) located at 15000 – 14 Street NW (Portion of SW 1/4 4-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District to accommodate low density residential uses, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 December 10 at the Regular Public Hearing Meeting of Council, Report PFC2018-1180 was presented regarding a partial growth management overlay affecting communities within the *Keystone Hills ASP*. Council held a Public Hearing and gave three readings of Bylaw 93P2018, removing portions of the Keystone Hills Growth Management Overlay that affected the subject lands. The subject lands no longer have a growth management overlay and can proceed with development.

BACKGROUND

This redesignation application was submitted by Urban Systems on 2019 March 01 on behalf of the landowner, Mattamy (Aberdeen Heights) Limited. As noted in the Applicant's Submission (Attachment 1), this land use application will allow for low density residential development, including Mattamy Homes' unique rowhouse product.

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An outline plan, LOC2013-0105 (Attachment 2), was approved in 2015, and includes the area that is subject to this proposed land use amendment application. Land use was not approved for the subject site at the time, as it was subject to a growth management overlay, which has since been removed.

The approved outline plan shows a 'DC Site 1' for wide small lot housing which aligns with the intent and rules of the Residential – Low Density Mixed Housing (R-G) District, which was introduced in 2016, after the outline plan approval. A DC Direct Control District is proposed where 'DC Site 2' for street-oriented / laned housing is shown on the outline plan. The proposed DC District is similar to an existing DC District (Bylaw 117D2015) which was approved for another site identified on the outline plan as 'DC Site 2' as well.

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Site Context

The subject site comprises 8.75 hectares \pm (21.62 acres \pm) within a larger 120.62 hectare \pm (298.06 acre \pm) parcel of undeveloped land in the community of Carrington. The subject site is just east of 14 Street NW and north of 144 Avenue NW.

Surrounding parcels to the north and west of the site remain in an agricultural and / or natural state but are identified for future development at urban densities under the *Keystone Hills Area Structure Plan* (ASP). Lands to the south and east are in the first phases of construction, as part of the development of the Carrington and Livingston neighbourhoods, respectively.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use framework will enable a range of street-oriented, low density housing forms, in the developing neighbourhood of Carrington. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is a special purpose designation applied to lands that are awaiting urban development and utility servicing, and to protect against premature subdivision and development.

The proposed Residential – Low Density Mixed Housing (R-G) District is a residential designation that is intended to accommodate a range of low density residential development including cottage housing clusters, duplex dwellings, semi-detached homes, rowhouses and single detached homes.

The proposed DC Direct Control District (Attachment 3) is based on the Residential – Low Density Multiple Dwelling (R-2M) District. A DC District is recommended to regulate distinctive characteristics for parcel size and coverage, amenity space, setbacks and height to accommodate Mattamy's unique housing product type.

The proposed DC District allows for semi-detached homes, rowhouse buildings and live work units, on laned lots. In addition to being of a smaller area size, these lots are of a shorter depth and wider frontage than typically allowed in standard districts in Land Use Bylaw 1P2007. This triggers the need for reduced setbacks and higher parcel coverage. The DC District includes an amenity space requirement per dwelling unit, given the smaller parcel sizes and higher parcel coverage.

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The proposed DC District is similar to the neighboring DC Direct Control District, Bylaw 117D2015, approved south of 144 Avenue NW, and to other DC Districts in Cityscape that accommodate Mattamy Homes' product. Minor administrative updates to the language in the proposed DC have been made to align with current standards.

Development and Site Design

The proposed land uses will provide basic guidance for the future development of the site and enable the development of a variety of low density housing forms complemented by a small central park space.

Environmental

Environmental concerns for the subject lands were considered during the review of the approved outline plan in 2015, and no further reports or investigations are required for this application.

Transportation

The road network for the area was approved under the outline plan in 2015. Direct vehicular access from future residential parcels onto 14 Street NW is prohibited, nor will direct vehicular access to Carrington Boulevard NW and Carringham Boulevard NW be permitted. Calgary Transit bus service will be available on the east boundary of the site on Carrington Boulevard NW.

Utilities and Servicing

The proposal requires the Northridge Phase 1 Feedermain for water servicing, which is planned to be completed Q4 2020. The applicant needs to submit a water network plan and preliminary site grading plan for review by Water Resources prior to subdivision. Sanitary sewer servicing is available and can accommodate the potential development of the subject site. Additional submissions of sanitary reporting are not anticipated, unless future densification is proposed. A stormwater management report will be required prior to or in conjunction with the subdivision. Site specific stormwater management strategies will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. Administration received no comments in relation to the application. Currently, there is no community association for the area.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP defers to the local area plan in place.

Keystone Hills Area Structure Plan (Statutory – 2012)

The subject site is located within the Neighbourhood Area as identified on Map 5: Land Use Concept in the *Keystone Hills ASP*. The Neighbourhood Area is intended to provide for a variety of housing forms and affordability levels to meet the needs of Calgary's diverse population. Opportunities for residential-based commercial uses, including live work units, are encouraged. Specific housing diversity policies encourage a minimum of 30 percent of housing units within an area be non-single detached, which can include semi-detached dwellings and rowhouses.

Social, Environmental, Economic (External)

The recommended land use allows for a range of low density housing types to accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan*. The proposed land uses will allow for low density residential development, complemented by a park space, which is aligned with the previously approved outline plan.

ATTACHMENT(S)

1. Applicant's Submission
2. Previously Approved Outline Plan (LOC2013-0105)
3. Proposed Direct Control District Guidelines