

Applicant's Submission

Lewisburg - Applicant's Submission- June 3, 2019

Introduction

The subject site is located in the northeast quadrant of the City of Calgary, between the developing communities of Livingston and Keystone Hills. The site is bounded by 6 Street NE on the west, 144 Avenue NE on the north, 11 Street NE on the east and Stoney Trail on the south. The subject site is approximately 42 hectares (105 acres) in size and falls under the policies of the North Regional Context Study and the Keystone Hills Area Structure Plan (ASP). The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) district under the City of Calgary Land Use Bylaw. The purpose of this application is to establish the new neighbourhood of Lewisburg and plan for future residential development.

Vision

Genstar Development Company is the owner of the subject site. The main components of the new residential neighbourhood are a centrally located Joint Use Site, a Neighbourhood Activity Centre with a local commercial use, a variety of Neighbourhood Parks, a mix of low and medium-density residential uses and a stormpond facility. The neighbourhood has been planned to connect to the surrounding lands through a fused-grid street network that supports transit and cyclist infrastructure. A regional pathway network extension is proposed to provide excellent pedestrian connections in the area.

Outline Plan & Land Use Redesignation

This application proposes to subdivide and redesignate 42.69 ha (105.48 ac) of land from S-FUD to R-G, R-Gm, M-1, S-SPR and S-CRI. There are 952-1283 residential units projected within the Lewisburg neighbourhood, including a variety of singles, semis, rowhouse and townhouse apartments.

Road Closure

Along the west boundary of the neighbourhood, a small 0.32 ha (0.79 ac) segment of the 6 Street NE road right-of-way is proposed to be closed. The closure area will become a linear park, accommodating a regional pathway connection to connect in to the Mattamy/Rotary Greenway within the TUC.

Proposed Community Name

The Community Name of Lewisburg is proposed for the 'Community C' lands within the Keystone Hills ASP. The name was chosen to reflect and honour the historical connection of the Lewis family to the Nose Creek and Symons Valley Area.

Summary

This first residential neighbourhood in the Lewisburg Community will provide for a range of housing forms that cater to a broad range of socioeconomic groups and is responsive to market trends. The neighbourhood is highlighted by a future CBE Elementary School and three neighbourhood parks, a series of well-defined regional and multi-use pathways, a grid-pattern street network that accommodates cyclist and transit infrastructure and provides direct connections to adjacent neighbourhoods.

The Lewisburg neighbourhood meets and exceeds the MDP and Keystone Hills ASP targets for Greenfield development with an anticipated density of 9.1 units per hectare and intensity of 67 people & jobs/hectare.