



LOC2019-0135
Land Use Amendment and
Outline Plan

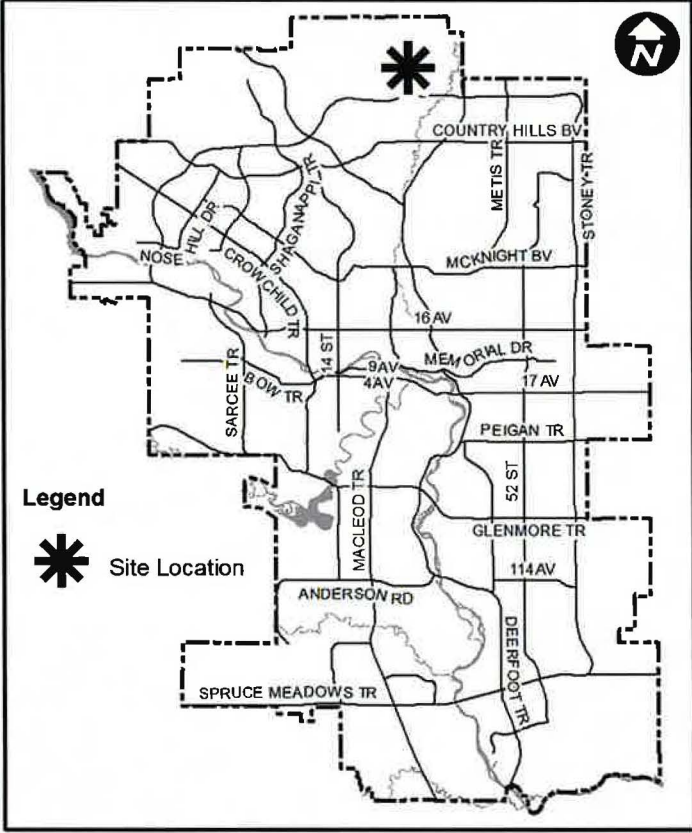


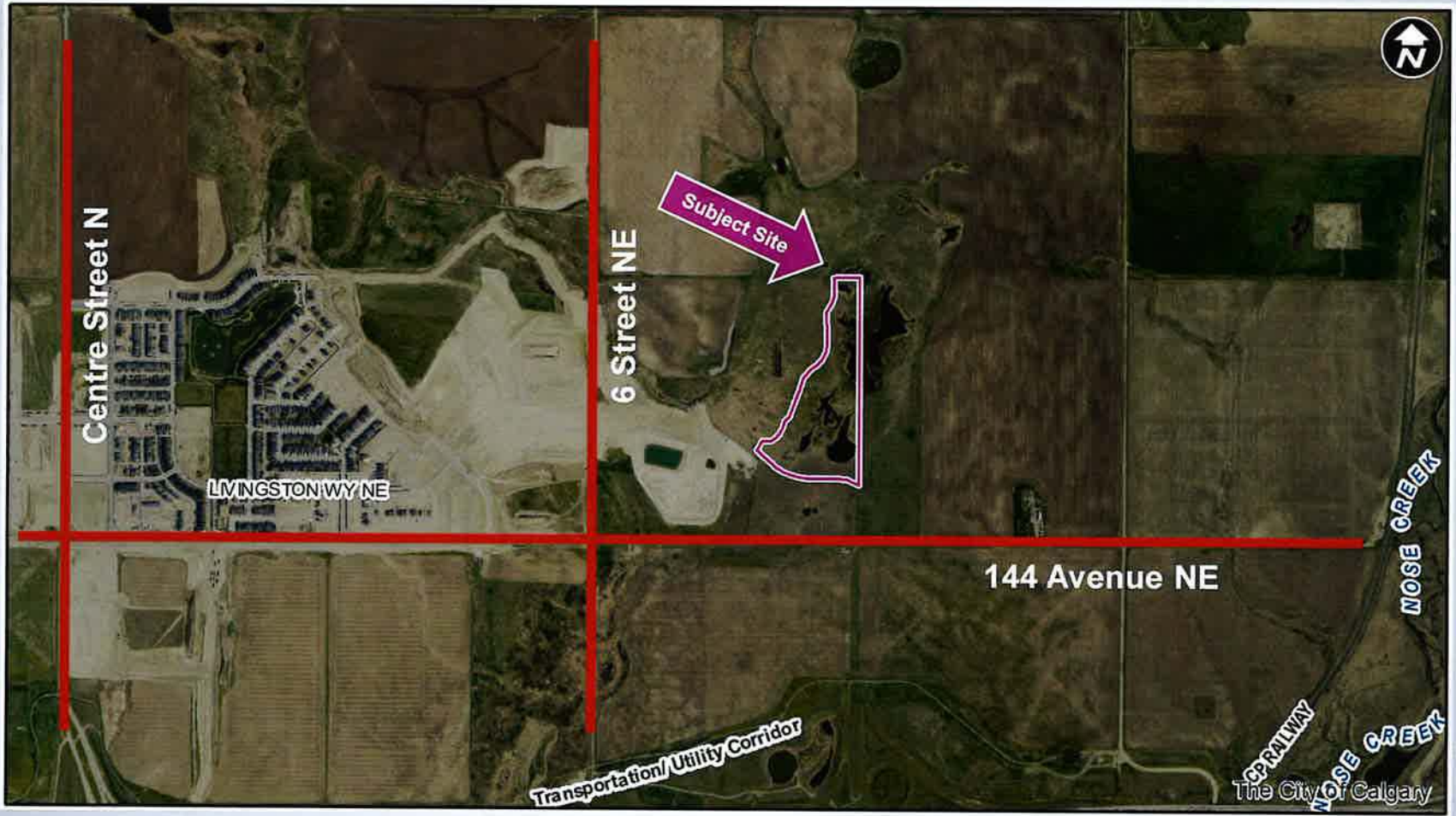


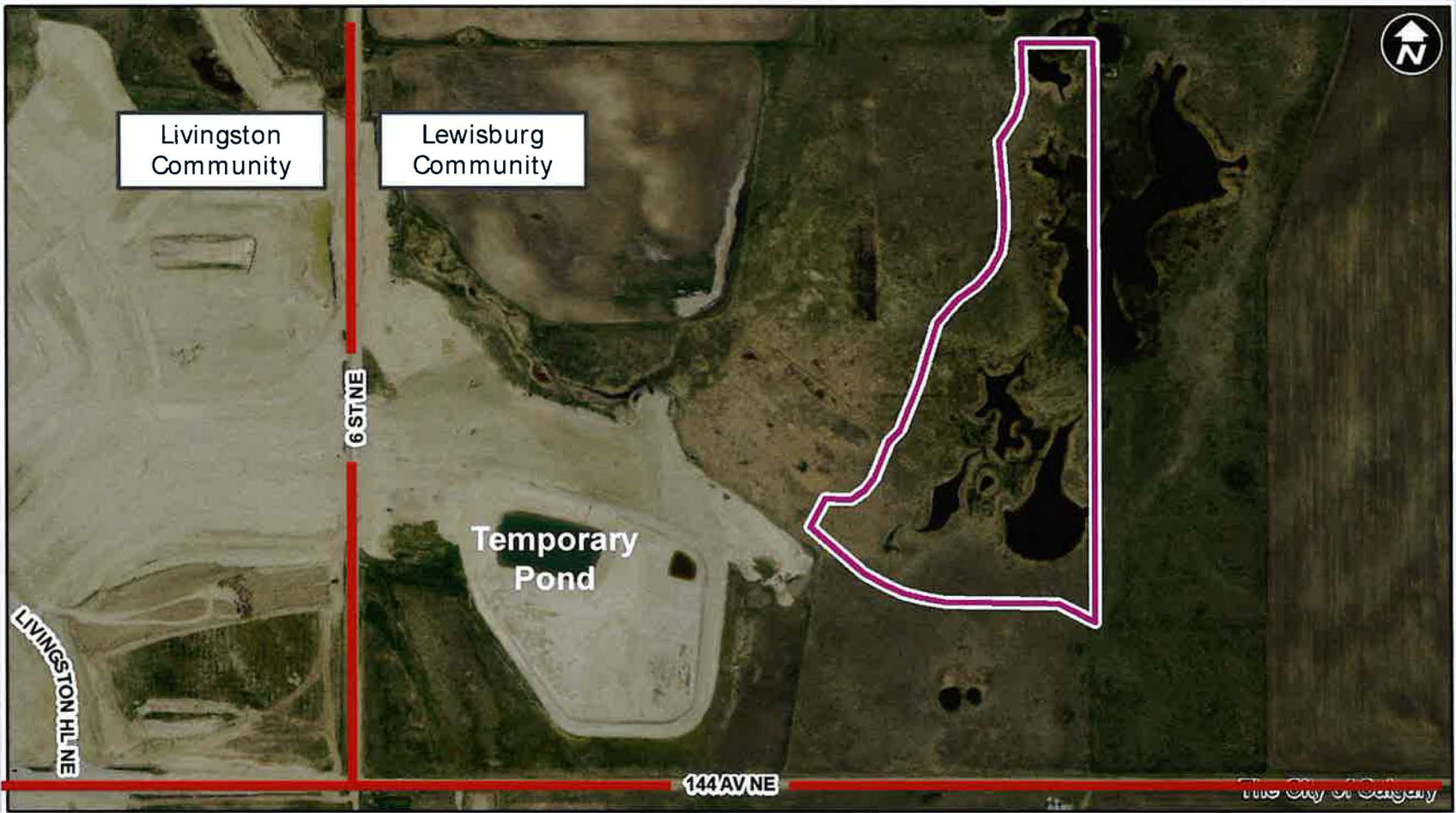
Calgary Planning Commission Agenda Item: 7.2.5 & 7.2.6

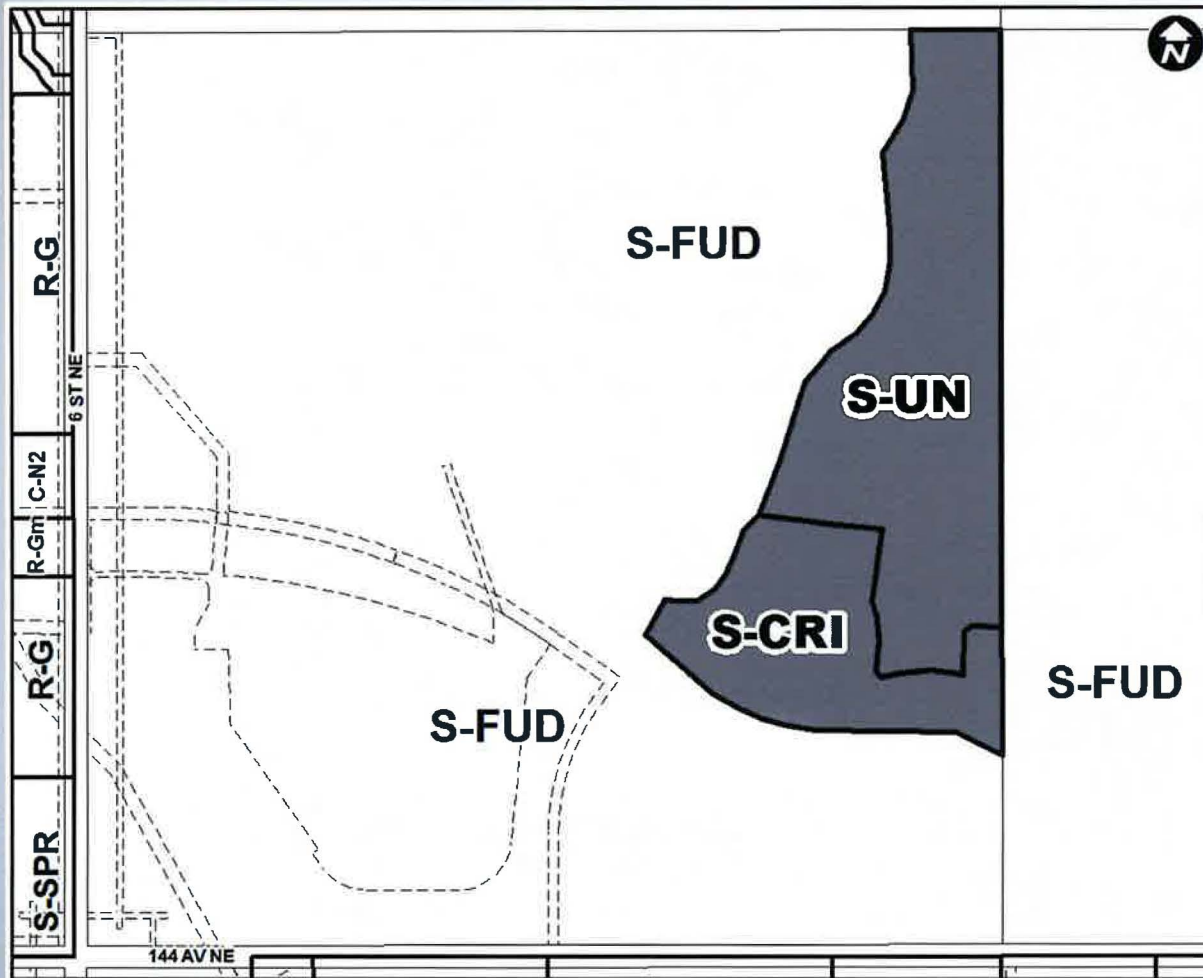
Corrections for Item 7.2.6 CPC2020-0572, Attachment 1:

- Two conditions that follow Condition 16 are published as 1 and 2, but should be numbered 17 and 18
- Condition 28 is published as 283, but should be numbered 28









Proposed land uses:

- Special Purpose – City and Regional Infrastructure (S-CRI) District
✓ for a Public Utility Lot (PUL)
- Special Purpose – Urban Nature (S-UN) District
✓ for an Environmental Reserve (ER).



Context Map

OUTLINE PLAN STATISTICS			
	Hectares	Acres	% of GDA
Total Area	10.54	26.04	
less: Environmental Reserve - S-UN(ER)	7.06	17.43	
Gross Developable Area (GDA)	3.48	8.61	100.0%
S-CRI(PUL): Special Purpose - City and Regional Infrastructure			
Stormwater Pond	3.48	8.61	100.0%

LAND USE STATISTICS			
Land use	Land Use	Hectares	Acres
S-FUD	to S-CRI(PUL)	3.48	8.61
S-FUD	to S-UN(ER)	7.06	17.43
TOTAL		10.54	26.04



Proposed Land use

b&a
prime consultant:
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client:
Brookfield Residential

sub-consultant:
L.A. West
MAGNA

revisions:

no.	date	description	plan sheet
1	2019		
2			
3			
4			
5			
6			

location map:

Client Site
Project No. 19-037

scale:
0 20 40 80
METERS 1:2000

municipal address:
830 844 Ave NW, Lewisburg, ON

legal description:
North half of 844 St. Sec. 22 T20 S11 W08M & L2nd Part of 844 St. Part 4 Sec. 22 T20 S11 W08M

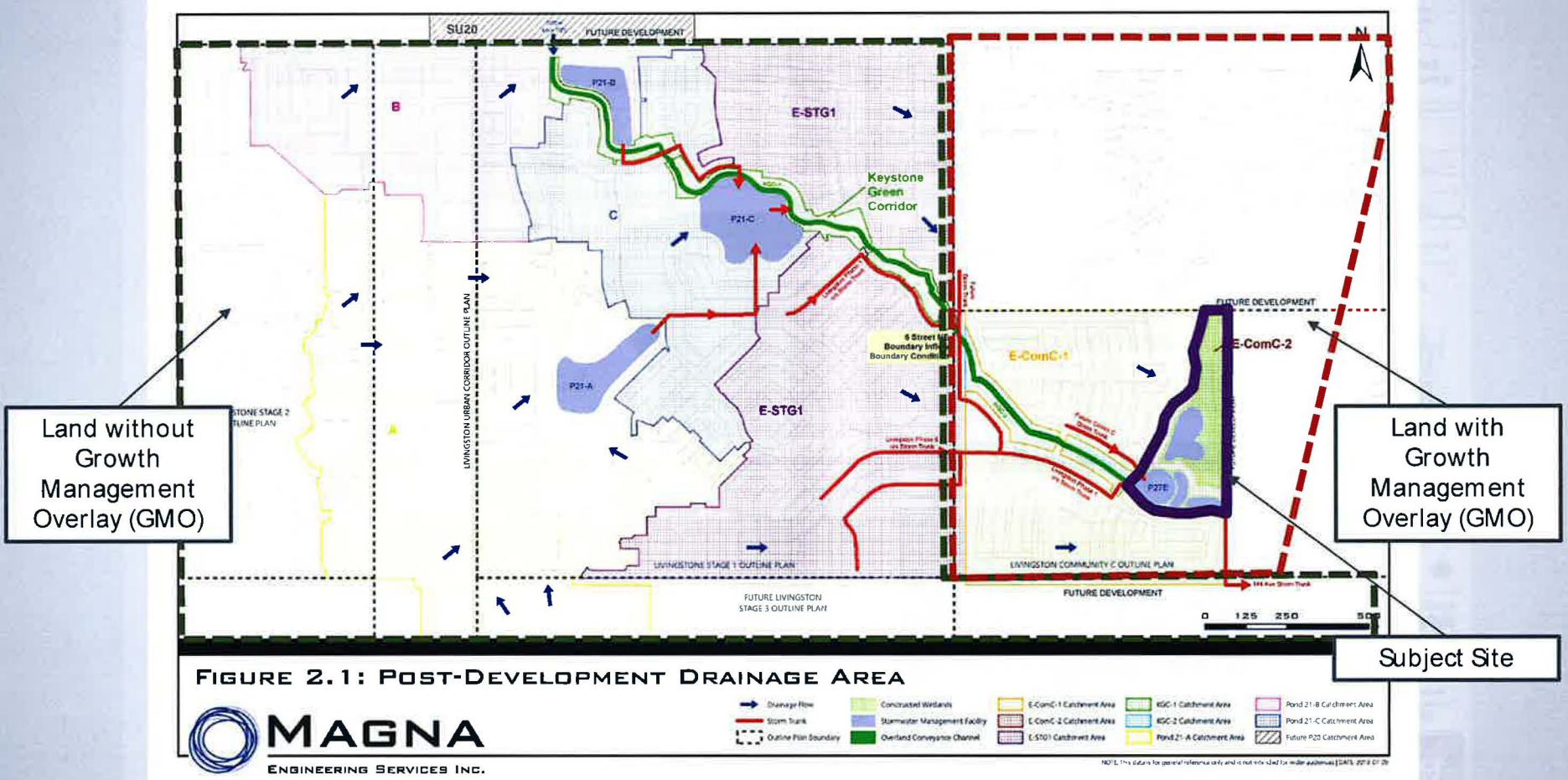
Site description:
1000 sq. m. (244,000 sq. ft.)

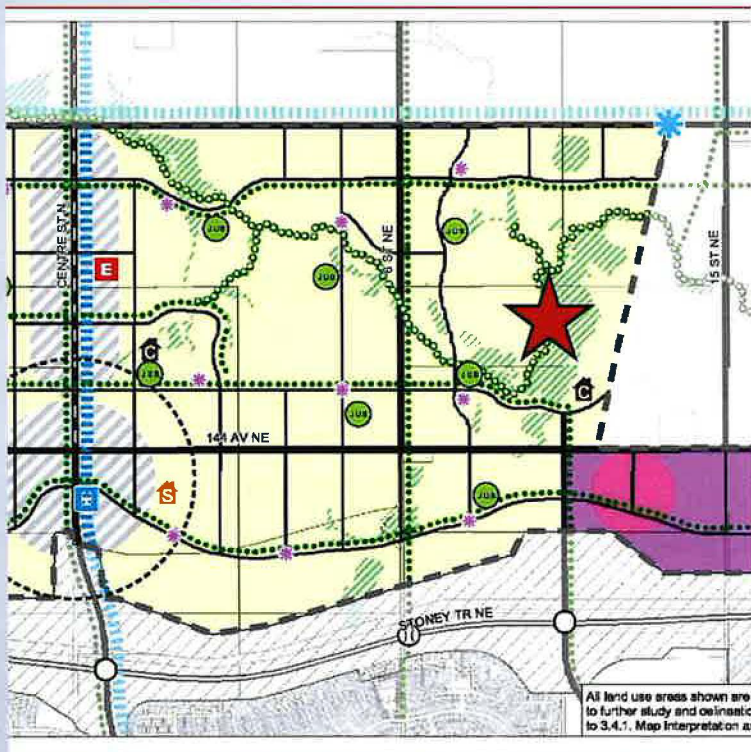
Site info:
project no. 19-037
sheet no. 1.0
drawing date: 2019-01-23

project:
**Keystone Pond E
In Lewisburg**

sheet title:
**Land Use
& Outline Plan
Redesignation**

exhibit no.:
1.0





Keystone Hills Area Structure Plan - Land Use Concept

★ Subject Site

Residential

Environmental Open Space Study Area

JUS Joint Use Site

Reasons for Support:

- Required storm pond facility to service the previously approved urban development in the Livingston community
- Integrated and constructed wetlands and storm pond facility is cost-effective
- Enhances ecological and aesthetical value of the community

Administration Recommends:

Item 7.2.5

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

1. **ADOPT**, by bylaw, the proposed land use redesignation of 10.54 hectares \pm (26.04 acres \pm) located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of N1/2 of the SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw

Item 7.2.6

That the Calgary Planning Commission **APPROVE** the proposed outline plan located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of N1/2 of the SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) to subdivide 10.54 hectares \pm (26.04 acres \pm) with conditions (Attachment 1).

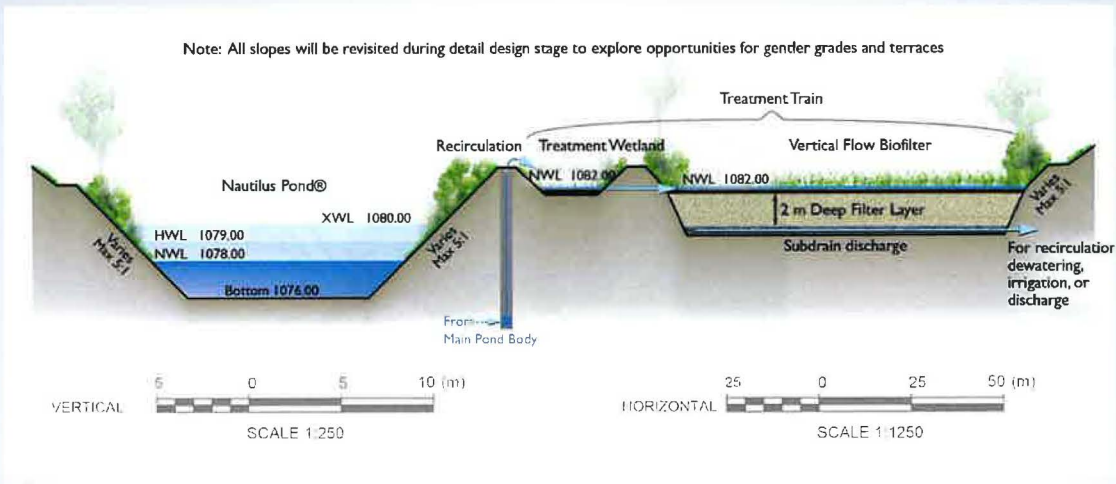
STORMWATER KIDNEY™ POND MULTIPLE PATENTS AND PENDING

Legend:

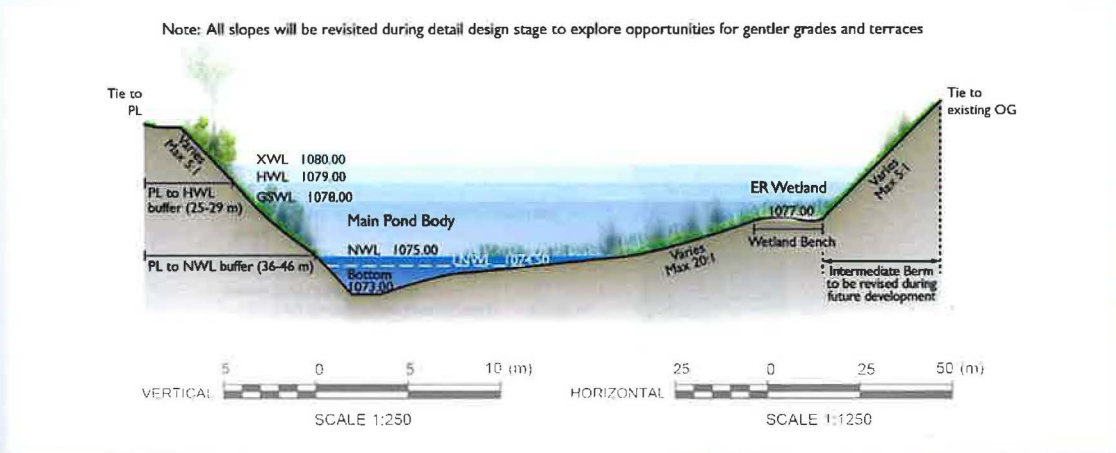
—	Freeboard (FB)	1080.50 m
—	Extreme Water Level (XWL)	1080.00 m
—	High Water Level (HWL)	1079.00 m
—	Gravity Spill Water Level (GSWL)	1078.00 m
—	Wetland Bench Level	1077.00 m
—	Normal Water Level (NWL)	VARIES
—	Low Normal Water Level (LNWL)	1074.50 m
—	Trail/Unpaved Pathway	
—	Maintenance Access/Paved Pathway	

Note:
Pathway layout and transitions between paved and unpaved portions will be revisited during detail design
All slopes will also be revisited during detail design to explore opportunities for gender grades and terraces





Section 1-1



Section 2-2