

Outline Plan in Lewisburg (Ward 3) at multiple properties, LOC2020-0057

RECOMMENDATION:

That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 14900 – 6 Street NE and 800 – 144 Avenue NE (Portion of SW1/4 Section 2-26-1-5; Portion of Section 2-26-1-5, Legal Subdivisions 3 and 4) to subdivide 54.15 hectares \pm (133.81 acres \pm), with conditions (Attachment 5).

HIGHLIGHTS

- This application seeks to establish a subdivision framework to allow for the provision of a variety of residential building forms including single detached dwellings, semi-detached dwellings, rowhouses and multi-residential development, an elementary school site, a neighbourhood activity centre, parks and open spaces, and roadways in the developing community of Lewisburg.
- The proposed outline plan achieves the neighbourhood design vision established by the *Keystone Hills Area Structure Plan (ASP)* and the *Municipal Development Plan (MDP)*.
- The quarter section containing the subject site is currently within a Growth Management Overlay (GMO) area. A land use amendment and GMO removal for the subject site is not proposed with this outline plan application.
- What does this mean to Calgarians? This will allow for increased diversity in housing opportunities in the future and will allow for more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? More compact development means a reduction in urban sprawl and a greater variety of housing options for people.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2020 May 05 by B&A Planning Group on behalf of the landowner, Genesis Keystone Ltd. This approximately 54.15 hectare (133.81 acre) site is part of the quarter section located east of 6 Street NE and north of 144 Avenue NE within the community of Lewisburg.

B&A Planning Group has provided a summary of their proposal in the Applicant Submission (Attachment 2).

The site is currently within a GMO area. In November 2020, Council reviewed a business case for removing the GMO from the quarter section containing the subject site and directed the proponent to resubmit their business case during the next round of business case evaluations in 2021-22. As per the ASP, removal through the Council-approved decision-making process will be required before a land use amendment application can be approved; however, the ASP does not restrict the review and recommendation for approval of the outline plan application.

Outline plan approval in itself (without GMO removal and a land use amendment) does not enable urban development. The developers have brought forward the outline plan as a step in

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supporting their future business case application for GMO removal and an expedited review for land use amendment application after the GMO has been removed.

For this outline plan, Administration has recommended conditions (Attachment 5) to approve this outline plan for a period of five years. If the GMO is not removed within these five years, a review of the outline plan and all associated supporting studies will be required.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed outline plan application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. In response, the applicant held meetings with the adjacent developer to the west to discuss growth management concerns and to align stormwater management strategies. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

No public comments were received by the report submission date. Currently, there is no community association for the area.

Calgary Planning Commission (CPC) is the Council-designated approval authority for outline plans, and therefore will make the final decision on the subject application. This application does not include a land use amendment application or a GMO removal application at this time.

IMPLICATIONS

Social

The proposal would allow for a variety of housing options in low and medium-density residential building forms. The proposal would accommodate the housing needs of a more diverse population.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

Economic

The ability to develop a wider variety of housing types would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

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Service and Financial Implications

No anticipated financial impact.

This outline plan application itself has no impacts on capital or operating budgets as it does not propose GMO removal to allow for new community growth. GMO removal is a Council decision and is outside the scope of this outline plan application. GMO removal decisions may impact capital and/or operating service plans and budgets.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Outline Plan
5. Proposed Outline Plan Conditions of Approval
6. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform