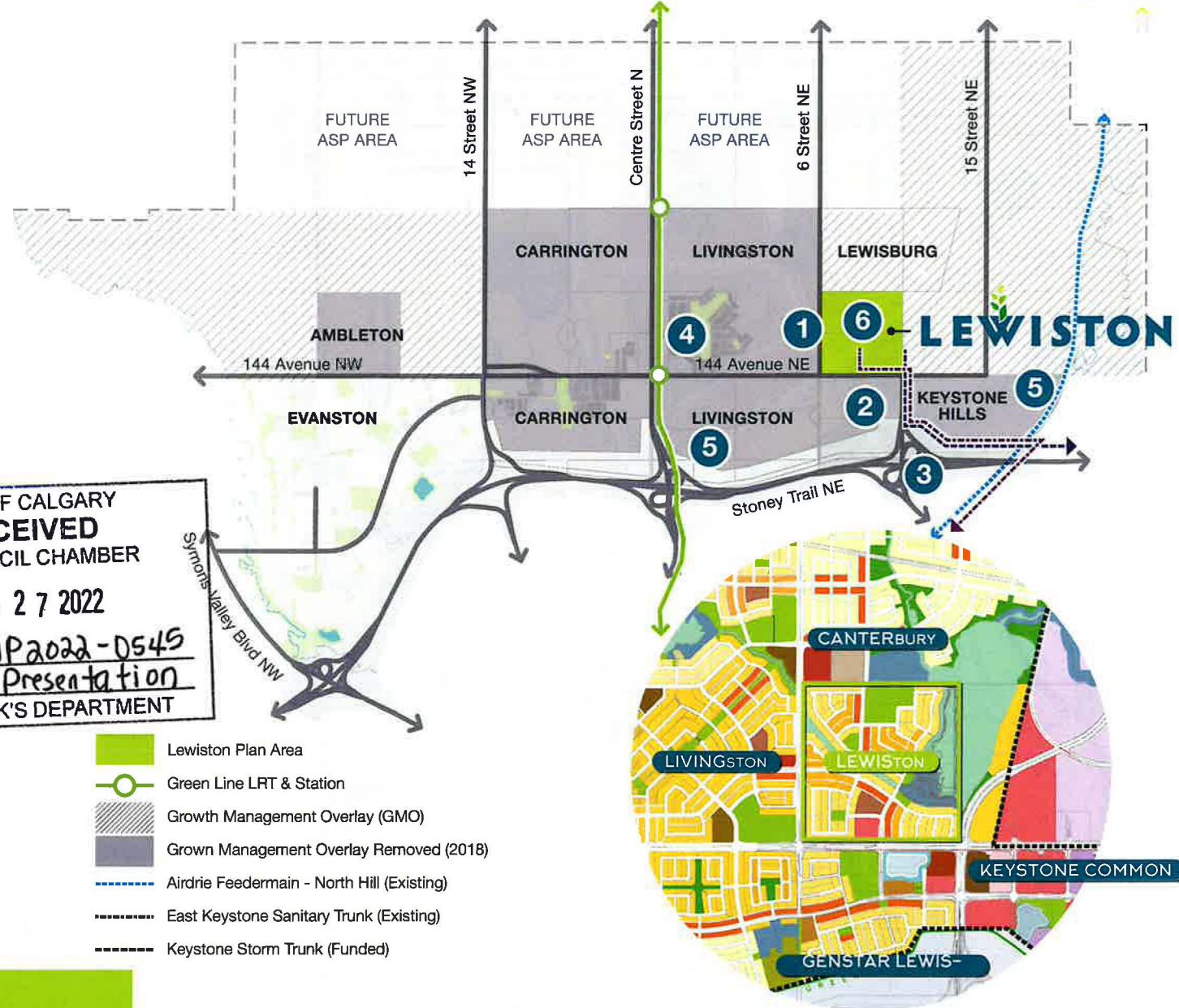


# LEWISTON

## BUSINESS CASE

Lewiston provides an opportunity to further develop one of the remaining pieces of the Keystone Hills ASP Area, providing residential housing supply to one of Calgary's fastest growing sectors. Introducing an additional neighbourhood provides more choice for people and will create more competition in the market, with a new developer, to maintain affordability.



- 1 THIS IS NOT A NEW COMMUNITY.
- 2 AN INFRASTRUCTURE GAP.
- 3 KEY GROWTH AREA.
- 4 SUPPORTING PRIMARY TRANSIT.
- 5 ATTRACTING MAJOR EMPLOYMENT GENERATORS.
- 6 APPROVED OUTLINE PLAN.

CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 JUN 27 2022  
 ITEM: 7.1 IP2022-0545  
 Distrib - Presentation  
 CITY CLERK'S DEPARTMENT

- Lewiston Plan Area
- Green Line LRT & Station
- Growth Management Overlay (GMO)
- Growth Management Overlay Removed (2018)
- Airdrie Feedermain - North Hill (Existing)
- East Keystone Sanitary Trunk (Existing)
- Keystone Storm Trunk (Funded)

## \$35M

City Levies

## \$3.3M

Annual Property Taxes

### 896/148 units

Low-Density/Multi Family Residential

### +3,500

Population

### 32,000 sq.ft

Commercial Space

## Vision and Concept Plan

The vision for Lewiston is an active neighbourhood where residents connect through a common appreciation of nature, childrens' education and activities and local shopping. Expanding on this vision, the following provides a conceptual overview of the main elements of the development:



**Residential Boroughs:** The north-south and east-west collectors will divide the neighbourhood into four boroughs that are anchored and bound by open spaces and incorporate a variety of lower-density housing types including laned and front-drive single-detached and semi-detached dwellings and the potential for duplexes and rowhouses.



**Entranceway Townhomes:** Semi-detached dwellings, duplexes and/or rowhouses are to frame north and south entrance streets to welcome people to the neighborhood.



**Neighbourhood Activity Centre:** A Neighbourhood Activity Centre will be placed at the southern entrance of Lewiston and will incorporate mutually supportive local commercial, multi-residential and civic development to offer retail services and augment housing diversity.



**Joint Use Site:** To support the educational and recreational needs of Lewiston and act as the civic component of the Neighbourhood Activity Centre, a Joint Use Site will be centrally located at southern entrance on the neighbourhood and will incorporate a K-6 separate elementary school and playfields.



**Local Parks:** Two local parks are bordered on three sides by streets, framed by surrounding housing and situated in prominent locations to act as a local square for residents to congregate.



**Natural Areas:** The naturalized drainage course will offer residents a space to walk and enjoy nature as they traverse the neighbourhood and make their way to the adjacent stormpond/reconstructed wetland complex.



**Open Space Connections:** Four open space connections will draw people into the stormpond/reconstructed wetland complex to showcase this highly innovative and attractive Storm Park that uses circulation pumps, biofilters, clarifiers and treatment wetlands to clean water of sediments and contaminants and manage stormwater.



**Multi-modal Transportation System:** The street network will be in the form of a modified-grid with streets, bike-lanes, sidewalks, bus transit, pathways and trails to provide the foundation for a multi-modal transportation network

THE OUTLINE PLAN WAS UNANIMOUSLY APPROVED BY CALGARY PLANNING COMMISSION ON JULY 22, 2021  
GENESIS IS REQUESTING GMO REMOVAL ON THE ENTIRE SITE



## Development Timeline

### Anticipated Development Timeline if Overlays were removed immediately:

Complete	July 2021	Q2/3 2022	Q3 2022	Q4 2022	Q1/2 2023	Q1 2024
Stripping and Rough Grading	Outline Plan approved by CPC	Request Early GMO Removal	Phase 1 Subdivision and Engineering	Phase 1 servicing and construction	Complete Genesis' portion of 144th Ave extension in conjunction with 11 Street Interchange	First occupancies