

Land Use Amendment in Lewisburg (Ward 3) at 14900 – 6 Street NE and 800 – 144 Avenue NE, LOC2020-0057

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 54.15 hectares \pm (133.81 acres \pm) 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) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Commercial – Neighbourhood 2 (C-N2) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This application seeks to redesignate the lands to provide for low and medium density residential development within a master-planned community, and to include an open space network to provide for park and school uses.
- The proposed land use amendment achieves the neighbourhood design vision established by the *Keystone Hills Area Structure Plan* (ASP) and the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Approval of this application would allow for increased diversity in housing opportunities in the future and would 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.
- A development permit (DP2020-2952) for stripping and grading was approved in 2020.
- 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, located in the northern community of Lewisburg, was submitted by B&A Planning Group on behalf of the landowner, Genesis Keystone Ltd., on 2020 May 05. This site is part of the quarter section located east of 6 Street NE and north of 144 Avenue NE. B&A Planning Group has provided a summary of their proposal in the Applicant Submission (Attachment 2).

The outline plan for this application was approved by Calgary Planning Commission on 2021 July 22 (Attachment 3) and reflects the proposed land use map (Attachment 4); however, a land use amendment was not granted at that time due to a Growth Management Overlay (GMO) on the lands. The GMO removal is scheduled for Council on 2022 September 13, as there are no new capital investments required to allow this plan area to develop.

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The proposal complies with the *Keystone Hills ASP* which envisions a neighbourhood on lands surrounded by other approved and developing neighbourhoods in a complementary and interconnected manner.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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 5.

City-Led Outreach

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

Rocky View County was circulated in accordance with the *Rocky View/Calgary Intermunicipal Development Plan*. No concerns were raised from the circulation.

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

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

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 diverse population.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Planning & Development Services Report to
Calgary Planning Commission
2022 September 1**

**ISC: UNRESTRICTED
CPC2022-0967
Page 3 of 3**

**Land Use Amendment in Lewisburg (Ward 3) at 14900 - 6 Street NE and 800 - 144
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Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Approved Outline Plan
4. Proposed Land Use District Map
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform