

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northern community of Lewisburg. This approximately 54.15-hectare (133.81-acre) site is located east of the community of Livingston. The southern boundary of the site is 144 Avenue NE, with 6 Street NE forming the western boundary. The site gradually slopes down from the west to east. A drainage channel is located on the subject site which connects the western community of Livingston to a constructed wetland and storm pond facility located adjacent to the eastern boundary of the subject site.

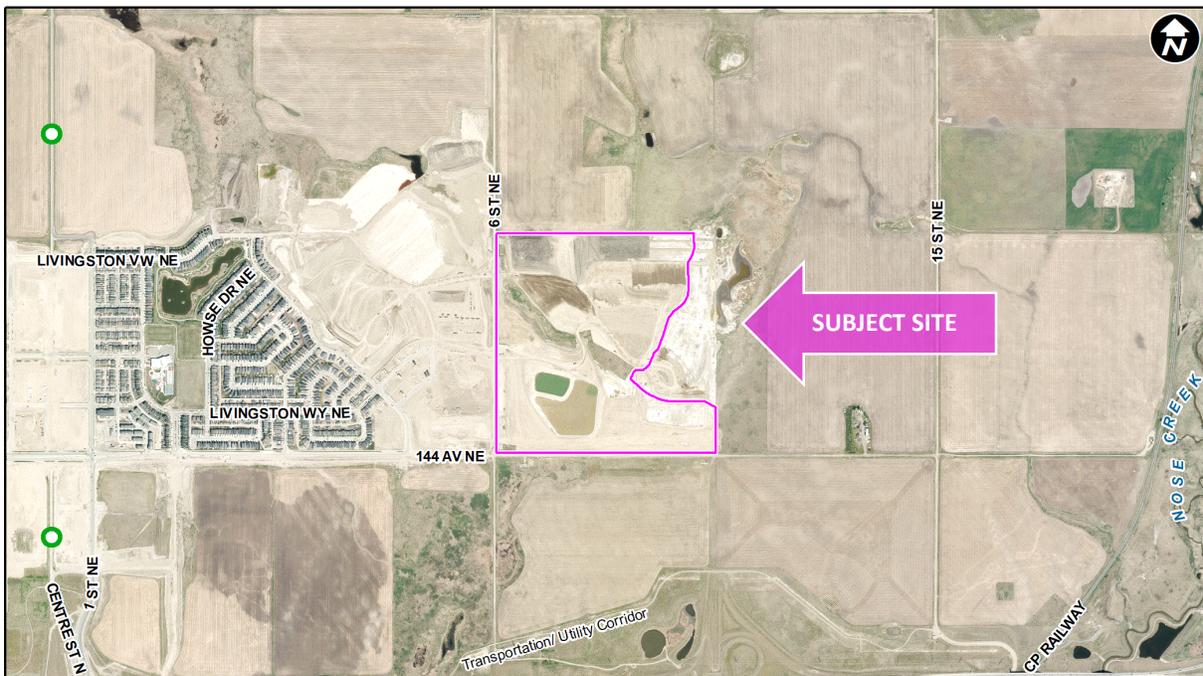
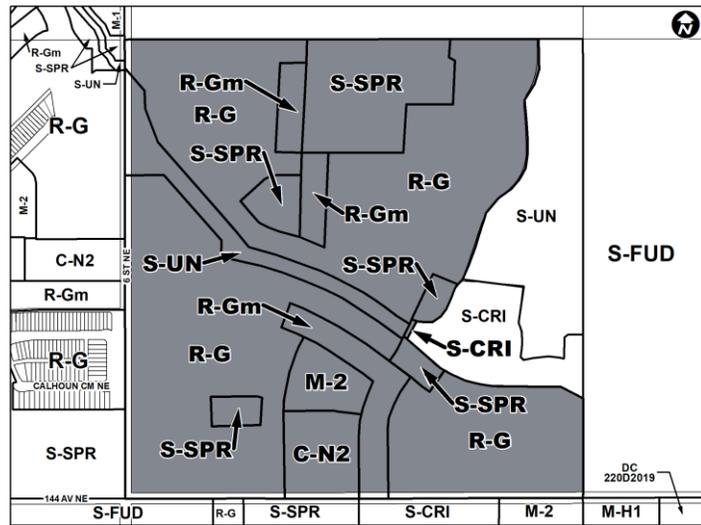
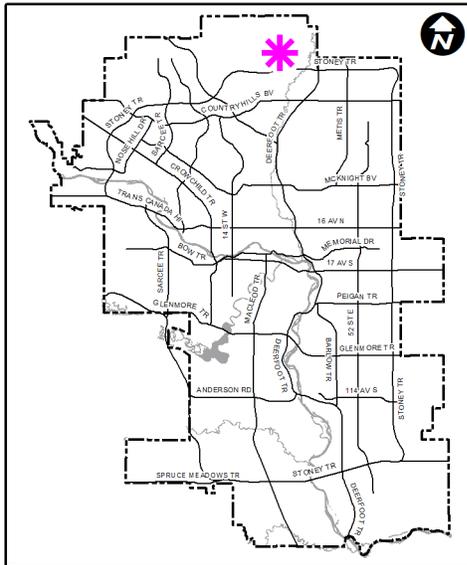
An outline plan and land use application (LOC2019-0135) for a constructed wetland and storm pond facility was approved in 2020. This infrastructure facility was required to service the subject lands and the adjacent Livingston lands.

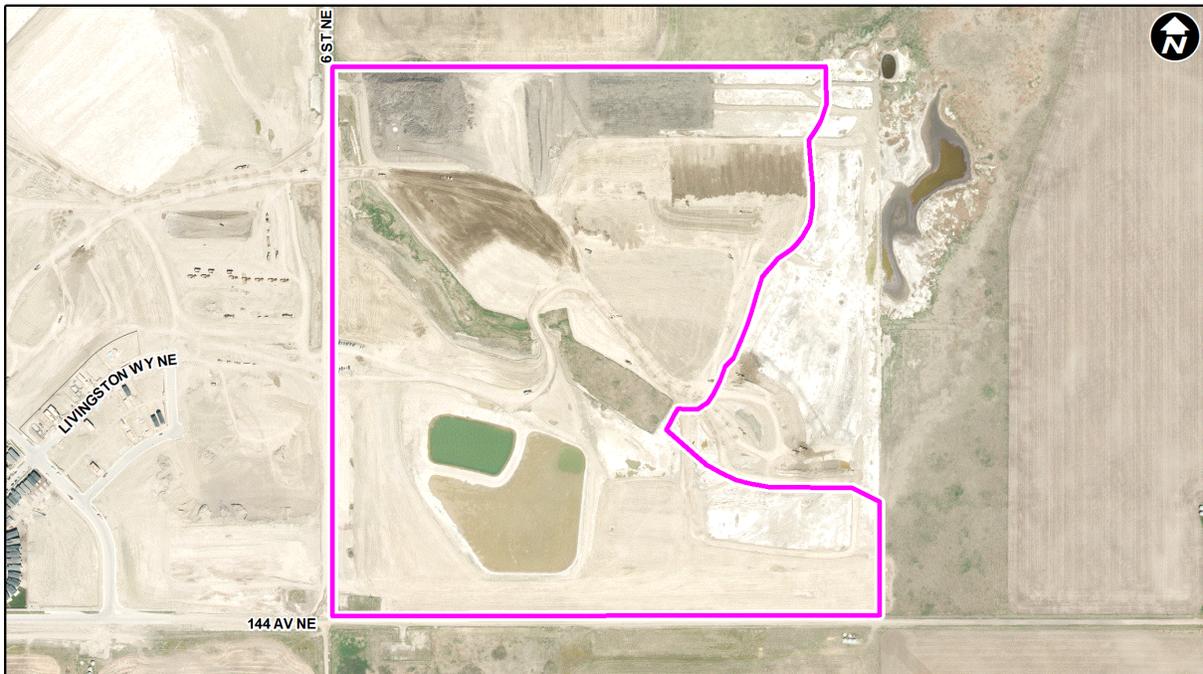
A development permit (DP2020-2952) for stripping and grading of the quarter section, including the subject site, was approved in 2020. A stripping and grading development permit was supported ahead of the land use application because the applicant required the subject site for stockpiles, and to strip and grade the adjacent constructed wetland and storm pond facility site.

Community Peak Population Table

Not available because the subject area is a newly developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is intended for lands that are awaiting urban development and utility servicing. A limited range of uses are allowed in this district which are intended to be easily removed at the time of fully serviced urban development.

The proposed land uses are aligned with the approved outline plan and contain uses that support the Neighbourhood Activity Centre (NAC) at the southern edge of the plan and a school site that will become part of a joint-use site at the northern edge of the plan.

The application proposes the following districts on the lands:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Multi-Residential – Medium Profile (M-2) District;
- Commercial – Neighbourhood 2 (C-N2) 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.

The proposed R-G District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This District is designed to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this District is 12 metres. The application proposes a mix of both laned and laneless R-G parcels which have been located to work with the slope of the land.

The proposed R-Gm District has the same intent as the R-G District but does not allow for permitted single detached dwellings. Similar to the R-G District, the maximum building height is 12 metres. This District has been predominantly located at entranceways into the Lewisburg community in order to provide an appropriate built form as a gateway into the community.

The proposed M-2 District is intended to provide for multi-residential development in a variety of medium height and density forms and is intended to be used in close proximity or adjacent to low-density development. The District has a minimum density of 60 units per hectare with no maximum density and a maximum building height of 16 metres. Both the M-2 and the C-N2 Districts form the Neighbourhood Activity Centre (NAC) as noted in the *Keystone Hills ASP*.

The proposed C-N2 District is intended for small-scale commercial development with landscaped setbacks and buildings in keeping with the scale of adjacent uses. The District has a maximum floor area ratio of 1.0 and a maximum height of 10.0 metres. The C-N2 site is 1.44 hectares, which exceeds the maximum of 1.2 hectares in the land use bylaw. Administration is nonetheless recommending approval as this District would be more appropriate in maintaining the smaller-scale feel of the of the NAC than any of the Commercial – Corridor Districts.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of varying sizes and use intensities. This District is applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve pursuant to the *Municipal Government Act (MGA)*. The proposal includes 1.51 hectares (3.74 acres) of land for four separate park spaces that are distributed throughout the plan area and form an entryway to the constructed wetland and storm pond facility. The plan also includes 4.03 hectares (9.95 acres) of land for an elementary school and associated playfields.

The proposed S-UN District is intended for lands that provide for landforms, natural vegetation or wetlands. The District is also used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. This District is applied to lands that will be dedicated as Environmental Reserve pursuant to the MGA, which includes the 2.25-hectare (5.56-acre) drainage channel that bisects the site.

The proposed S-CRI District is intended to provide public works depots, utility facilities and infrastructure such as storm ponds. A portion of the lands adjacent to the constructed storm pond on the eastern edge of the site are designated S-CRI and will form part of a Public Utility Lot pursuant to the MGA.

Transportation

The subject site is bounded by 144 Avenue NE to the south and by 6 Street NE to the west. Primary access to the subject lands is provided by two collector roadways, one each from 6 Street NE and 144 Avenue NE. This second collector, 144 Avenue NE, is a continuous roadway that links the neighbouring communities within the *Keystone Hills ASP* lands and provides the most direct road, pathway and transit connections to the future Green Line LRT and urban corridor along Centre Street N.

Pedestrian connectivity has been provided throughout the site through a series of local, multi-use and regional pathways. An east-west regional pathway is proposed along the drainage channel connecting Lewiston with the adjacent community of Livingston west of 6 Street NE. A north-south regional pathway is proposed along the constructed wetland and storm pond facility on the eastern boundary of the outline plan area that will extend into the future community in the quarter section to the north.

The area is currently not served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the ASP lands. Transit in the area will provide local and regional service through and around the plan area, and later phased to support the future Green Line extension and cross-town bus services.

The plan area is well connected to the regional transportation network and is in close proximity to Stoney Trail NE and Deerfoot Trail. Convenient access to Stoney Trail NE is available via 144 Avenue NE and 11 Street NE to the south and east of the subject lands. High-frequency and high-quality transit is planned for 144 Avenue NE, and the corridor has been identified as part of the city's Primary Transit Network.

A Transportation Impact Assessment (TIA) was submitted to establish street classifications and intersection configurations for the plan area. The TIA was reviewed and accepted by Administration.

Environmental Site Considerations

The outline plan application was reviewed and no significant environmental concerns were identified. At the appropriate tentative plan stage, the developer will be required to provide a copy of a report presenting the results of the soil assessment completed during the Bonavista pipeline removal to Utility Engineering and the Environmental and Safety Management team.

Utilities and Servicing

Water and sanitary services to the plan area will be provided by local-sized connections to the surrounding utility networks. Storm drainage for the plan area will be directed to a new stormwater facility located east of the development. The stormwater facility will connect and drain to the future Keystone Trunk (under construction, anticipated completion March 2023). The connection from the pond to the Keystone Trunk will be via the future 11 Street NE and the temporary utility right-of-way shown on the outline plan will no longer be required.

Further utility servicing details will be determined at the appropriate tentative plan and development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan \(IDP\)](#). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the *Rocky View County/City of Calgary* IDP

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan \(MDP\)](#) indicates that the subject parcel falls within the Planned Greenfield with Area Structure Plan (ASP) typology. The MDP recognizes that ASPs are the appropriate policies to provide specific direction for development of local communities in these areas. The Keystone Hills ASP is the relevant ASP for the subject site. The density targets as included in the outline plan are in alignment with the MDP.

Climate Resilience Strategy – Pathways to 2050 (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Keystone Hills Area Structure Plan (Statutory – 2012)

The subject site is located within the area covered by the [Keystone Hills Area Structure Plan \(ASP\)](#). The subject site is identified as part of Community C within the Keystone Hills ASP. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of a joint-use site which is anticipated to contain an elementary and middle school. The size and composition of this site complies with applicable policies and standards.

Map 5: Land Use Concept of the ASP shows the subject site within the Neighbourhood Area and Environmental Open Space Study Area along with containing a school site and an NAC. The proposed land use meets the planning merits and achieves the neighbourhood design vision established by the ASP. The approved outline plan establishes a subdivision framework to allow for the provision of a variety of housing options, an elementary school site, a NAC, parks, open spaces and pathways. The proposal is consistent with the applicable policies of the ASP.