

Applicant Submission

2021 July 5

Introduction

Lewiston is regionally located in the northeast quadrant of the City of Calgary, within the community of Lewisburg and at the northeast corner of 6 Street NE and 144 Avenue NE. The total area of the subject site is approximately 54 hectares (134 acres). The site is mostly rectangularly shaped and gradually slopes from the west to east. The vision for Lewiston is an active neighbourhood where residents connect through a common appreciation of nature, education and activities and local shopping.

Proposed Development

This vision is to be achieved by offering the following neighbourhood elements:

- The majority of the subject site is proposed to provide for a variety of lower density residential housing that will be accommodated by the Residential – Low Density Mixed Housing (R-G) district.
- Rowhouses are to be strategically located along the south entrance road and adjacent to the school to create a marked and attractive interface with the associated collector streets. This housing product will be accommodated by the Residential – Low Density Mixed Housing (R-Gm) district.
- One multi-residential site will be situated near the southern entrance and is proposed to be redesignated Multi-residential – Medium Profile (M-2) to support housing diversity and the adjacent commercial development.
- A commercial site is proposed at the southern entrance to the Plan Area and is proposed to be redesignated to Commercial – Neighbourhood 2 (C-N2) District in order to offer local retail services to residents.
- The proposed development will include a variety of open spaces to accommodate education, recreation and congregation where each space is proposed to be redesignated to Special Purpose – School, Park and Community Reserve (S-SPR).
- The existing drainage course that runs from the northwest to the southeast will be realigned, naturalized, redesignated to Special Purpose – Urban Nature (S-UN) and dedicated as Environmental Reserve. This drainage course will feed into an approved innovative stormwater pond and reconstructed wetland.

The anticipated density of the outline plan area is 20 uph (8.2upa) and an intensity of 66 people/jobs per hectare.

Policy Consideration

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP) and the Keystone Hills Area Structure Plan (ASP).

Summary

Lewiston will be a welcome addition to north Calgary as it will benefit future and surrounding area residents:

- Residents will be able to choose from several different dwelling types and models to help families find a home that meets their lifestyle.
- The commercial site will provide local services to those residing in the neighbourhood to fulfill their retail needs.
- A school and playfields will bring the community together through learning and recreation.
- Local parks will offer surrounding residents a place to gather and socialize.
- The preserved drainage course will be significant natural amenity for the community to use and enjoy.
- Several open space connections will be provided to the adjacent and innovative stormwater pond and reconstructed wetland.
- The streets, sidewalks, pathways and transit will accommodate multiple modes of transportation.

These benefits can be realized through the adoption of the proposed land use and outline plan applications. In consideration, the support of the public, Administration, Calgary Planning Commission and Council it is respectfully requested for Lewiston.