

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

**RECOMMENDATION:**

That Calgary Planning Commission:

1. Forward this report (CPC2022-1054) to the 2022 November 01 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. 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.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 6:**

That Council give three readings to **Proposed Bylaw 164D2022** 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

**PREVIOUS CPC DIRECTION**

**'Moved by** Commissioner Tiedemann

That with respect to Report CPC2022-0967, the following be approved:

That the Calgary Planning Commission direct that CPC2022-0967(LOC2020-0057) be referred back to Administration to explore with the applicant providing additional Residential – Low Density Mixed Housing (R-Gm) District land use within the area, and to report back to the Calgary Planning Commission no later than 2022 October 6.

For: (6) Director Fromherz, Commissioner Mortezaee, Commissioner Pollen, Councillor Wong, Councillor Dhaliwal, and Commissioner Tiedemann

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Against: (2) Commissioner Palmiere, and Commissioner Hawryluk

**MOTION CARRIED'**

**HIGHLIGHTS**

- This application was presented to Calgary Planning Commission (CPC) on 2022 September 1. At that meeting CPC referred the application back to Administration to explore providing additional R-Gm land use within the area, and to report back no later than 2022 October 6.
- The applicant has revised the land use to increase the location of R-Gm along Lewiston Street and Lewiston Green NE,
- What does this mean to Calgarians? Approval of this application would allow for increased diversity in housing opportunities 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 Lewisberg, was submitted by B&A Planning Group on behalf of the landowner, Genesis Keystone Ltd., on 2020 May 05. This site is part of a quarter section located east of 6 Street NE and north of 144 Avenue NE. The outline plan related to this application was approved by Calgary Planning Commission (CPC) on 2021 July 22; however, a land use amendment was not considered at that time due to an existing Growth Management Overlay (GMO) on the lands. Subsequently, at the Public Hearing of Council on 2022 September 13, Council approved an application to remove the GMO as there are no new capital investments required to allow this plan area to develop.

On 2022 September 01, the proposed / associated land use amendment was brought forward to CPC with a recommendation of approval. The application was referred back to Administration by CPC to increase the amount of Residential – Low Density Mixed Housing (R-Gm) District within the plan area. The R-Gm District restricts single detached dwellings and accommodates attached dwelling forms

Administration has worked with the applicant to increase the percentage of R-Gm District lots by amending the proposed land use along the northern portion of Lewiston Green NE and along the northern and southern portions of Lewiston Street NE (Attachment 2). These locations were chosen to diversify the housing mix north of the central drainage course, and provide additional housing diversity near the school site. The option of additional R-Gm lots along Lewiston Drive NE was also explored, but was restricted based on the significant slopes along the road. The additional R-Gm lots would increase the percentage of R-Gm land area from 6.5 percent to 11.2 percent of the total land area. This provides for a more diverse range of product type in the plan area as it adds 86 new non-single-detached lots.

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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 the Background and Planning Evaluation (Attachment 1).

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Applicant-Led Outreach**

No new outreach was conducted as a result of this amendment. Previous outreach was completed by the developer as part of the initial application.

**City-Led Outreach**

No new outreach was undertaken as this change was not seen as a substantial change in the application. Previous outreach included circulation to stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

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

No public comments were received by Administration. 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 and may 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 permit stages.

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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. Report from the September 1, 2022 CPC Meeting
2. Revised Land Use Plan
3. Revised Land Use District Map
4. **Proposed Bylaw 164D2022**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform