

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

ISC: UNRESTRICTED
CPC2022-0967
Page 1 of 3

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 ± (133.81 acres ±) 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 SEPTEMBER 01:

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.

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.

Approval: **M Bishoff** concurs with this report. Author: **D Drobot**

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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.

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.

Approval: M Bishoff concurs with this report. Author: D Drobot

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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.

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

Approval: M Bishoff concurs with this report. Author: D Drobot

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.

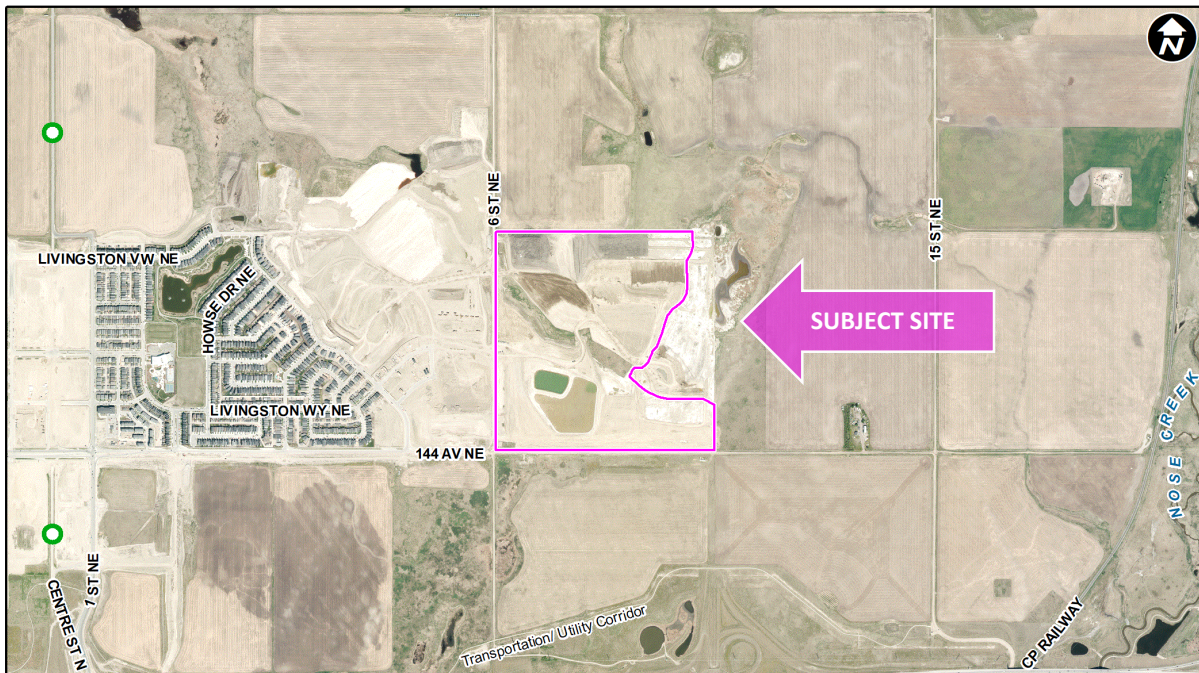
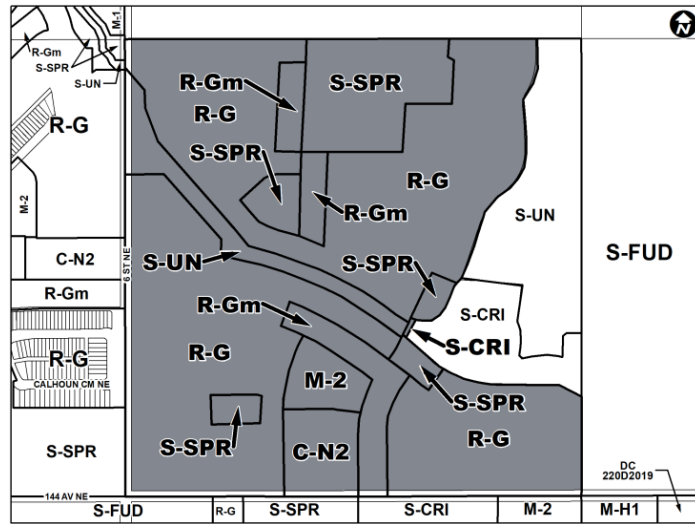
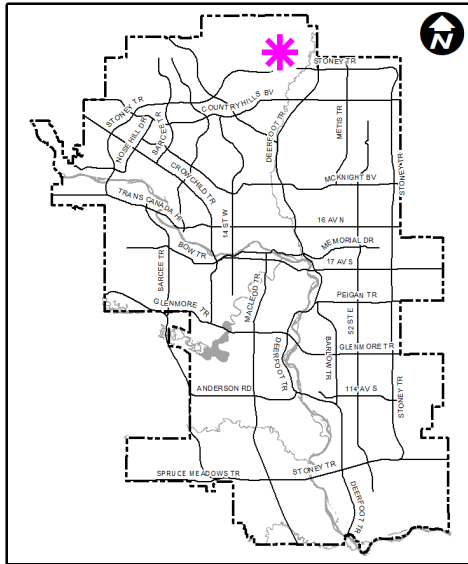
An outline plan and land use application (LOC2019-0135) for a constructed wetland and storm pond facility was approved in 2020. This infrastructure facility was required to service the subject lands and the adjacent Livingston lands.

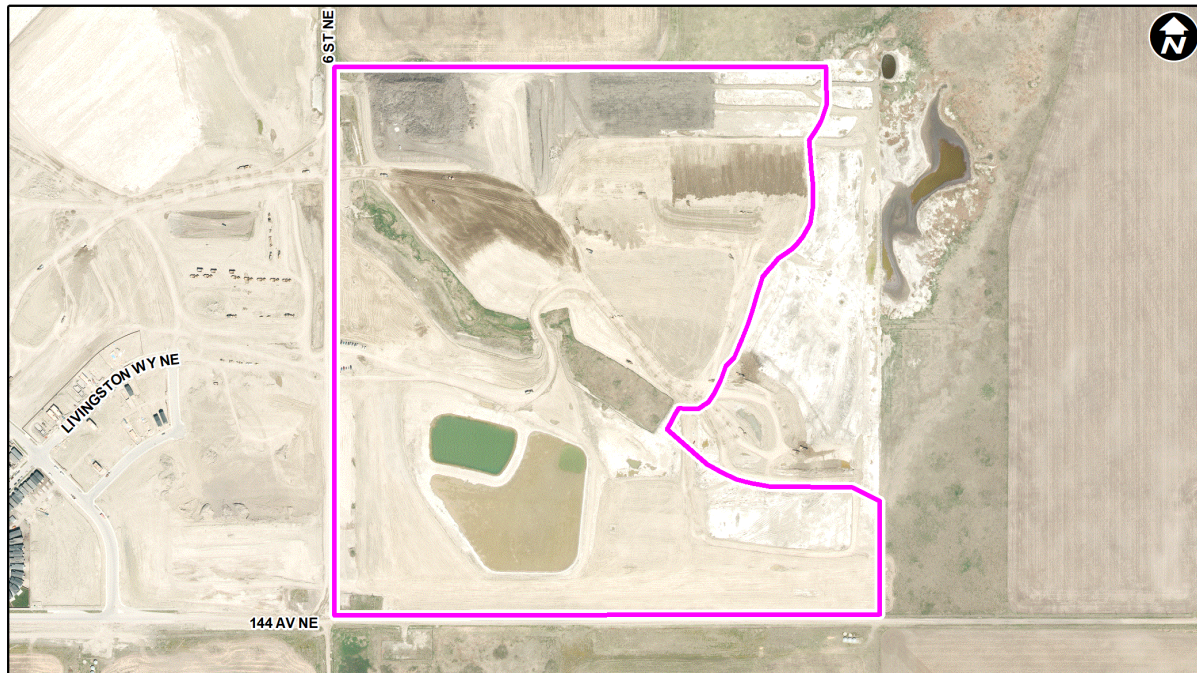
A development permit (DP2020-2952) for stripping and grading of the quarter section, including the subject site, was approved in 2020. A stripping and grading development permit was supported ahead of the land use application because the applicant required the subject site for stockpiles, and to strip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

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).

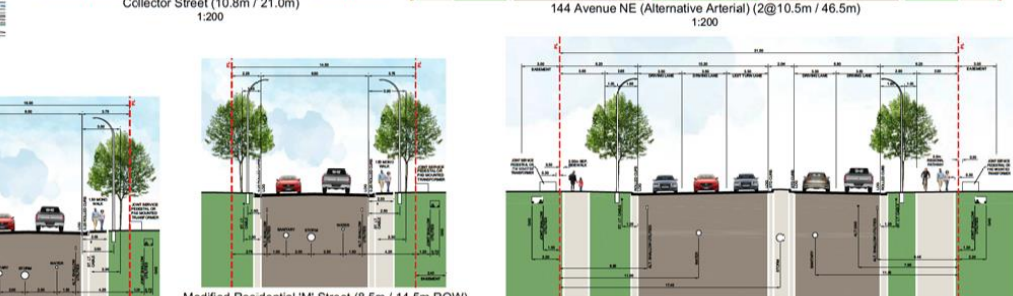
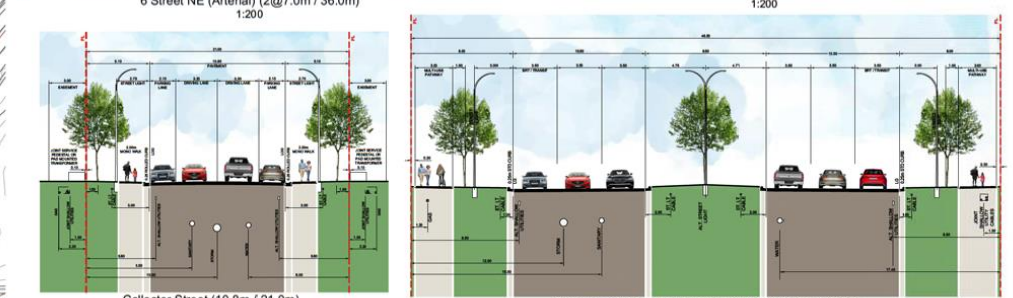
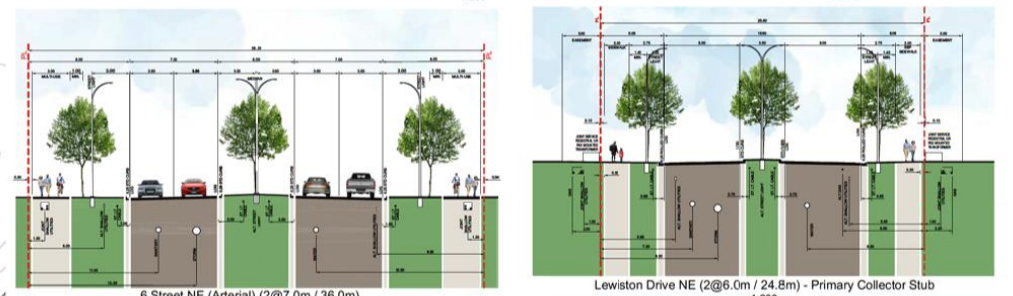
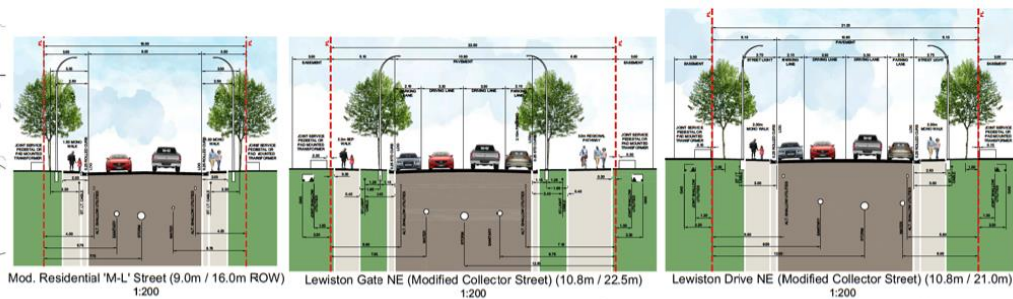
Summary

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.

Approved Outline Plan



prime consultant:
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 t: 403 269 4733 f: 403 262 4480

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client:
GENESIS

sub-consultant:
L.A. West
exp.

revisions:

no.	date	description
1	FEB 2020	CP setup
2	FEB 2021	Update Pathways
3	MAR 15, 2021	Update Stats
4	2021/05/11	D73 Revisions
5		
6		
7		
8		
9		



Subject Site

scale:
 0 10 20 30 40 50 60 70 80 90 100 120 150
 Meters

municipal address:
 800 144 Avenue NE & Ptn of 14900 6 Street NE

legal description:
 North Half of SW 1/4 Sec. 02-26-01-WSM & Legal Subdivision 3 and 4 Sec 02-26-01-WSM

file description:
 pre-app: ---
 LOC: ---
 bylaw no.: ---

file info:
 project no.: P2002-03
 drawn by: BD
 start date: FEB 2020
 current date: Jun 17, 2021

community name:
Lewisberg

project:
Lewiston

sheet title:
Outline Plan & Land Use Redesignation

OUTLINE PLAN STATISTICS

Category	Area (ha)	Area (ac)	Number of Lots	% of GDA
Total Area	54.15	133.81		
Area 6-1818	2.25	5.60		
Area 6-1819	1.48	3.65		
Area 6-1820	1.48	3.65		
Area 6-1821	1.48	3.65		
Area 6-1822	1.48	3.65		
Area 6-1823	1.48	3.65		
Area 6-1824	1.48	3.65		
Area 6-1825	1.48	3.65		
Area 6-1826	1.48	3.65		
Area 6-1827	1.48	3.65		
Area 6-1828	1.48	3.65		
Area 6-1829	1.48	3.65		
Area 6-1830	1.48	3.65		
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Area 6-1900	1.48	3.65		



LAND USE STATISTICS

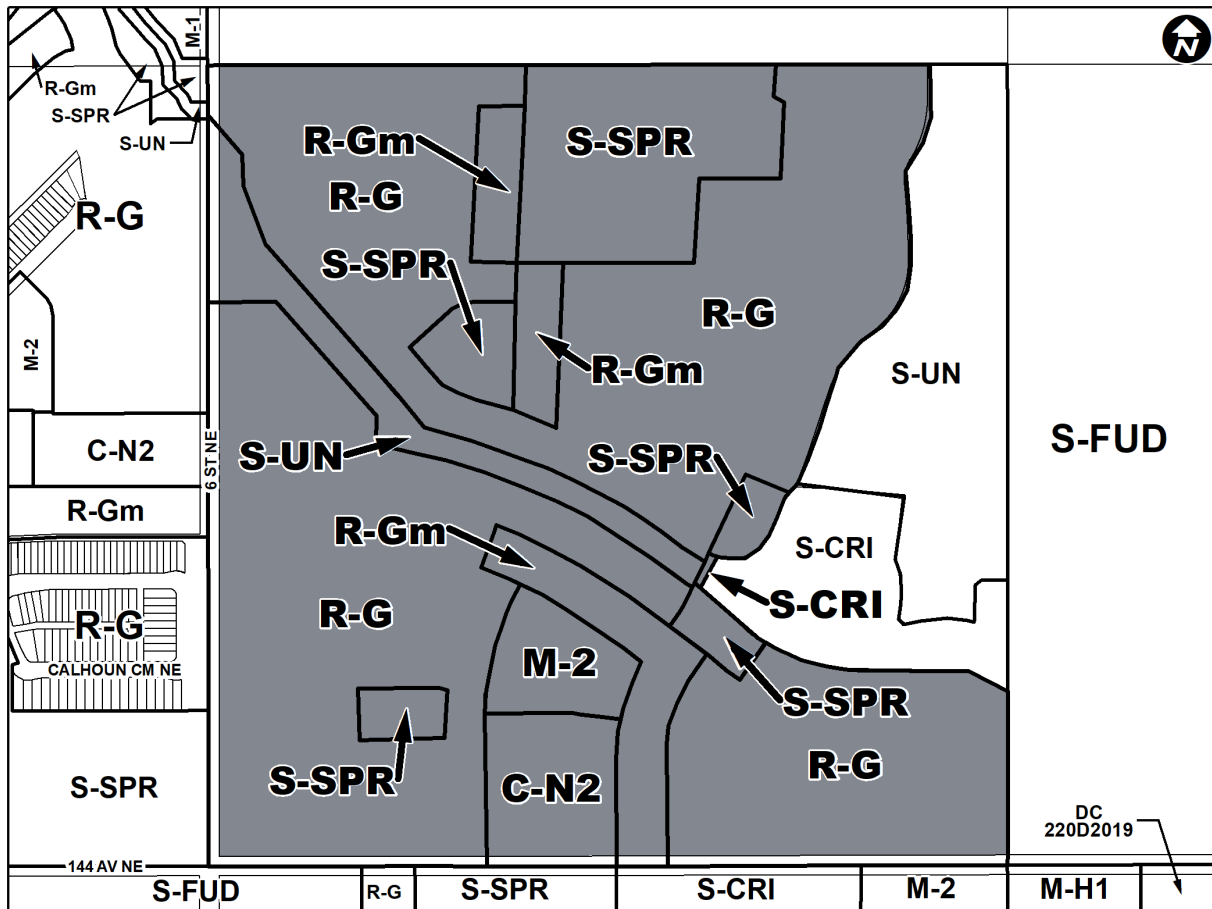
Land Use	Hectares	Acres
S-FUD to R-G	38.10	94.13
S-FUD to R-Gm	3.51	8.67
S-FUD to C-N2	1.94	4.80
S-FUD to M-2	1.45	3.59
S-FUD to S-SPR(MR)	1.98	4.89
S-FUD to S-SPR(MSR)	4.66	11.52
S-FUD to S-CRI	0.04	0.10
S-FUD to S-UN	2.47	6.11
Total Area	54.15	133.81



legend:

- Outline & Land Use Redesignation Plan Boundary
- Existing Land Use District
- Neighbourhood Activity Centre (NAC) Boundary
- AVPA Protection Plan
- NEF 25-30 db
- Contour Interval 1.0m
- Above Ground Drainage Channel
- Underground Drainage Channel/Culvert
- Ex. 3.0m Multi-Use Pathway
- Proposed 3.0m Regional Pathway
- Proposed Local Pathway
- Proposed Naturalized Granular Trail
- Proposed 1.5m Conc. Monowalk
- Proposed 2.0m Conc. Monowalk
- Prop. 2.0m Conc. Sep Walk
- Prop. 2.5m Conc. Sep Walk
- Existing Bus Zone
- Proposed Bus Zone
- Proposed Access
- Proposed 1.2m Black Vinyl Coated Chain Link Fence
- Post & Cable Fence
- Deep Services - Proposed
- Water Main/Hydrant
- Sanitary Sewer/Manhole
- Storm Sewer/Manhole
- Deep Services - Existing
- Water Main/Hydrant
- Sanitary Sewer/Manhole
- Storm Sewer/Manhole

Land Use District Map



Applicant Outreach Summary



Please complete this form and include with your application submission.

Project name: Lewiston by Genesis

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Lewisburg is a newly developing area/community and to date does not contain any residents. There is no CA or HOA established as of yet and not likely for a few years to come. We have engaged with our direct neighbours (Brookfield, AMJ and Walton). The Genstar Lewisburg Neighbourhood (directly south) has not started developing. We received no objection from our neighbours during the application process.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

We have engaged with our direct neighbours (Brookfield, AMJ and Walton).

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

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