


LEWISTON

CITY OF CALGARY
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NOV 01 2022
ITEM: 8.1.11 CPC 2022-1054
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Land Use Amendment Public Hearing Presentation

NOVEMBER 1, 2022



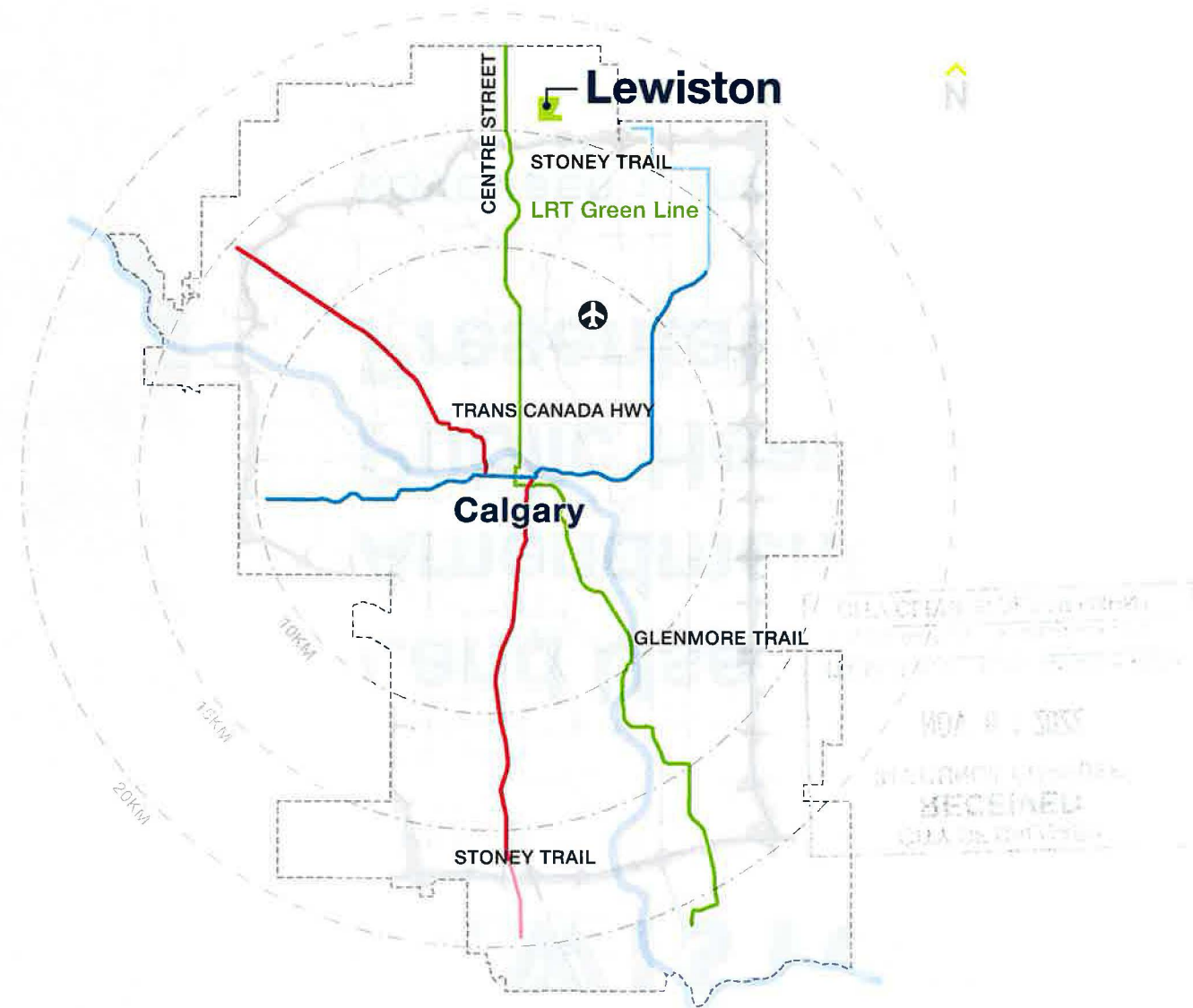
GENESIS



Site Location

Lewiston is located in north Calgary and is a part of the Keystone Hills ASP. It is contiguous, as it connects to Livingston, Lewisburg, and the Keystone Hills Regional Retail Centre.

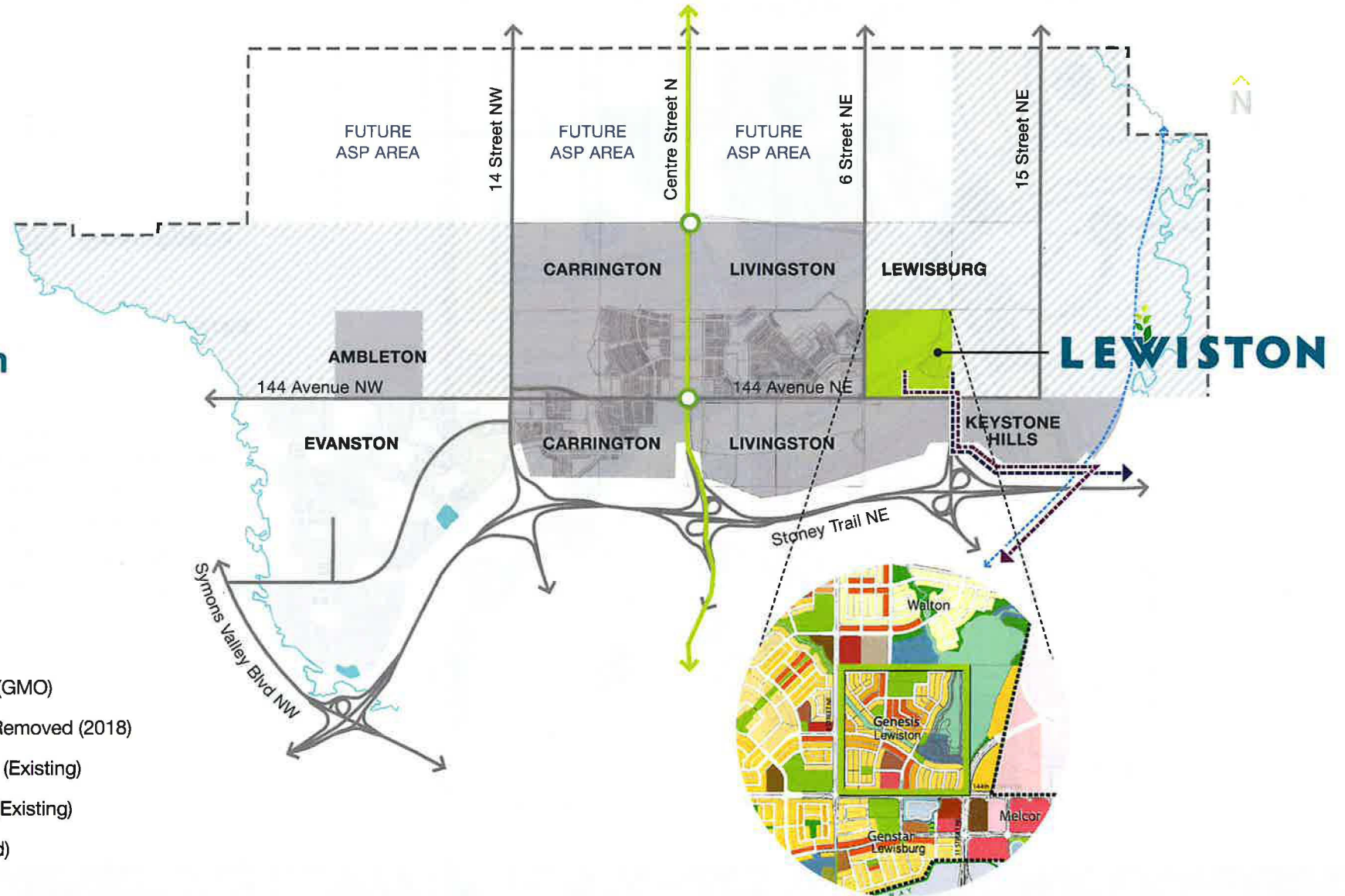
Lewiston provides an opportunity to further develop one of the remaining pieces of the Keystone Hills ASP Area, providing residential housing supply to one of Calgary's fastest growing sectors. Introducing an additional neighbourhood provides more choice for people and will create more competition in the market, with a new developer, to maintain affordability.



Context

Lewiston is a contiguous and logical continuation of the Keystone ASP area.

-  Lewiston Plan Area
-  Green Line LRT & Station
-  Growth Management Overlay (GMO)
-  Growth Management Overlay Removed (2018)
-  Airdrie Feedermain - North Hill (Existing)
-  East Keystone Sanitary Trunk (Existing)
-  Keystone Storm Trunk (Funded)



Vision

The vision for Lewiston is an active neighbourhood where residents connect through a common appreciation of nature, childrens' education and activities and local shopping. Expanding on this vision, the following provides a conceptual overview of the main elements of the development:

-  Residential Boroughs
-  Local Parks
-  Neighbourhood Activity Centre
-  Multi-modal Transportation System
-  Natural Parks
-  Open Space Connections
-  Joint Use Site



Concept Plan & Statistics

 **54 ha**
Gross Area

 **52 ha**
Gross Developable Area

 **926 units**
Low-Density Residential

 **148 units**
Medium-Density Residential

 **+3,500**
Population

 **32,000 sq.ft**
Commercial Space

 **4,698 jobs**
Temporary, Indirect, and Direct



Outline Plan

Outline Plan was unanimously approved by Calgary Planning Commission on July 22, 2021.

The Growth Management Overlay was removed on September 13, 2022

- - - - Outline & Land Use Redesignation Plan Boundary
- (S-FUD) Existing Land Use District
- = Neighbourhood Activity Centre (NAC) Boundary



Proposed Land Use Amendment

Residential

Low Density Mixed Housing (R-G/R-Gm)

Multi-residential

Medium Profile (M-2)

Commercial

Neighbourhood 2 (C-N2)

Special Pur pose

City and Regional Infrastructure (S-CRI)

Special Purpose

School, Park and Community (S-SPR)

Special Purpose

Urban Nature (S-UN)



Benefits

- 1 **A variety of dwelling types and models** for families to choose from to meet their particular lifestyle.
- 2 **A commercial site** that provides local retail services that is supported by nearby multi-residential development and street-oriented attached housing.
- 3 **A school and playfields** that brings the community together through learning and recreation.
- 4 **Local parks** with a diversity of amenities for surrounding residents to gather at and socialize.
- 5 **A drainage course** that will be significant natural amenity for the public to explore.
- 6 **Open space connections** to the adjacent and innovative stormwater pond and reconstructed wetland.
- 7 Streets, sidewalks, pathways and transit that accommodates **multiple modes of transportation**.



Questions?

**Land Use Amendment
Public Hearing Presentation**

November 1, 2022