

Applicant Submission

August 8, 2022

Applicants Submission – Ivory Homes Build Inc., Lewisburg

Purpose

B&A, on behalf of Ivory Homes Build Ltd., is submitting an Outline Plan/Land Use Redesignation application for +/- 0.73 hectares (1.79 acres) of land (the “Subject Lands”) located within the Community of Lewisburg, contained within the northeast quadrant of the City of Calgary. The legal address is Plan 8710707 RW within Portions of NW1/4 Section 35, Township 25, Range 25. The municipal address is: 14310 6 Street NE.

Background & Rationale

The lands are bounded on the west by 6th Street NE, and the north by 144th Avenue NE. These lands are located within an area that has been planned for residential development since 2012 with the approval of the Keystone Hills Area Structure Plan. The affected parcel is owned by Ivory Homes Build Ltd., originally under the title of Plains Midstream Canada ULC. The communities of Carrington and Livingston are currently approved and under construction to the west of the subject lands.

The intent of this outline plan/land use redesignation application is to accomplish two goals:

- To allow for low density residential housing in a fee simple format meeting City of Calgary standards, and
- To best utilize the lands to allow for a few different types of housing to complement the area.

Existing & Proposed Land Uses

The lands are currently zoned as Special Purpose – Future Urban Development (S-FUD) District, which is intended to be applied to lands that are awaiting urban development and utility servicing. The S-FUD district is intended to protect such lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land. A limited range of temporary and agricultural uses are allowed prior to development to urban uses. Similarly, the land to the west, north and east were all originally zoned as S-FUD.

The land use application proposes a redesignation of the subject lands from S-FUD to R-G (Residential - Low Density Mixed Housing District) allowing for Singles and Semi-Detached Housing forms.

Conclusion

Ivory Homes Build Ltd., feels these changes will improve the community and provide a greater diversity of product and hope to seek the support of Administration, Calgary Planning Commission and City Council.