

**Outline Plan and Land Use Amendment in Lewisburg (Ward 3) at 14310 – 6 Street NE,  
 LOC2022-0150**

**RECOMMENDATION:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 14310 – 6 Street NE (Plan 8710707, RW, (portion of NW1/4 35-25-1-5)) to subdivide 0.73 hectares ± (1.80 acres ±) with conditions (Attachment 2); and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.73 hectares ± (1.80 acres ±) located at 14310 – 6 Street NE (Plan 8710707, RW, (portion of NW1/4 35-25-1-5)) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:**

That Council give three readings to **Proposed Bylaw 109D2023** for the redesignation of 0.73 hectares ± (1.80 acres ±) located at 14310 – 6 Street NE (Plan 8710707, RW, (portion of NW1/4 35-25-1-5)) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District.

**HIGHLIGHTS**

- This application seeks to redesignate the lands to provide for low density residential development to complement the adjacent master-planned community.
- 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.
- No Development Permit has been submitted at this time.
- There is no previous Council direction related to this application.

**DISCUSSION**

This application is located in the northern community of Lewisburg, and was submitted by B&A Studios on behalf of the landowner, Ivory Homes Build Inc., on 2022 August 08 This site is part of the quarter section located east of 6 Street NE and south of 144 Avenue NE. B&A Studios has provided a summary of their proposal in the Applicant Submission (Attachment 4).

The proposed Outline Plan (Attachment 6) anticipates between 11 – 22 units as shown in the Proposed Outline Plan Data Sheet (Attachment 7). The proposal complies with the Keystone Hills ASP which envisions a neighbourhood on lands surrounded by other approved and

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developing neighbourhoods in a complementary and interconnected manner. The proposal also offers a logical extension to the previously approved outline plan to the south of the site. (Attachment 8)

A detailed planning evaluation of the application, including location maps and site context, is provided in Background and Planning Evaluation (Attachment 1).

### PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

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, however they did request ongoing monitoring efforts on the County road network. No public comments were received by the report submission date. Currently, there is no community association for the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out 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 additional low-density residential buildings to complement the existing community. The proposal would accommodate the housing needs of a diverse population.

#### Environmental

This application does not include any specific actions that address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be further discussed at future development permit stages.

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**Economic**

Development of this site complements the existing master planned community to the south and will provide more residents to utilize the amenities provided. The ability to develop new housing 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 known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Proposed Land Use Amendment Map
4. Applicant Submission
5. Applicant Outreach Summary
6. **Approved** Outline Plan
7. **Approved** Outline Plan Data Sheet
8. Previously Approved Outline Plan LOC2016-0311
9. **Proposed Bylaw 109D2023**
10. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform