

Background and Planning Evaluation

Background and Site Context

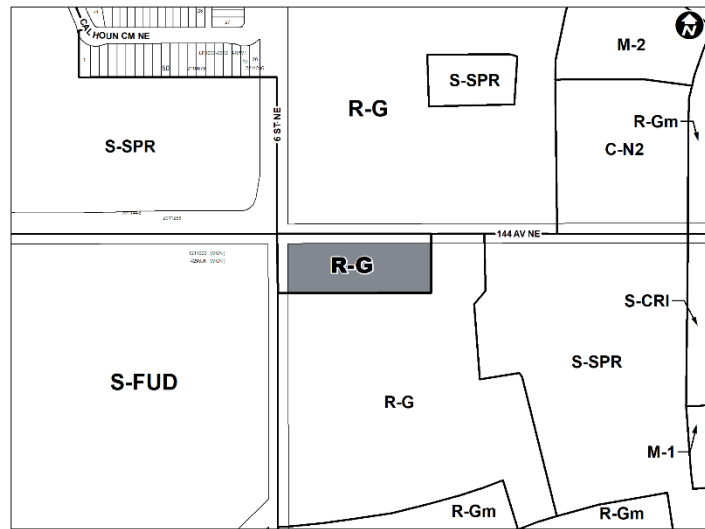
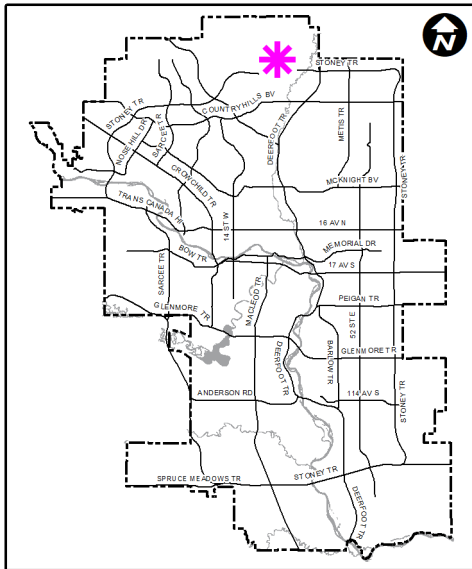
The subject site is located in the northern community of Lewisberg. The northern boundary of the site is 144 Avenue NE, with 6 Street NE forming the western boundary. The site has a significant slope from the west to the east. The site is a decommissioned right of way related to a pump station adjacent to a pipeline that was originally located along 144 Avenue NE. When the pipeline and pump station were removed and decommissioned (\pm 2016), the right-of-way was no longer required. Planning for this site was shadowed into the adjacent outline plan which was approved in 2019 (LOC2016-0311).

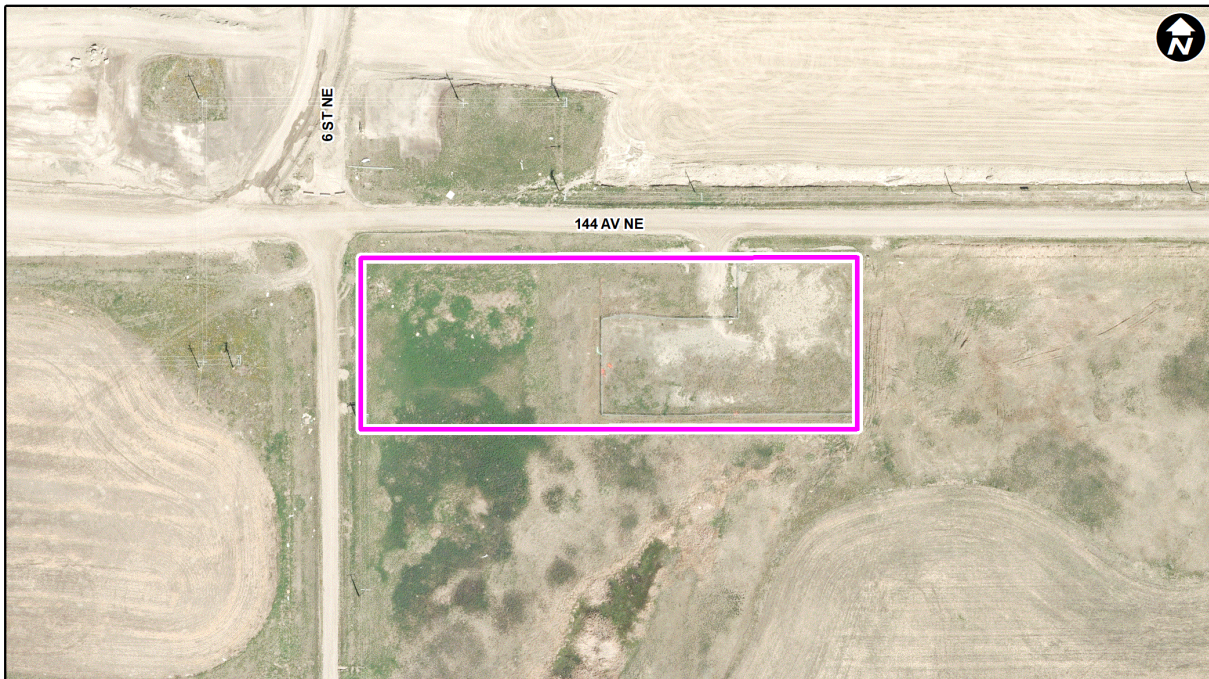
The site is a logical extension of the planned development north and south of 144 Avenue. R-G designated lots have been approved north, east, and south of the site. A future school site is located northwest of the subject parcel. Undeveloped land is located directly west of the site.

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 Residential – Low Density Mixed Housing (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 laneless R-G parcels which have been located to work with the slope of the land.

Subdivision Design

The outline plan continues the subdivision pattern of a modified grid system approved for the lands to the south, with laneless lots fronting onto Lewisberg Park NE. The lands south of this parcel were approved as laneless R-G lots based on the grades in the area.

As per the Municipal Development Act, the application is required to provide 10 per cent of the land as municipal reserve. Based on the nature of the land use area, the City is recommending a cash-in-lieu payment for the 0.07 hectare (0.18 acres) dedication. The lands south of the site

provided 10.46% of the net developable area as parkland, so the community will be well served by open space.

A biophysical impact assessment report was submitted accompanying this application and approved by the City of Calgary Parks department. No environmentally significant areas were identified in the plan area and no concerns were raised as a result of this report.

Density

The Keystone Hills Area Structure Plan provides direction for density targets for new communities. Section 6.5.1(1)(a) stipulates that neighbourhoods are required to meet a minimum average density of 20 units per hectare. When combined with the adjacent lands to the south, the associated outline plan achieves an anticipated density of 22.3 units per hectare.

Transportation

The subject site is bounded by 144 Avenue NE to the north and 6 Street NE to the west. The plan continues the modified grid network approved for the lands to the south of the site, with the development eventually connecting to 140 Avenue NE, which is the main spine through the community and the connection to the regional pathway network.

The plan area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail NE and Deerfoot Trail NE / QEII Highway. Direct access to Stoney Trail NE is available via 11 Street NE.

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. A bus stop is proposed along 144 Avenue NE as part of the future network.

Environmental Site Considerations

The pump station on site was decommissioned and removed in 2016. Environmental Site Assessments at that time indicated no remedial work was required. A current Phase 2 Environmental Site Assessment was submitted with the application and no significant environmental concerns were identified.

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. Further utility servicing details will be determined at the appropriate tentative plan and subsequent stage.

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 / Calgary Intermunicipal Development Plan \(IDP\)](#). The application was circulated to Rocky View County for their review and no concerns were identified. However, ongoing monitoring of increased traffic along County roads was requested. 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](#) 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.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

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. The proposal is consistent with the applicable policies of the ASP.