

Applicant's Submission

June 27, 2019

On behalf of West Pine Creek Developments Inc. ('WestCreek'), Stantec Consulting Ltd ('Stantec') is pleased to submit the following application on the subject lands are legally described as a portion of the W ½ Sec 8-22-29-W4M.

The Outline Plan and Land Use Redesignation (LUR) application pertains to 17.65 ha± (43.60 ac±) along the southeast ridge of the approved Legacy Stage II Outline Plan. Under the existing Residential – Narrow Parcel One Dwelling (R-1N) and Residential – One Dwelling (R-1s) Districts, the lands will be developed as approximately 422 traditional single detached dwellings (18.23 units per hectare) with the potential for secondary suite development. As these lands have a modified grid network with relatively good access, the application proposes to redesignate to the Residential - Low Density Mixed Housing (R-G) (R-Gm) District in order to accommodate an increase in housing density.

The intent of redesignating to the R-G and R-Gm district is to maintain the low density residential character of the area, while being able to accommodate a variety of single and semi-detached options that respond to homebuyer needs at the time of build-out. We have also included some additional lanes to further support semi-detached product and overall housing diversity.

Should this proposal be approved by City Council, the R-G and R-Gm district is anticipated to accommodate 552 housing units (23.91 units per hectare); an increase of 130 units. A separate LUR application regarding adjacent lands in Legacy proposes to decrease the number of housing units by approximately -52 units. Subsequently, when the two LUR applications are combined, they propose an anticipated density increase of 78 housing units to the original Legacy Stage II Outline Plan and better distribute the density over a larger area of the community with superior access/egress.