

Applicant's Submission

Applicant's Submission – October 18, 2019

The LaCaille Group, along with a team of technical professionals has prepared an Outline Plan and associated Land Use Redesignation application related to land in the community of Cityscape to accommodate an exciting mixed-use neighbourhood. The plan serves as the framework for development on lands envisioned to become part of a major activity centre (MAC) abutting a future Light Rail Transit (LRT) station.

On June 11, 2009, Calgary Planning Commission approved an outline plan (LOC2008-0049) for the subject lands. At that time, an existing sour gas well located on the south portion of the site had not been decommissioned, and therefore the land use approved by Council on July 13, 2009 only applied to lands outside the well head 300 metre setback. Since this time, the sour gas well has been decommissioned allowing a new land use application to proceed on the entire land parcel.

Sometime after the original 2009 land use approval, the City moved the location of the future LRT station north, to be located underneath Country Hills Boulevard NE. The revised outline plan reflects this station relocation, as well as other layout modifications to reflect changing economic conditions and a revised vision for development of these lands.

The developer's vision is to create a vibrant pedestrian-oriented, mixed-use community. The current proposal brings residential and complementary commercial uses that will help the city achieve the development intensity targets required to support LRT service in the community, and creates a framework to realize the developer's vision.

Development on the north portion of the site includes a mixed-use retail centre next to the LRT station access, surrounded by medium density residential. Residential density will be highest in close proximity to the future LRT station, with complimentary commercial development intended to service the needs of the immediate and surrounding areas and provide a focal point for the entire community. A road through the mixed-use centre will allow for angled street parking in front of retail shops, promoting a local "main-street" feel and streetscape consistent with the pedestrian oriented objectives of the developer. Offices will be developed as part of the second generation of development following extension of the LRT line to the adjacent station location. A 3.0 acre park-and-ride parcel, with a land use that allows for intensification of development and broader list of uses, is proposed within close walking distance to the LRT station.

The south portion of the site includes medium density residential and an 11.12 acre Municipal Reserve parcel sized to accommodate a regional recreational centre and library. Adjacent land use is proposed that will allow for residential or recreational uses giving the City the option of purchasing additional land to expand the open space to 13.0 acres in size. Surrounding residential is envisioned to include four storey apartments, as well as conventional and back-to-back townhouses. Only limited single-detached housing product is proposed.

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With cooperation with the adjacent land owner to the west, a constructed wetland is proposed to accommodate stormwater while preserving adjacent natural wetlands.

The modified grid street pattern provides for simplified pedestrian connections and many opportunities to access public transit. Ample regional and multi-use pathways and bike lanes will also provide residents with alternative options for travel in order to create an active urban environment.

A complete community with a high level of open space, residential options and services will ensure a vibrant neighbourhood for years to come.