

Applicant's Submission

22 October 2019

Cityscape Stage 3 - Land Use Redesignation

APPLICANT'S SUBMISSION

Mattamy is submitting an Outline Plan & Land Use amendment application for the development of a new neighbourhood located in the northeast sector of the City of Calgary. The subject site is 184 acres in size and comprises the remaining lands owned by Mattamy in the community of Cityscape. Cityscape a thriving and connected residential community with abundant open space amenities and a unique approach to housing and streetscapes.

The proposed land use redesignation includes R-G for low density residential uses, and S-UN, S-CRI and S-SPR for environmental reserve, public utility lot and municipal reserve respectively. Two Direct Control Districts are proposed which is based on the existing DC District approved in Cityscape Stages 1 & 2, which allows for Mattamy's unique Street-Oriented Laned Row Housing as well as another for multi-residential development.

At the heart of the community is an existing scenic 115 acre wetland. This wetland is integrated into the community through the connected open space and pathway network. Stage 3 will connect to and improve upon the existing pathway network including the Rotary/Mattamy Greenway which is a 138 km multi-use pathway around the city of Calgary. Stage 3 of Cityscape will build upon and expand the existing range of amenities in the community, providing open space in excess of the required 10% municipal reserve. A Joint- Joint Use School Site (JJUS) is located in the north portion of the plan near a future transit station. This site includes two school buildings with shared playfields and a cricket pitch. There are also three sub-neighbourhood parks spread throughout the plan area, as well as a reconstructed wetland and stormwater management pond in the southeast portion of the plan.

The plan area employs a rectilinear road network comprised of interconnected streets, supported by walkways and linear green spaces to provide connectivity through the community. In keeping with Cityscape Stages 1 & 2, the plan will include architectural and design elements that enhance the streetscape. Laned housing types are placed along collector roads, with uniform and minimal housing setbacks to create a consistent streetscape. Park spaces are centrally located adjacent to major routes and garden lots front onto two of them to highlight them as public gathering spaces.

Mattamy offers a range of unique housing products to the Calgary market and a distinctive development philosophy. Mattamy recognizes that density and efficient use of land are important, but also that the market demand for multi-residential is lower in the northeast sector. By providing a range of single detached, semi-detached and townhome products on smaller and more efficient lots, Cityscape caters to consumers who want fee-simple ownership with greater affordability and reduced maintenance. Multi-residential housing is also proposed, strategically located close to open space within the plan area and to future commercial, recreation and transit in the anticipated Major Activity Centre to the northeast.

The proposed concept plan requires an amendment to the Northeast Community 'A' ASP due to the relocation of the two school sites within the plan area to a single Joint-Joint Use Site. This JJUS is located in close proximity to the future MAC and transit planning area to the east of the plan area, and is surrounded on all sides by regional pathways. The ASP shows one of these two school sites in the south portion of the plan area, but Administration expressed concerns about its proximity to the operating natural gas pipeline corridor; relocating this school to the north portion of the plan will alleviate these concerns. In addition, relocation of the schools to this proposed JJUS location allows for more efficient sharing of playfields including the proposed cricket pitch, which allows for other Municipal Reserve to be distributed more equitably about the plan area as other types of park space. The proposed relocation of the JJUS was supported by Site Planning Team in June 2019.

Overall, the proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific policies of the Northeast Community 'A' Area Structure Plan. At a projected density of 9.3 units per acre, the proposal exceeds density thresholds. Additionally, the plan area aligns with the existing vision for a unique and attractive community as set out in Cityscape Stages 1 & 2.