

Applicant's Submission

February 7, 2019

The Legacy Stage II Phase 38 Outline Plan (OP) and Land Use Redesignation (LUR) applications pertain to a 3.93 ha± (9.70 ac±) portion of Phase 38 in the southeast corner of the approved Legacy Stage II Outline Plan. The lands are bordered on three sides by an escarpment overlooking Heritage Point Golf course, Pine Creek and a tree nursery. Under the existing Residential – One Dwelling (R-1s) District and the Multi-Residential – At Grade Housing (M-G) District, the original intent was for a condo development of approximately 120 dwellings (28 units per hectare). As these lands have limited access due the escarpment, this application proposes to redesignate to the Residential - Low Density Mixed Housing (R-G) District in order to build freehold housing while maintaining the low density residential character of the area.

Should this proposal be approved by City Council, the R-G district is anticipated to accommodate 68 housing units (17.3 units per hectare), a decrease of 52 units. However, a separate LUR application regarding adjacent lands in Legacy proposes to accommodate an additional 130 housing units. Subsequently, when the two LUR applications are combined, they propose an anticipated density increase of 78 units as compared to the original Legacy Stage II and better distribute the density over a larger area of the community that has superior access/egress.