

Applicant Submission

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These applications for outline plan amendment and land use amendment are located within Community A as indicated in the Keystone Area Structure Plan, in the North West quadrant of the city. The lands are currently undeveloped, include approximately 11.10 hectares (27.43 acres) and are proposed to be developed for a variety of residential and open space uses. The purpose of this outline plan amendment is to provide for a new block structure within a small portion of the previously approved (October 2015) Carrington Outline Plan (LOC2013-0105) and to complement the concurrent land use amendment application LOC2019-0028.

The current land use within the outline plan amendment area is Special Purpose – Future Urban Development (S-FUD) District, but these lands are subject to a concurrent land use amendment application (LOC2019-0028) intended to redesignate the lands to Residential - Low Density Mixed Housing District (R-G) and Direct Control district. The lands are currently being used for agricultural purposes and are north-adjacent to the first phase of Carrington which is currently under construction.

This area of Carrington is intended to accommodate Mattamy Homes' new row house product with rear lanes, semi-detached product, multi-residential product as well as, according to the R-G district, a wide range of low density residential development to allow the mixing of different housing forms and to encourage the housing diversity and intensification of a neighbourhood over time.

This outline plan amendment is being proposed as the previous block structure shown in the approved Carrington Outline Plan does not facilitate Mattamy Homes to construct a new wide-shallow product-type which has unique lot width, housing form, site coverage, amenity space and setbacks. This product-type has been designed since the original approval of the Outline Plan and requires a reconfiguration of the underlying block structure. Proposed land uses will be generally unaffected by this block reconfiguration except for at the south end of the outline plan amendment area. This area was previously identified as Direct Control district (for back-to-back row housing) and M-2 district. The R-G district (which has rowhouse as a permitted use) as well as a Direct Control District (M-2) are being proposed within this outline plan amendment and land use amendment for this area instead, which can achieve the same (or slightly greater) number of anticipated units as previously contemplated. The DC will accommodate a maximum height of 21.0 metres which meets industry demands.

This outline plan amendment area is the next stage of development following Mattamy's initial phases of Carrington which are currently under construction south of 144th Avenue NW. The initial stage of development is anticipated to be fully serviced by the end of 2019, and therefore, Mattamy needs to begin servicing north of 144th Avenue NW this year.

In conformance with the previously approved Outline Plan, an open space is planned internal to the outline plan amendment area and will contribute to the overall open space network which will equal or surpass the minimum requirements of the Keystone Hills ASP upon completion of all phases of Carrington. The internal open space area is provided as municipal reserve lands that will accommodate active and passive recreation.

Access to the lands is provided along primary roads including 14th Street NW and 144th Avenue NW as all- turns accesses. In addition, portions of Carrington Boulevard NW as well as Carringham Boulevard NW will be constructed to provide access to the outline plan amendment area as detailed in the concurrent land use amendment applications. Urban boulevards are

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provided throughout the community and are designed to accommodate a variety of users. These multi-modal streets will enhance the appeal of the neighbourhoods; improve walk-ability and cycling opportunities to a variety of destinations within the plan area and beyond. All servicing and access will be maintained for lots outside of this outline plan amendment as they were established under the previous outline plan approval.

The lands are immediately serviceable from extensions from existing services in the area, and the proposed outline plan amendment and land uses proposed are in general conformance with the previously approved Carrington Outline Plan.

On behalf of Mattamy Homes Ltd., Urban Systems respectfully requests approval for the outline plan amendment and land use amendment to support new product-type consideration by Calgary Planning Commission and City Council.