

Applicant's Submission

March 27, 2020

Introduction

On behalf of Genstar Development Company (Genstar), B&A Planning Group has submitted an application for Outline Plan and Land Use Redesignation to complete the Carrington Community for approximately 10.10 ha (24.96 ac) of land. The lands are the last remaining portion of undeveloped lands within the Carrington neighbourhood, and generally located south of 144th Avenue NW and west of Centre Street N.

The subject site is owned by Genstar's Carrington, and currently is zoned as Special Purpose-Future Urban Development (S-FUD). Residential construction is nearly completed to the west of the lands, with Carrington Boulevard constructed last year. Lands surrounding the area are actively being developed by Brookfield, Mattamy and Hong within the Livingston and Carrington Communities. The subject site will also benefit from the future LRT station through the Greenline Light Rail Transit Network upon future extension to the Keystone lands.

Proposal

The application seeks to redesignate and subdivide the subject land to establish a flexible land use pattern that offers opportunities to intensify the base development concept in the future when primary transit access becomes available, yet remains market driven and respectful of the existing context.

The established road network creates four development parcels, each with unique access considerations due to the standard of street identified on the periphery. The application proposes to redesignate the subject lands to a transit supportive land use pattern with 6 zones, including M-G, M-1, DC (C-C1), DC (MU-1) and S-SPR to accommodate low and medium density residential, community-scale commercial, opportunities for future mixed use developments and an urban neighbourhood park.

Municipal Reserve requirements across the Genstar ownership area have been fulfilled through the Carrington and Lewisburg lands. Within Carrington Station, a 0.2 ha (0.5 ac) park is provided, with the additional reserve requirement of 0.23 ha (0.56 ac) transferred to augment the park system in the residential community of Lewisburg. The transfer of reserve across Genstar's ownership area will benefit both plan areas and retain the same area of land dedicated to parks equivalent to 10% of their ownership.

Conclusion

Based upon the intended uses described above, the area should achieve an anticipated intensity of 123 p&j/ha and a maximum of 151 p&j/ha. The Outline Plan area is anticipated to achieve an overall density of 47.8 uph (19.4 upa) through the addition of 483 residences offered in a variety of product forms including clustered townhouses, rowhouses and four to five storey apartments.

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the North Regional Context Study (NRCS), Transit Station Planning Area policies, and Keystone Hills Area Structure Plan (ASP).