

Applicant's Submission



Stantec Consulting Ltd.
200-325 25 Street SE, Calgary AB T2A 7H8

February 19, 2020
File: 116500706.200

City of Calgary
Planning & Development
Municipal Building
800 Macleod Trail SE, PO Box 2100 Station M (#8108)
Calgary, AB T2P 2M5

To Whom it May Concern,

Reference: Sirocco - Land Use Redesignation

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation (LUR) application for Pine Creek on behalf of Anthem United ('Anthem'). The LUR application pertains to the lands located within the community of Sirocco (Pine Creek), civically addressed as 507 210 Avenue SW, and legally described as:

PLAN 1013290
BLOCK 1
LOT 1

The Subject Lands within the approved Outline Plan ('OP') of Sirocco are designated as Residential – One Dwelling (R-1 s) and Residential – One / Two Dwelling (R-2). It is the intent of Anthem to redesignate lots from R-1 s and R-2 to Residential – Low Density Mixed Housing (R-G), to allow for a wider variety of low density residential development. The housing types included with R-G are similar in nature to R-1 s and R-2, and as such still fall within the anticipated densities and proposed neighbourhood form approved in the Pine Creek OP.