

Applicant's Submission

2020 March 06

Mattamy Homes ("Mattamy") is submitting a Land Use Amendment application for +/- 2.38 hectares (5.87 acres) of land located within the community of Cityscape in the northeast quadrant of the City. Cityscape a thriving and connected residential community, the first two Stages of which are already developed or developing, while the third and final Stage recently received Outline Plan and Land Use approvals.

The purpose of this application is to amend the approved Land Use on the subject site in response to a shift in market demand. The subject lands received Outline Plan and Land Use approval in 2014 as part of Cityscape Stage 2. The lands are currently designated DC79D2014 (Site 3), which is a Direct Control District allowing for Mattamy's back-to-back townhome housing product. Since the 2014 approval, the housing market in this sector has experienced a shift. Elsewhere in Cityscape, sites set aside for this specific housing type have experienced low sales or remain undeveloped.

In response to this market shift, Mattamy is proposing to redesignate these lands to R-G in order to allow greater flexibility for development of the subject lands.

These lands are located within an existing approved Outline Plan (Cityscape Stage 2); however, because this Land Use Amendment also requires the addition of public road, a new Outline Plan application is being submitted concurrently for this area.

This land use amendment will result in a minor decrease in housing units but no change to population density as the product shift allows for multi-generational housing and an increase in number of residents per unit. This proposed Outline Plan area will achieve a projected 9.9 units per acre (24.5 units per hectare). Cityscape Stage 2, including the subject lands, will retain a density of 9.99 units per acre upon amendment, and the overall community of Cityscape will achieve a projected 9.25 units per acre. These densities exceed the minimum requirements of the MDP and the Northeast Community 'A' Area Structure Plan.

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. Additionally, the plan area aligns with the existing community vision as set out in approved Outline Plans for Cityscape.