

Applicant's Submission

May 1, 2020

B&A Planning Group on behalf of Genstar Development ("Genstar") is submitting a Land Use Amendment application for +/- 8.14 hectares (20.12 acres) of land located within the community of Walden in the southeast quadrant of the City. Walden is an established and growing residential community.

The subject lands include multiple parcels some of which are non-contiguous, located the Walden Stage 2 and Stage 3 Outline Plans. The subject lands have three different existing approved land uses: R-1, R-2M and M-G. The subject lands are proposed to be redesignated to R-G, with the exception of the M-G area which is to be redesignated to R-Gm.

The rationale for amending the approved Land Use on the subject lands is unique to each of the sites but the overall intent of this application is to provide greater flexibility of housing types in response to market demand, in addition to allowing for secondary suites. The lands currently designated R-1 are limited to single-detached housing only and do not allow for the narrower lots that are desired in this area. The lands currently designated R-2M are limited to comprehensive development where fee-simple development is preferred. Finally, the lands currently designated M-G do not allow for secondary suites which are desired in this area. In response to these conditions, Genstar is proposing to redesignate these lands to R-G and R-Gm in order to allow greater flexibility for development of the subject lands and allow for secondary suites.

This Land Use redesignation is not anticipated to result in a significant deviation from the approved number of units or on the overall density of the community of Walden.

The eastern portion of the Subject Lands is within the Walden Stage 3 Neighbourhood Node. Because this site has already been subdivided and lotted out, there will be no impact of this redesignation on the Neighbourhood Node. This Node meets the density standard of 25.0 units per net residential area and exceeds the minimum intensity standard of 100 people and jobs per gross developable hectare for Neighbourhood Activity Centres.

Overall, the proposal aligns with overarching policies in the Calgary Municipal Development Plan and New Community Design Guidebook and specific policies of the East Macleod Area Structure Plan. Additionally, the plan area aligns with the existing community vision as set out in approved Outline Plans for Walden.