

## **Applicant's Submission**

2018 December 28

IBI Group has been retained by Morton Lands Corporation (Marquis Community Inc.) to complete a Land Use and Outline Plan for a property located at 6125 117 ST NW. The site is bounded by the Canada Pacific Rail line and Bow River to the South, the City of Calgary's road depot facility to the east, the Rowan Park development to the west and the community of Lynx Ridge and Tuscany to the north and northeast. The site is located within the Haskayne Area Structure Plan (ASP) and includes approximately 31.97 ha (79.00 ac) of land divided into an upper and lower plateau.

The Morton lands are currently zoned Special Purpose Future Urban Development (S-FUD) District and are proposed to be redesignated to Residential – One Dwelling (R-1) District, Residential - Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1) District, Direct Control with a base Commercial – Community 2 (DC(C-C2)) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, City & Regional Infrastructure (S-CRI) and Special Purpose – Urban Nature (S-UN).

The proposed Land Use Amendment and Outline Plan is meant to facilitate a comprehensive community as a gateway to the Haskayne Area Structure Plan (ASP) lands, consisting of single and multi-family development on the upper plateau and mixed use commercial and multi-family on the lower plateau. In addition an extensive open space network will connect Tuscany and Link Ridge Golf Course through the future Rowan Park development to the west, providing a link to Haskayne Legacy Park and Glenbow Ranch Provincial Park and contributes to the completion the open space connection between Calgary and Cochrane.

A Direct control is being proposed on the lower plateau to accommodate a mix of commercial and residential uses that will be integrated across the site to allow for both vertical and horizontal mixed use. The base district is Commercial Community 2 (C-C2) with the only modification being to allow for standalone multi-residential buildings. The purpose of the DC is to facilitate a comprehensive site design instead of partitioning the site into smaller land use cells, which can be cumbersome for innovative development forms.

The site was previously designated as containing a Growth Management Overlay (GMO). Brookfield Developments led the GMO removal process with the support of Marquis and the GMO removal was granted at the July 30, 2018 Council meeting.