

Applicant Submission

July 7, 2021

B&A Planning Group, on behalf of Partners Group, is submitting an Outline Plan/Land Use Redesignation application for +/- 18.89 hectares (46.68 acres) of land (the "Subject Lands") located within the Community of Homestead, contained within the northeast quadrant of the City. These lands are located within an existing approved area and the affected parcel is owned by Partners Group. The legal addresses are: Portions of NE & SE -12-25-29-W4M and Portions of SE 13-22-29-4. The municipal addresses are: 7111, 7697 & 8393 84 ST NE.

The Subject Lands received Land Use and Outline Plan approval in October 2018. The intended mobile home park use was to assist with a transfer of a mobile home park within the City of Calgary that did not come to fruition, it is now the desire of Partners Group to move forward with an application to amend the R-MH land use district. This proposal will provide a slight increase in density and will offer a greater diversity of product types, with one type which has been successful with a project called the "Gems Series of Redstone" by Trico Homes. This shallow wide product type has been very well received by the marketplace. This application also intends to redesign a portion of land south of the Mobile Home Parcel through an outline plan revision to enable single family, semi-detached and shallow wide product diversification.

The intent of this outline plan/land use redesignation application is to accomplish two goals:

- To allow for low density residential housing in a fee simple format meeting City of Calgary standards, and
- To best utilize the lands (given a number of constraints) to allow for a few different types of housing to complement the area.

The Subject Lands include two approved land uses R-MH (Residential - Manufactured Home District) and R-G (Residential - Low Density Mixed Housing District). A portion of the outline plan area does not require a land use revision and we are proposing the R-G (Residential - Low Density Mixed Housing District) for the mobile home parcel to allow for Singles and Semi-Detached Housing forms. A reassessment of the market has determined it is the desire to provide a low density housing alternative to mobile home park use.

Conclusion

Partner's Group feels these changes will improve the community and provide a greater diversity of product and hope to seek the support of Administration, Calgary Planning Commission and City Council.