

Applicant Submission

March 12, 2020

Re: Carrington - Remaining Lands OP / LU Application
Developer Submission Letter

Mattamy received Outline Plan approval on all of our Carrington land in June 2015 and land use on the area South of 144th Avenue. We started developing south of 144th Ave immediately while we waited for GMO removal on the north land which, was removed at the December 2018 public hearing.

From the time we started development in 2015 until the GMO removal in 2018 we identified a change in the housing market and an opportunity to align better with the Carrington buyer's 'wants' and with the City's Complete Streets policy. While Mattamy already distinguishes itself from other Developers and Builders by building wide lot product we decided to take it a step further and revamp our detached single-family product to go even wider. We increased our 31' product line to 36' and our 38' product line to become 44'. By widening the lot and house we were able to achieve better floor plans, larger and additional windows, longer front porches and much better streetscape. Our houses sit closer to the street compared to traditional Homebuilders and our homes accentuate the porch and the recessed garage

In order to achieve wider lots, the blocks on the approved 2015 outline plan needed to be slightly decreased in length, which changed the block layouts. This is the main reason we require changes to the outline plan, re-orienting and adjusting our lot and block depths.

Another opportunity we identified was the desire for front drive fee simple townhomes. Since our sales launch in 2017 we found that there wasn't much interest from the Carrington buyers for our back-to-back condo rowhouse product line, so we remove them and replace them with front drive fee simple townhomes which we have never built in Calgary.

We have not adjusted the collector roads, school sites, north-south ER channel or general open space locations and we are proposing to leave them as currently approved.