

Applicant Submission

Company Name (if applicable):

Stantec Consulting Ltd.

LOC Number (office use only):

Applicant's Name:

David Symes

Date:

March 12, 2023

On behalf of Qualico Communities (Qualico), Stantec Consulting Ltd. (Stantec) is pleased to submit the attached Outline Plan (OP) and Land Use Redesignation (LUR) application for lands located at SE 06-26-01-W5M, NE 06-26-01-W5M, and SW 06-26-01-W5M (represented by Ronmor Holdings Inc.), municipally addressed as 2828 144 Avenue NW, 14800 Symons Valley Road NW, and 15333 Panorama Road NW.

This application proposes the development of a new residential community, representing a logical continuation of development with Ambleton to the east and Evanston to the south. The development provides a great opportunity to establish a community that seamlessly integrates a full complement of amenities, including a new school site, community parks, and pathways.

The development will include single family lots with a mixture of front drive, laned, and shallow lot homes; multi-family lots through townhome development; and a mixed-use neighbourhood activity centre (NAC) allowing for a mix of multi-residential and convenience commercial development. A connected environmental reserve runs along the western border of the development, creating a buffer between the Nose Creek river valley and the development. The environmental reserve connects to a network of municipal reserve park spaces throughout the development. The storm pond is located in the southeast corner of the proposed community, adjacent to a municipal reserve, the mixed-use site, and front drive single family lots.

As part of this application, the following land use designations are being proposed:

- Residential - Low Density Mixed Housing (R-G)
- Residential - Low Density Mixed Housing (R-Gm)
- Multi-Residential - Low Profile (M-1)
- Commercial - Neighbourhood 1 (C-N1)
- Special Purpose - School, Park and Community Reserve District (S-SPR)
- Special Purpose - City and Regional Infrastructure District (S-CRI)
- Special Purpose - Urban Nature District (S-UN)