

Applicant Submission

Company Name (if applicable):

B&A Planning Group

LOC Number (office use only):

Applicant's Name:

Jeff Hanson

Date:

January 6 2023

The Keystone Hills Residential Neighbourhood is located in north Calgary within the Keystone Hills Area Structure Plan (ASP). The Land Use/Outline Plan area is located north of Stoney Trail and the Community of Panorama Hills, east of 15 Street NE, south of 144 Avenue NW, and west of the Canadian Pacific Railway tracks.

In 2019 the subject lands were redesignated from S-FUD to I-B and I-C and supportive S-UN, S-SPR and C-CRI land uses. This application was in alignment with the Keystone Hills Area Structure Plan. In August 2021 the Province of Alberta accepted the request from the City of Calgary and Calgary Airport Authority to revised the 25-30 NEF contours across the City. This approval has removed restrictions on a number of sectors within the City, including the subject lands.

Due to the inability for the subject site to be realized as small lot industrial, it is the desire of Partners Development Group and Pacific Investments and Development Ltd to revise the land uses to residential. These uses would better support the regional commercial/employment area directly west and under development by Melcor Developments and future employment to the north - offering closer proximity to live, work and play.

As the proposed land use change includes industrial to residential, MDP and ASP amendments were required prior to OP and LU amendments. The MDP and ASP amendments were approved by Council on September 13, 2022 (Bylaws 28P2022 and 29P2022).

A combination of low density residential and multi-family parcels have been designed in conjunction with new municipal reserve parcels that will enhance the previous approvals. The previous anticipated intensity for the subject lands were between 61 and 73 people and jobs per ha, the current proposal is anticipating 87 people and jobs per hectare.

We are seeking the support of Administration, Calgary Planning Commission and City Council for the revision to these lands.

