

Applicant Submission

Company Name (if applicable):

Stantec Consulting Ltd.

LOC Number (office use only):

LOC2023-0316

Applicant's Name:

David Symes

Date:

February 14, 2024

On behalf of Qualico Communities (Qualico), Stantec Consulting Ltd. (Stantec) is pleased to submit the attached Outline Plan (OP) application for lands located at SW 06-26-01-W5M and SE 06-26-01-W5M, municipally addressed 2828 144 Avenue NW. A portion of the OP area obtained Land Use Approval as part of LOC2020-0148 in 2023.

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. Significant enhancements to the OP have been made since 2023 to support overall improvements and balanced design outcomes, including

- Introduce an additional multi-family parcel (M-G) in an optimum location to provide direct access and views to the escarpment while also aligning with the higher order road and active modes network (i.e. at the intersection of two collector roadways and the regional pathway network)
- Introduce additional laned product in the west portion of the OP, including an additional R-Gm (townhouse) product that provides an enhanced streetscape environment along the newly-introduced collector roadway
- Provision of an east/west collector roadway (including a regional/multi use pathway) that supports a second primary east/west connection through the northern half of the plan and links local open/park spaces
- Provision of additional laned R-G product to create better integration of residential typologies
- Increase in multi and townhome product and overall increase in density
- Provision of additional road connections at key locations to improve street connectivity and mobility within the plan area

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