

Applicant Submission

Applicant's Submission

Company Name (if applicable):

B&A Planning Group

LOC Number (office use only):

Applicant's Name:

Patrick Wetter

Date:

Jan 18 2024

The subject site is a portion of land under the municipal address of 13717R Centre Street NW. This property located in the community of Carrington and is located south of Carrington Boulevard, north of Stoney Trail. There is existing adjacent development to the northwest and west and it is the next phase of development. The lands remain undeveloped to the east and northeast.

The local area plan that provides relevant direction on the development of the subject site is the Keystone Hills Area Structure Plan. The site is located within the Neighbourhood Area which is to consist primarily, but not exclusively, of residential uses. The average residential density for the Neighbourhood Area is expected to be a minimum of 20 units per hectare (8 units per acre). The northwest portion of the site is within the Transit Station Planning Area which is to provide a transition of land use intensities with the highest in proximity to the transit station and the lowest further from the station.

The subject site is approximate 3.49 hectares (8.64 acres), received outline plan approval previously and is currently designated for residential uses. The purpose of this redesignation is to provide a different product than what was previously approved (R-2, R-1N and R-2M) by proposing R-G and R-GM. The uses remain in the low density residential category of the Land Use bylaw and are consistent with the previous approval.

The proposed redesignation will benefit the community by offering dwellings that meet the needs of current home-buyers and market demand while allowing for the neighbourhood to transition to higher densities overtime.

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