

Applicant Submission



APPLICANT SUBMISSION – LOC2024-0031 (9999 146 Ave SE)

March 27, 2025

On behalf of Genesis Land Development Corp., B&A has prepared this Outline Plan and Land Use Redesignation application for approximately 65 hectares (160 acres) of land located in the Hotchkiss community. These lands currently exist as cultivated agricultural land awaiting development. Adjacent lands to the west and south are actively developing residential neighbourhoods (Hotchkiss and Sora), which together with the Subject Lands form 'Community A' of the South Shepard Area Structure Plan (ASP).

The Subject Lands are bordered to the north by 146 Avenue SE and to the east by 104 Street SE. A defining feature of these lands is a shared wetland along the central south boundary which is shared with the Sora neighbourhood to the south. The wetland is proposed to be reconstructed and naturalized, integrating with the Sora wetland to serve a function as part of the stormwater management system as well as an integrated open space and pathway network.

The South Shepard ASP contemplates a neighbourhood area with a joint-use site, central open space area, and surrounding green corridor within the Subject Lands. The plan aligns with the ASP by providing a variety of residential uses to accommodate diverse housing forms in all phases, including a DC (R-Gm) land use, which enables live-work opportunities, to bring new and unique housing opportunities to the overall community. The proposed land use would take the Subject Lands from their current Special Purpose – Future Urban Development (S-FUD) district to a variety of residential and open space uses in support of a comprehensive community plan. This Outline Plan provides connections between the two actively developing neighbourhoods within Hotchkiss and signifies the completion of 'Community A' as contemplated by the ASP.

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