

Applicant Submission

2025 May 30

Application Overview

B&A Studios, on behalf of Mattamy Homes Calgary Ltd., is submitting this Outline Plan (OP) and Land Use Amendment (LUA) application for +/- 0.36 hectares (0.90 acres) of land located within the Cityscape Stage 3 OP at 10011 52 st NE (subject site). A pre-application and approval of OP for Stage 3 of Cityscape occurred in 2019 (pre app: PE2018-1483, LOC2018-0249). The community of Cityscape is part of the Northeast Community "A" Area Structure plan (ASP) and Northeast Regional Policy Plan within northeast Calgary.

Stage 3 of the Cityscape community has undergone stripping and grading, with residential construction occurring in the eastern portion of the subject lands. The majority of Stage 1 & 2 within the community cell have undergone extensive construction and buildout by this time and received Final Acceptance Certificate from the City. No amendment is needed in the ASP or Regional Policy context as this LUA remains in line with the objective of the overarching policy direction of the community. A new OP is required covering a portion of the approved Cityscape Stage 3 OP, as this LUA requires necessary adjustment to the block and the subsequent street alignment of the previous plan. Lands immediately to the east of the proposed Outline Plan have a slightly revised road network which is being addressed through a non-conforming Tentative Plan.

Site Context

The subject site is located in Calgary's northeast quadrant within the southern most area of the community of Cityscape. This southern most section and final Stage of development has been stripped and graded, while the central and northern sections of previous Stages have undergone active occupancy. The community of Cityscape is bound by Metis Trail NE to the west, Country Hills Blvd NE to the north, 60 st NE is to be extended north-south forming the east boundary, and Airport Trail NE defines the southern boundary.

Within Stage 3, and in direct proximity to the subject site, roadway and block shapes are defined, with a small number of completed residential units within the Stage approximately +/- 800 meters from the subject site. The Land Use as defined by the Cityscape OP identifies the entire southern section of the community as exclusively a neighbourhood cell with two land use districts being utilized, R-G and Direct Control (DC): 260D2019. Outside of Stage 3, Cityscape has undergone extensive occupancy and development with a mix of neighbourhood land use districts; R-G, M-2, C-C1, S-CRI, MR and R-Gm based DC.

Policy Context

The existing LU district of the subject site is R-G, Residential – Low Density Mixed Housing. The primary use of this district is to accommodate a mix of low-density housing typology ranging from single-detached, semi-detached and row houses with the option of secondary suites. This is the predominant land use district within Cityscape Stage 3.

Directly adjacent parcels to the subject site are the DC land use of 260D2019. This DC is concentrated along the neighbourhood collector of Cityscape Drive NE, allowing for denser housing forms including semi-detached, duplex, row housing and live-work units. This LUA amendment and OP intends to redesignate the subject site from R-G to a DC identical in intention and design to DC 260D2019; this existing DC is directly adjacent to the subject site; this allows for a continuous housing typology and concentration of density along a neighbourhood collector.

Direct Control Rationale

As per the requirements of Section 20 of the Calgary Land Use Bylaw, DCs are only to be implemented when meeting unique demands or innovative land uses that existing districts cannot accommodate.

The DC is intended to accommodate street oriented/laneway housing in the form of semi-detached and rowhouse typology, with each dwelling located on its own fee simple lot. The lots are laned with rear drive garages allowing for an improved front streetscape. The dwellings have no rear yard a minimal front yard, narrow lot widths and high lot coverage. This results in a unique housing form that appeals to homeowners seeking private ownership with the added lifestyle and lowered maintenance characteristics of an apartment unit. The main elements of this DC are as follows:

- Narrow lots for row housing, minimum 6.0 metres
- Minimal front yard setbacks, minimum 1.5 metres from porch
- No rear yard setback other than 0.6 metre for garage
- Required amenity space in the form of a porch, patio or balcony
- Lot coverage as high as 90%

In addition to these development parameters, Mattamy is taking an innovative approach to live-work units as a Permitted use within the district and unique for the suburban locale of Cityscape.

Outline Plan & Land Use

This OP and LUA complies with the ASP and is compatible with the land use districts found directly adjacent and within the larger community Stage. As such, we are seeking support from City Administration for this LUA and OP.