

Applicant's Submission

On behalf of Dream Development (Dream), Stantec Consulting Ltd. is pleased to submit the enclosed Outline Plan (OP) and Land Use Redesignation (LUR) for the lands legally described as NE 36-22-2-W5M; municipally addressed 15113 37th Street SW.

The plan area is in proximity to Highway 22X to the south, has direct access to the Southwest Ring Road (SWRR) on the east, and is across the SWRR from the existing residential community of Evergreen. The proposed OP layout aligns closely with the Area Structure Plan (ASP), including land use mix, intensity, and location.

In Providence, the central amenity is the community itself – its attributes, centered on walkability, progressive urban form, jobs, public space, daily amenities, and social connection, contribute to a quality of life that is unparalleled amongst new communities. The Providence ASP area offers a full array of housing choice, jobs, amenities, and services that benefit all of the surrounding neighbourhoods in southwest Calgary, providing a true city within the city.

Two unique housing choices of note proposed within the Outline Plan include shallow rowhomes with varying lot depths and widths, as well as, as well as five large green court blocks. The rowhomes provide unique and affordable housing options for Calgarians, incorporating a fine grain block with units accessed from the lane, specifically designed to enhance the streetscape and public realm, and located near open spaces and amenities reducing the need for every unit to provide large private outdoor space. The green court blocks include parks flanked by fee simple, park front homes that are accessed and address from an enhanced lane. These green court parks are publicly accessible private open spaces, owned and maintained through a Home Owners Association (HOA).

To accommodate the unique nature of the proposed housing typologies, a Direct Control (DC) District is proposed to account for the following bylaw considerations:

Site 1: nonstandard lot depths of rowhomes, and

Site 2: classify *Single-detached* and *Semi-detached Dwellings* as *discretionary uses* within the green courts to allow for Development Authority review on access and servicing.

As part of the Providence ASP requirements Dream began early and on-going engagement with the Tsuut'ina Nation. Through open dialogue between Dream and the Tsuut'ina Nation the OP, LUR, and future community naming application continues to provide an opportunity to share input, issues, and concerns, and explore new opportunities.