

## **Applicant's Submission**

Received March 1, 2019

This application for land use redesignation is located within Community A as indicated in the Keystone Area Structure Plan, in the North West quadrant of the city. The lands are currently undeveloped, include approximately 8.75 hectares (21.62 acres) and are proposed to be developed for a variety of residential and open space uses. The proposed Land Use Amendment follows the guidance provided within the Outline Plan as approved in October 2015.

The current land use within the land use amendment area is Special Purpose – Future Urban Development (S-FUD) District. The lands are currently being used for agricultural purposes and are north-adjacent to the first phase of Carrington which is currently under construction.

A direct control district is proposed to accommodate Mattamy Homes' unique row house product, which does not adhere to typical lot width, housing form, site coverage, amenity space and setbacks permitted through Land Use Bylaw 1P2007. The DC District is designed to accommodate street-oriented dwellings with rear lanes which are comprised of semi-detached and row homes.

Since the Outline Plan approval, the Residential – Low Density Mixed Housing District (R-G) has been included in the land use bylaw which accommodates a wide range of low density residential development to allow the mixing of different housing forms and to encourage the housing diversity and intensification of a neighbourhood over time. The R-G district is being proposed as it follows the intent of mix and product type within the approved Outline Plan.

This land use amendment area is the next stage of development following Mattamy's initial phases of Carrington which are currently under construction south of 144<sup>th</sup> Avenue NW. The initial stage of development is anticipated to be fully serviced by the end of 2019, and therefore, Mattamy needs to begin servicing north of 144<sup>th</sup> Avenue NW this year.

In conformance with the Outline Plan, an open space is planned internal to the land use amendment area and will contribute to the overall open space network which will equal or surpass the minimum requirements of the Keystone Hills ASP upon completion of all phases of Carrington. The internal open space area is provided as municipal reserve lands that will accommodate active and passive recreation.

Access to the lands is provided along primary roads including 14<sup>th</sup> Street NW and 144<sup>th</sup> Avenue NW as all-turns accesses. In addition, portions of Carrington Boulevard NW as well as Carringham Boulevard NW will be constructed to provide access to the land use amendment area as shown on land use plan PLN-LU-01. Urban boulevards are provided throughout the community and are designed to accommodate a variety of users. These multi-modal streets will enhance the appeal of the neighbourhoods; improve walk-ability and cycling opportunities to a variety of destinations within the plan area and beyond.

The lands are immediately serviceable from extensions from existing services in the area, and the proposed land uses are consistent with the Keystone Hills ASP.

On behalf of Mattamy Homes Ltd., Urban Systems respectfully requests approval for the land use to be redesignated to direct control, residential, and special purpose districts by City Council.