

Applicant's Submission



APPLICANT'S SUBMISSION

This application for land use redesignation approval is located within the Keystone Hills Area Structure Plan (ASP). The ASP (Bylaw 15P2012) was adopted by Calgary City Council on July 16, 2012 and has seen subsequent growth management related amendments since then, including the removal of the growth management overlay for the subject lands.

The subject lands for this redesignation are located east of 14th Street NW and south of 144th Avenue NW (14120 144 Ave NW). The parcels comprise +/- 2.37 hectares (+/- 5.85 acres) and are jointly owned by Mattamy (Aberdeen Heights) Limited and Royop (Carrington) Developments Ltd.

The parcels proposed for redesignation are currently zoned Commercial- Community 2 (C-C2), Multi-Residential – Medium Profile (M- 2), and Direct Control (Bylaw 117D2015) – all of which were approved in 2015. These sites are currently undeveloped and are generally located within the approved "Community Retail Centre" (CRC) which is typified by high-quality design with unique opportunities for retailers to distinguish themselves and provide a sense of place for residents. This CRC is anticipated to have retail, employment, cultural, recreational and institution uses. It should also provide the opportunity for ground-oriented multi-family development of varying densities, which may help intensify the sites and facilitate a transition from a CRC to an Activity Centre in the future (as identified in the ASP).

The purpose of this application is two-fold:

1. Firstly, to simplify land use boundaries and fine-tune the district on the northerly portion to better accommodate mixed-use development. The requested district is a DC land use based on the C-C1 district, but with suggested amendments to define the internal street profile, add and remove certain uses, and add modifiers for height and FAR.
2. Secondly, to revise the medium density multi-family block from DC and M-2 to a single DC land use based on the M-2 district. The DC will accommodate a maximum height of 21.0 metres which meets industry demands.

There are no impacts relating to Growth Management Overlays, as there is not one in place for the subject lands. Municipal services are also unaffected by this redesignation.

On behalf of Mattamy Homes and Royop Development Corporation, Urban Systems respectfully requests recommendation for approval of the redesignation from the Calgary Planning Commission and approval for the land use to be redesignated to Direct Control by City Council.