

## EXHIBIT B

### Municipal Development Plan – Section 3.4.4 Planning New Communities

#### 3.4.4 Planning New Communities

**3.4.4.1** The average residential density, established at the ASP level shall be eight (8) units per gross residential acre, subject to meeting the community design and development policies of this plan. Increasing Chestermere's average density will better facilitate the gains that greater density affords (including more efficient provision of public services and infrastructure), while respecting Chestermere's predominately low-density context and ensuring that regional density goals are achieved.

**3.4.4.2** Density shall be measured in units per gross residential acre, and calculated as demonstrated in Figure 10: Density Calculation.

**3.4.4.3** Residential density should be strategically designed, with higher density residential sited adjacent to commercial, mixed-use development and/or park and open spaces. Placement of structures and buildings should establish a visually coherent pattern of building heights, placing particular emphasis on achieving incremental building height transitions between areas of contrasting character or use, such as from commercial uses to higher, and then lower density residential.

**3.4.4.4** To provide a range of housing choices and meet various housing needs, the City shall support "Planned Lot" development offering smaller lot, single-detached housing within *Residential Neighbourhood*. Planned Lots shall adhere to the following conditions:

- Shall not comprise more than 35% of the single-family housing within an Outline Plan.
- Should be dispersed throughout an Outline Plan, where appropriate, to avoid concentrations of such housing in any one area, and promote integration of these developments throughout the community.
- Design Guidelines for Planned Lots shall be established at the Outline Plan stage.

**3.4.4.5** Planned Lot development provides opportunity for innovation and intensification, while maintaining a high quality of life and urban design for residents. To ensure the intent of Planned Lot development is met, a residential land use district in the *Land Use Bylaw* and *Design Guidelines* shall be established for Planned Lots. The Design Guidelines shall be referenced in the Land Use Bylaw, and followed in ASP, Outline Plan, and Subdivision. Special consideration will be made to (but not be limited to) the following:

- Architectural massing and variation in building form.
- Maximum lot coverage.
- Minimum open space.
- Building height and roof shape.
- Parking and access.
- Front and side yard setbacks.
- Privacy and transition.
- Finish materials and details.
- Landscaping.

**3.4.4.6** To facilitate greater independence, the City should promote locating housing geared to seniors within easy walking distance to shops, services, and amenities.