

Bylaw 015-020 Proposed Land Use Redesignation

Residential Single Detached (R-1) to Residential Planned Lot Front Drive (R-1PFD)

Where is the Proposed Redesignation?

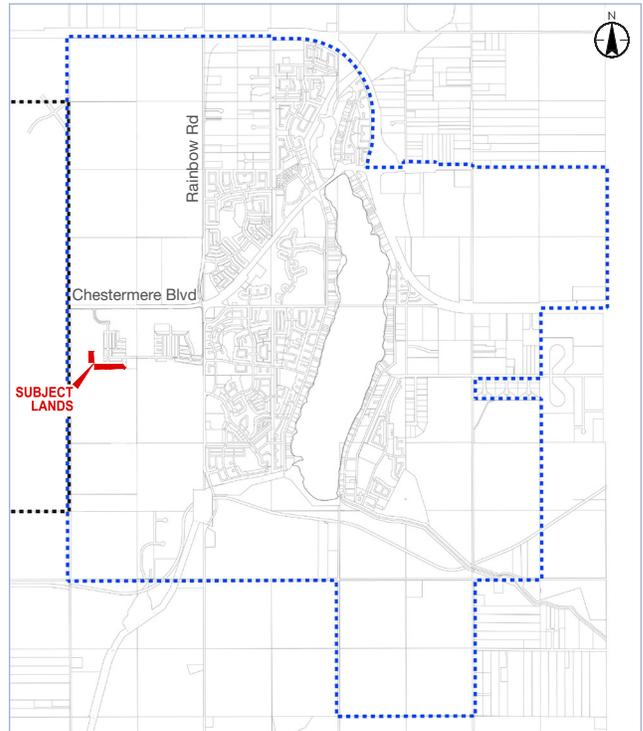
This proposed redesignation is located within the developing community of Chelsea, west of Rainbow Road and south of Chestermere Boulevard (see image to the right). The application area applies specifically to a future phase of Chelsea, which has not yet been subdivided (meaning the widths and number of lots in each block are still to be determined).

What is Planned Lot Front Drive Development (R-1PFD)?

Planned Lot development provides opportunity for innovative methods of development for single detached dwellings in new communities, while maintaining a high quality of life and urban design for residents. The R-1PFD land use allows for front drive, single detached housing with lots wide enough to accommodate double car garages.

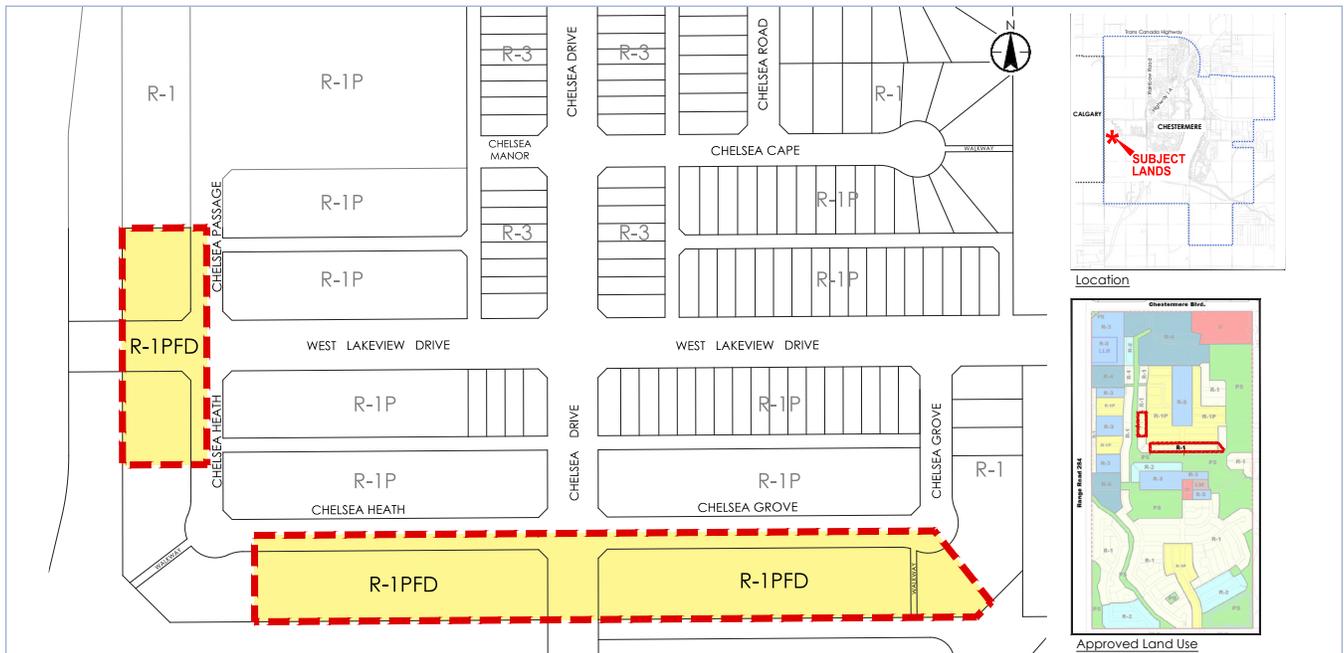
The style, appearance, and built form of R-1PFD development provides for the same single detached housing character prevalent throughout Chestermere. While both the R-1 and R-1PFD districts permit low density, single detached homes; the R-1PFD district offers additional flexibilities in lot widths that allow for innovative single detached product offerings not yet available in Chelsea.

Proposed Redesignation Location



Proposed Redesignation Area

This application proposes redesignation of approximately 2 hectares (5 acres) of land from R-1 to R-1PFD (see image below).



Meeting Existing City Objectives and Policies for New Communities

This proposed redesignation is in alignment with all existing, relevant Municipal Development Plan (MDP) goals, principles, and policies, and adheres to current Land Use Bylaw controls summarized below:

✔ **Conforms with Existing Planned Lot Policies**

This proposed redesignation keeps Chelsea below the existing Planned Lot development maximum of 35% in new communities (MDP Policy 3.4.4.4). Inclusive of the proposed redesignation area, the Chelsea Outline Plan contains only 31% Planned Lot development.

✔ **Achieves MDP Principle #3: Housing Choice & Affordability**

One of the key City principles founded by Council and the public is to provide a diversity of housing and improve affordability in Chestermere. This proposed redesignation realizes this principle by offering greater choice for single detached housing options in Chelsea, with the same character and built form as other low density districts, at a more affordable price point (MDP Sections 2.1.3 and 3.4).

✔ **Increases Housing Diversity**

MDP Policy 3.4.2.1 states that all new residential communities in Chestermere should provide a mix of housing types. This proposed redesignation brings forward a single detached product that does not currently exist in Chelsea, thereby increasing the diversity of housing choices available throughout the community.

✔ **Meets Growth Objectives with Single Detached Housing**

All new communities in Chestermere are required to achieve a minimum dwelling count of 8 units per gross residential acre (MDP Policy 3.4.4.1). The R-1PFD district allows for more flexibility in delivering additional single detached dwellings to meet this target, thereby replacing the need for additional compact and high density type dwellings (e.g. rowhomes and apartments) in Chelsea.

✔ **Thoughtfully Integrated with Surrounding Land Uses**

The proposed redesignation area was thoughtfully chosen to promote integration of R-1PFD development in amongst the surrounding land uses (including R-1, Public Service districts, and adjacent Municipal Reserve open spaces), while also avoiding overconcentration of Planned Lot development in a single area of the Outline Plan (MDP Policy 3.4.4.4).

Application Summary

- ✔ Complies with all existing, relevant City Policies and Land Use Bylaw controls
- ✔ Introduces a new district to Chelsea (R-1PFD an existing district in the Land Use Bylaw)
- ✔ Planned Lot development in Chelsea remains under 35% maximum (31% total)
- ✔ Increases affordability for single detached housing product in Chelsea
- ✔ Redistributes product offerings in Chelsea to meet 8 upa target (**does not** add to/increase total number of units in the community)