EXHIBIT A
Statement of Rationale, Submitted by Stantec Consulting on behalf of Waterbridge Developments Inc.

The following statement of rationale is an excerpt from the consolidated response to circulation comments, dated June 16, 2020, submitted by the applicant for this application. All sections of the response that do not pertain to this bylaw have been removed.

Municipal Development Plan (MDP) Amendment

As part of the discussion and refinement of the LUB amendments, amendments to the MDP have been identified to support the introduction of the new R-1PFD residential land use district and better facilitate a range of housing choices and needs within new residential neighbourhoods. Section 3.4.4.4 of the MDP addresses this objective, and currently reads:

“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.”

The policy currently places a restriction on ‘planned lot’ development within a residential neighbourhood in seeking to ensure a range of housing choices/typologies are provided. This arbitrary restriction is not considered practical from a market perspective or necessary in facilitating housing choice within a neighbourhood. Furthermore, this form of restriction appears exclusive to Chestermere within the greater Calgary region, with other municipalities’ planning documents addressing housing choice generally or on a case by case basis (i.e. Outline Plans), without the need for a specific restriction. Further details on other policy utilized by other municipalities can be provided if required.

To support the introduction of the LUB amendments and work towards a more practical approach in delivering housing choice, amendments to S3.4.4.4 of the MDP are considered necessary. The following options are put forward for consideration in amending this policy without placing unnecessary restrictions on a specific product type:

1. **Remove the 35% Restriction**: The provision of a specific limit of planned lot development is not considered necessary to ensure a range of housing choices/typologies are provided. This arbitrary restriction is not considered practical from a market perspective or necessary in facilitating housing choice within a neighbourhood. Removal of this restriction would align with other municipalities in the region.

2. **Address housing mix as part of the Outline Plan Process**: The existing S3.4.4.4 mentions the establishment of housing mix as part of the Outline Plan process, although stronger language could be incorporated to provide the City with sufficient support to refine housing mix as part of the assessment of Outline Plans (e.g. Housing mix shall be addressed at the Outline Plan stage. New residential areas shall accommodate comprehensively designed communities that provide a mix of dwelling units form single detached, planned lot, duplex/semi-detached, and multiple unit dwellings’).
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3. *Set Minimum Requirement for Desired Housing District:* This approach would involve minimum (rather than maximum) percentage (%) requirements being identified for one or more residential land use districts within a neighbourhood (e.g. minimum 15% of residential development is R-1). This may provide some certainty for the City as to the facilitation of desired product, although is not considered a preference from an industry perspective.

4. *Set Minimum/Maximum Requirement for Single-detached Product:* Rather than setting minimum or maximum limits on a specific housing typology (i.e. planned lot), this option would generalize requirements for single-detached lot land use districts. This option provides flexibility within the single-detached category, although would ensure a certain amount of single vs semi/multi-unit product is provided. This option is considered the least preferable from an industry perspective as it creates an arbitrary split between single and semi/multi-unit product.

Closing

We look forward to the City advancing these LUB/MDP amendments and LUR to Public Hearing. Should you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Regards,

STANTEC CONSULTING LTD.