

Applicant's Submission

October 22, 2019

On behalf of Slokker Homes, O2 Planning + Design submitted this outline plan and land use amendment application regarding the subject site, comprised of six (6) parcels at the southeast intersection of 85 ST SW and 17 AV SW, to enable the development of a mixed-use neighbourhood that responds to the evolving context of the area. With low density residential uses to the south, anticipated commercial and multi-residential uses to the east, and 17 avenue SW and the future 85 avenue SW LRT Station to the north, the proposed outline plan and land use amendment enables the development of a new community that will seamlessly integrate into the existing fabric of the area.

Two organizing features have guided the design of the community. First, 19 avenue will be a new east-west liveable street that will connect 85 street to 77 street. Although not contemplated in the Springbank Hill ASP, it was determined during the outline plan design that this connection was feasible and results in improved urban design by providing the opportunity for better connectivity through the site to adjacent developments and a better public realm along the street. The second organizing feature is a linear open space network that runs north south through the site which provides opportunities for passive and active recreation for residents of the community and wider neighbourhood. The green network follows the natural ravine system with municipal reserve connecting the north and south areas of the community and includes a naturalized storm pond at the north which will be an additional community amenity.

The application seeks to redesignate the northern portion of the site to Mixed Use – General (MU-1 f5.0h50). This will enable a built form and a mix of uses that responds to the site's adjacency to 17 avenue and proximity to existing and proposed transportation infrastructure. The intention is that this area will be predominantly (95%) residential with retail uses facing 19 avenue on the western edge and integrated with and facing the neighbouring development on the east. The southwestern portion of the site will be designated Mixed Use – General (MU-1 f3.0h20) and Multi-Residential – Low Profile (M-1). These designations will allow for mixed use development fronting onto 19 avenue transitioning to lower density townhouses towards the south. The southeastern area will be designated Direct Control based on Multi-Residential – Medium Profile (M-2). This designation will allow low rise multi-family development that adapts to the slope of the site. This allocation of land uses, along with the use of density and height modifiers, effectively distributes density and intensity throughout the site in a manner that responds to the local context on all four edges.

The site falls within the Springbank Hill Area Structure Plan (ASP) and is designated Mixed-Use in the north and both Medium Density and Low Density in the south. This application proposes an amendment to the ASP to enable the 19 AV SW connection and to extend the Mixed-Use designation to the south. Doing so will create an active mixed-use corner at 19 avenue SW and 85 street SW, increase connectivity throughout the area, relieve pressure from 17 avenue SW, and enable a transition between higher and lower density uses.

Throughout the application process, O2 and Slokker worked collaboratively with administration and consulted with the Springbank Hill Community Association and local residents on an ongoing basis. An open house was held on May 28 and was attended by approximately 25 people. A summary of the engagement undertaken for this project is provided in a What We Heard Report.