

Applicant's Submission

January 7, 2020

On behalf of Ronmor Holdings Inc., ('Ronmor'), Stantec Consulting Ltd. ('Stantec') has submitted the following Outline Plan and Land Use Amendment application for the subject lands located within the community of Springbank Hill, west of 77 St SW, east of 85 St SW, and bordered by 17 Ave SW to the north. The subject lands are comprised of four (4) parcels consisting of ±8.04 ha (±19.87 ac) total and will be developed as a mixed-use neighbourhood reflecting policies within the Springbank Hill Area Structure Plan (ASP) as well as the surrounding residential area context.

The proposed development is similar to Aspen Landing featuring an 'urban village' structure. An anchor grocery store is proposed with additional commercial buildings consisting of office, retail and service-oriented development. Three residential structures, approximately four storeys in height are envisioned with a range of ±189 to ±264 units planned for these lands. The overall transportation network is 'grid' based, consisting of multi-modal transportation options including regional pathways, green corridors, bikeways, sidewalks and various linkages throughout the site and the greater Springbank Hill Community.

Since the original application submission on December 8, 2017, the Outline Plan has evolved in response to Administration requests and outreach with the public. Of note, the revised NAC is contained entirely within the Outline Plan, the 19 Ave SW right-of-way has been redesigned to better comply with the 'livable street' typology as defined by the ASP, and the open space concept has been significantly reimagined to provide Springbank Hill with larger, programmable open space which can be used for sporting events, community gatherings, etc. This concept was redesigned through an extensive engineering process in order to respond to the aspirations of the Springbank Hill Community Association, providing residents with their desired form of open space.

The subject lands are located within the Springbank Hill ASP 'Mixed-Use' designation which requires a minimum intensity of 125 people and jobs per gross developable hectare. The proposed development is aligned with this policy and anticipates development achieving 166 people and jobs per gross developable hectare. To achieve this intensity target as well as goals and policies of the ASP, the land use districts of C-C2 and DC (M-2) are proposed. These designations will provide the mix of commercial, service, and residential uses along 17 Ave SW, with an appropriate height, FAR, and density that respects the existing neighbourhood scale. The DC (M-2) district will allow for low-rise multi-family development which adapts to the significant slope of the site between 17 Ave SW and 19 Ave SW.

Ronmor and the project team have worked with Administration, consulted with adjacent landowners, and met with the Community Association and public throughout this process. This collaborative endeavour has put forth an Outline Plan and Land Use Redesignation application consistent with city-wide goals and policies and works towards applicable Complete Community objectives. This application will provide new commercial services and housing options for residents and visitors to the established community of Springbank Hill in west Calgary. Thank you for your time and consideration.