

Applicant's Submission

2019 January 08

On behalf of Shane Communities ('Shane') and Slokker Canada West ('Slokker'), Stantec Consulting Ltd. ('Stantec') is pleased to submit the following Outline Plan ('OP') and Land Use Redesignation ('LUR') application for the lands legally described as PLAN 3056AC, BLOCKS 17, 18, 19, 20, 22, and 23, municipally addressed as 2232, 2334, and 2436 85 ST SW, 8334 and 8484 Mystic Ridge GA SW, and 2435 81 ST SW.

PLAN AREA CONTEXT

The Outline Plan is located within the community of Springbank Hill, bound by 85th Street SW to the west, 81st Avenue SW to the east, and Mystic Ridge Gate SW to the south. The subject lands total ± 11.48 ha (± 28.36 ac) and are divided among six parcels. The subject lands contain several challenges related to engineering, servicing, and overall development pattern considerations given the topography and existing low-density built form context within Springbank Hill.

BACKGROUND

The original application for LOC2018-0101 was submitted on May 4, 2018 for the lands legally described as Plan 3056AC, Block 19, 22, and 23 on behalf of Shane. Through 2018, Stantec and Shane worked with Administration to address comments and discuss proposed solutions to challenges identified through the Detailed Team Review (DTR) process for the three parcels.

With the significant stormwater and servicing constraints in the Springbank Hill Area Structure Plan (ASP) area, landowners Shane and Slokker began pursuing the purchase of Blocks 17, 18, and 20 for placement of the ultimate west catchment area storm pond identified in the Springbank Hill Master Drainage Plan Final Report (Stantec, June 2017). This pursuit resulted in additional time being required to advance the plan. The City File Manager for LOC2018-0101 was notified that the response to Administration comments would be delayed while ongoing landowner discussions occurred, and that the project boundary may increase to accommodate the regional storm infrastructure should the acquisition be successful.

In February 2019, the sale of Blocks 17, 18, and 20 to Shane and Slokker was finalized, resulting in an expanded plan area boundary. This revised boundary put forward by Shane and Slokker delivered a working solution to the many storm and servicing challenges facing the Springbank Hill community as a whole.

DEVELOPMENT VISION

The Outline Plan has been designed to achieve or exceed several goals of the ASP and offers an ideal mix of distinct, high-quality dwellings which reflect the lifestyle and standard of the Springbank Hill community. The design is reliant upon integration of an ultimate storm and servicing solution to the benefit of current and future residents of Springbank Hill. The Outline Plan provides a number of multimodal regional path connections and key servicing connections.

The Outline Plan takes advantage of both the local setting with unique topography, as well as captures the featured views of the Rocky Mountains where visible from the subject lands. Future residents of Spring Ridge will be able to access and explore west Calgary through quick and efficient access to the regional pathway network prevalent throughout the community. The

Municipal Reserve (MR) places logical and effective programming elements for users to get the most out of their experience, while balancing the prevalent engineering constraints and servicing requirements.

POLICY CONTEXT

The subject lands fall within the Low Density Contextual, Low Density, Policy Review Area, and Environmental Open Space areas of the Springbank Hill ASP. To comply with Low Density area policies, districts of Residential – Low Density Mixed Housing (R-G) and Multi-Residential – At Grade Housing (M-G) are proposed to facilitate the residential components of the Outline Plan. Single detached dwellings are envisioned as the primary built form throughout the R-G district, which also allows for a wide range of low-density residential development options in the form of rowhouse buildings and semi-detached dwellings. The M-G parcel in the northwest corner is envisioned for a townhome concept, matching that of the adjacent development to the north and contributing to the density targets set by the Springbank Hill ASP.

The Outline Plan provides an overall density of 17.0 units per hectare (6.9 units per acre) for the entire plan area. This anticipated density is significantly influenced by regional infrastructure requirements in the area, as a significant portion of the southeast area of the Outline Plan is required to accommodate a regional storm pond to the benefit of the larger Springbank Hill community. The anticipated density is also influenced by topographical constraints of the plan area as well as feedback received from the Springbank Hill Community Association emphasizing a desire for lower density dwellings in the Low Density Contextual area, also supported by Administration.

CLOSING

Throughout the application process, Stantec, Shane, and Slokker have consulted with the residents of Springbank Hill and worked collaboratively with Administration to ensure that the many technical challenges of the Outline Plan are addressed to the best possible degree. We are confident that the plan presented will provide quality, contextually sensitive, and complimentary development to the community of Springbank Hill, and bring an important piece of storm infrastructure online to service adjacent developments within the Springbank Hill ASP area.

