

Applicant Submission



May 26, 2021

On behalf of Builder Investment Group and the property owner, Sukhwant Shergill, B&A Planning Group (B&A) prepared this Outline Plan and associated Land Use Redesignation application related to ± 2.0 hectares (± 4.8 acres) of land in the Springbank Hill Community, to accommodate residential development. The subject site is at 2848 – 85 Street SW and legally described as Lot 14, Block D, Plan 3530AK.

The site is rectangular in shape and includes an existing dwelling and a separate garage. The western portion of the site is mainly flat before it slopes quickly into a ravine and towards a creek that traverses the eastern portion of the property. The remaining vegetation on the site consist of a mix of grasses and dense tree cover which is mainly situated in proximity to the creek and on sloped portions of the land which can be over 15% in grade.

The vision for the development is to create a pocket of residential nestled along the edge of the adjacent ravine that integrates with development already approved in the area. It is anticipated that development will mainly consist of single-detached dwellings. The ravine and creek will be protected through Environmental Reserve dedication. A park will be established at the edge of the ravine through the dedication of Municipal Reserve. The park will offer views to the ravine and beyond. Pedestrians will be able to circulate through the development using sidewalks, granular trails and a pathway along 85 Street.

Overall, the plan anticipates 33 residential units to accommodate approximately 85 residents based on 2.6 people per unit. The gross residential density of the outline plan area is anticipated to be 21.4 uph (8.8 upa). To accommodate this development, it is proposed that the subject site be rezoned to Residential – One Dwelling (R-1s), Residential – Low Density Mixed Housing (R-G), Special Purpose – Urban Nature (S-UN) and Special Purpose – School, Park and Community Reserve (S-SPR). This development reflects the direction of the Springbank Hill Area Structure Plan.

With respect to engagement, a notice posting was placed on the property which invited the public to contact the applicant should they have any questions. Meetings were also held with the local Councillor and the Community Association to provide background on the project. Finally, the development was coordinated with representatives of landowners to the north and south.

Sincerely,

Patrick Wetter

Associate

RPP, MCIP, BES, MA, LEED A