

Applicant Submission

July 19, 2021

On behalf of Homes by Avi, B&A Planning Group, has prepared an Outline Plan and Land Use Redesignation application for 19.60 hectares (48.46 acres) of Residual Ward 1C land, in west Calgary to accommodate a new residential neighbourhood of Osprey Hill.

The site lies within the boundaries of the Calgary West Area Structure Plan (ASP) located west of Winsport and the future West Calgary Ring Road, south of the Trans-Canada Highway (TCH) and immediately north of the Calgary/Rocky View County boundary. The community of Crestmont is located 1.3 km to the west. Located at the toe of the Bow River Escarpment, the Calgary West Campground and RV storage business currently operates on site.

Access to the site is provided via the Valley Ridge / TCH interchange which is being reconstructed as part of the West Calgary Ring Road project. The new interchange, along with realignment of existing access roads and the extension of Stoney Trail south towards Glenmore Trail, is being overseen by Alberta Transportation and is projected to be completed in 2022. Our project timeline is to align with the completion of the Province's Valley Ridge interchange upgrades.

The land is subject to the policies of the Calgary West Area Structure Plan (ASP) which was adopted by Council in 1997 and later revised in 2014. The ASP's vision is for the area to become a diverse community of over 7,000 people. Its Land Use and Transportation Plan identifies the subject lands as predominately Neighbourhood Areas with Community Core Area along 1 Avenue SW, Open Space and Regional Pathways linkages.

The proposal includes an amendment to this plan to remove the Community Core Area hatching on the south side of 1st Avenue SW. Although we propose a higher density that will support transit, since 1 Avenue SW essentially ends at Stoney Trail the potential for retail commercial success on the south side of the street is extremely unlikely. Commercial and higher density development can be better accommodated on the north side of 1 Avenue SW where development can be designed in a more comprehensive manner to better serve the community.

The design vision for this residential neighbourhood has been guided by the layout of existing development and the preservation of environmental watercourses and gully features. Inspired by protecting natural features and linking them with other open space parcels via pathways throughout the community, will ensure the community has numerous multi-modal links. The existing AltaLink transmission line that bisects the site, will be enhanced with a pathway providing a direct link for residents to the future commercial core area northwest of the site. In combination with Municipal and Environmental Reserve, nearly 25% of the parcel will be provided as open space allowing future residents with ample space to easily move about the community, recreate or just enjoy nature.

As a walkable neighbourhood, Osprey Hill will consist of a variety of housing options for people of varying ages, incomes, interest, and lifestyles. The combination of low and medium density residential construction will help the city achieve MDP and ASP density targets. It will also increase the area population to provide the critical mass required to support the retail commercial development within the adjacent Community Core Area to the north. The plan and housing typology considers slope adaptive building forms (walk-outs, and drive-unders) in keeping with the natural slope of the land. Osprey Hill is a community that is at the cross-roads of two major highways for ease of transportation, intensifies underdeveloped lands, takes advantage of stunning views across the Bow Valley and connects with nature.

The proposal:

- Builds upon significant public infrastructure investment committed by the West Calgary Ring Road project;
- Does not require major City capital investment to service the area;
- Provides public access to natural areas; and
- Encourages intensification of existing areas preventing further “leap-frog” or sprawl development from occurring on the City’s perimeter and beyond.

Homes by Avi and the project team have worked with Administration and have consulted with adjacent landowners, Alberta Transportation, and communities throughout this process. From this engagement endeavor, we have put forward a land use and outline plan that is consistent with city-wide goals and policies. For the reasons listed above, Homes by Avi seeks the support of Administration, Calgary Planning Commission and Calgary City Council in favour of the proposed Outline Plan and Land Use Redesignation application.