

# AMBROSE RESIDENTIAL LAND USE REDESIGNATION AND AREA STRUCTURE PLAN

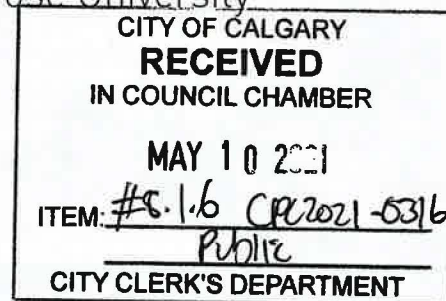


**Ambrose**  
RESIDENTIAL

## Ambrose Project Summary

The Ambrose Residential Proposal by Partners Group is:

- Located south of 17 Avenue SW and east of 77 Street SW in the community of Springbank Hill.
- The total site area is approximately 5.39 ha (13.32 ac).
- **The proposed land use allows for a variety of medium-density residential - 6 storey Apartments and Slope-Adaptive Townhomes.**
- Within walking distance to 69th Street LRT Station.
- Access to surrounding commercial centre, recreational centre, and Ambrose University campus.



# AMBROSE RESIDENTIAL LAND USE REDESIGNATION AND AREA STRUCTURE PLAN

**Ambrose**  
RESIDENTIAL

## Key Changes of the Plan since Original Submission:

The Ambrose Residential Proposal by Partners Group is:

- Removal of the Mahood parcel
- Reduced the overall unit count to 465 from 730, with higher densities located in the north portion of the plan area
- Revised the DC to include two sites based on M-2 and M-G districts.
- Made allowance within the DC to increase the minimum residential setback to 8.5m along the south boundary
- Agreed to DC revisions to secure 13m townhome heights along existing Ambrose University Property for Site 2





**Ambrose** **partners**  
RESIDENTIAL Development Group