

Applicant Submission

February 11, 2022



Company Name (if applicable):
Township Planning + Design Inc.

LOC Number (office use only):

Applicant's Name:
Kristi Beunder, RPP MCIP

The subject site is proposed to be redesignated from DC12Z97 to R-1 to allow for the creation of eight (8) new lots. The site is located within the Established Residential Development area as identified in the Municipal Development Plan. This application helps to complete this community which has grown incrementally over time as these parcels started to convert from former rural holdings into a more unified urban form. In order to ensure the integration and seamless appearance of this site in its context, we have chosen lot patterns and sizes that reflect those already located the area.

City-Wide and Local Policy Alignment

The site is within the Springbank Hill ASP. In the ASP, this site is identified as part of the Standard Suburban land use area which represents a development pattern that existed prior to the adoption of the MDP. Densities within the Standard Suburban land use area shall range from 7 to 17 units per gross developable hectare. This project is proposed at 10 uph, which is equivalent to the density achieved in the immediate area. The lots would all support single family detached housing units constructed to a similar size and architectural theme as those that exist in the area.

Although the Springbank Hill ASP makes mention of the City of Calgary / Rocky View County Intermunicipal Development Plan as influencing policy, this site is within the SE of Section 10, and is outside the notification and referral boundary for that plan.

Design Considerations

In order to retain a buffer and support to the large central Municipal Reserve (MR) park space these lots will include a five (5) meter tree retention buffer along the west edge of the lots against the existing MR. This will assist in retaining transitions to the natural environment and supporting development within an emerging urban context. Municipal Reserves were previously dedicated in this area, so none apply on this application. Green Cedar includes rough ins for solar panels and electric car charging stations in all their homes.

Engagement

Upon acquisition of the site, we engaged the landowner residing within the initial single parcel subdivision out of this title early on and kept them apprised of our progress. We have provided a cul-de-sac alternate access and service drops for this residence as we develop this site. In addition, we provided our application the Community Association and undertook a post card drop in the local area informing residents of our application and whom they may contact for questions.