

Applicant's Submission

The subject site is located in the southwest community of Springbank Hill and consists of 5.45 ha (13.47 ac) of privately owned land. Truman Development Corp. has retained CivicWorks to undertake an Outline Plan and Land Use Redesignation to facilitate the development of low density residential dwellings complemented by environmental open space. The proposed use is well-suited to the site, given its surrounding low density suburban context, assembly characteristics and location.

CONTEXT

The site is located within a Developing Greenfield Area of Calgary, and adjacent to a quarter section of land that was recently subdivided and redeveloped with single residential dwellings. This application represents a contiguous continuation of development along 85 St SW (a Collector Street). The site's location lends easy access to a number of community amenities through a range of transportation options. Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, RC Conklin School, Westside Recreation Centre, Ambrose University, and the 69 St LRT station are all located within 3-4 km of the site – approximately 5 minutes by car, 20 minutes by bike, and 25 minutes by transit.

LANDUSE

The site's current DC (Direct Control) District is intended for country residential development. In support of the proposed development vision, this application seeks to amend the existing DC District to the Low Density Residential R-1s and R-G Districts and provide Environmental Open Space through the S-UN (Environmental Reserve) and S-SPR Districts (Municipal Reserve).

POLICY CONTEXT

The land assembly fall within the boundaries of the Springbank Hill Area Structure Plan (ASP), as adopted by Council in 2017. The subject site is located within the Standard Suburban land use policy area of the ASP, which includes a policy requiring the density of the assembly to be between 6-17 uph. The proposed development is aligned with this policy and anticipates development of between 77 to 82 low density residential dwelling units (16-17 uph). The proposed development is also governed by higher order, City-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods.

COMMUNITY ENGAGEMENT

The project team representatives met with the Ward 6 Councillor, and representatives from the Springbank Hill Community Association (C.A.) on January 16, 2019 to discuss the development vision and proposal alignment with the Area Structure Plan and greater community context. Two engagement memos describing application updates and sharing current plans and figures were prepared by the project team and shared with the Community Association in response to their comments and questions. The project team is committed to continued transparent correspondence with the Community Association as the subject lands develop.

The proposed Outline Plan and Land Use Redesignation application is in keeping with the city-wide goals and policies and will facilitate a development vision that will introduce new housing options for Calgarians looking to live in a developing community that enjoys access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Thank you for your time and consideration,

CivicWorks Planning + Design
David White | Principal | BA, MScPI, RPP, MCIP