

Applicant's Submission

This project is located in the community of West Springs and consists of 3 small acreage parcels, 3.01 ha (7.44 ac) in total, south of 11th Avenue SW, located between 73rd Street and approximately 70th Street SW. The site is municipally known as 7385, 7373, 7233 11th Ave S.W and legally as Plan 0611171, Block 4, Lot 1; Plan 4587S, Block 4; Plan 4587S, Block 3. The parcels are country residential in nature and are currently zoned 12Z96.

This Land Use application seeks to redesignate these properties to Residential - Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate 64 single family residential lots with one Municipal Reserve park. The proposed project is an extension of West Grove Estates and The Rise developed by Bri-mor (1810133 Alberta Ltd.), which are directly north of 11th avenue. The proposed development requires a Land Use, Outline Plan and amendment to the West Springs Area Structure Plan (ASP).

The subject parcels are located within the Standard Density Infill district identified on map 2 of the ASP, which allows for a density of 7.4 - 12.4 units per gross developable hectare (uph) or 3 – 5 units per acre (upa). The proposed development anticipates 64 units over 3.01 ha (7.44 ac) providing a density of 21.26 units per hectare (8.60 units per acre). As such, we are requesting the ASP be amended to change the land use concept for these parcels from Standard Density Infill to Medium Density, to allow for 19.84 uph - 24.8 uph (8-10upa).

There are currently 7 undeveloped acreages south of 11th avenue, including the subject parcels for this application. A shadow plan has been prepared to show how the area could potentially develop in the future. The shadow plan was designed so that each of the parcel could be developed independently or developed as a single development. Municipal reserves have been identified in each parcel, however, they could be combined if developed by one developer.