

Applicant's Submission

2022 December 22

Company Name (if applicable):

Arcadis IBI Group

LOC Number (office use only):

Applicant's Name:

Amanda Polini

Date:

December 21, 2022

This project is located in the community of West Springs and consists of 2 parcels south of 11th Avenue SW, located between 77th Street and approximately 70th Street SW. The site is municipally known as 7457 & 7545 11th Ave S.W and legally as Plan 4587S, Block 5 & 6. The parcels are country residential in nature and are currently zoned DC 12Z96.

This Land Use application seeks to redesignate the properties to R-G and SSPR to accommodate 59 residential units with one Municipal Reserve park. The proposed development is an extension of Encore Phase 6 developed by Bri-mor, which is directly east of the subject lands. The proposed development requires a Land Use, Outline Plan and amendment to the West Springs ASP. The minor ASP amendment seeks to revise the West Springs ASP Land Use Concept (Map 2) from the subject lands' land use of Standard Density Infill to Medium Density to permit the proposed development density of 19.70 units per gross developable hectare (7.97 units per gross developable acre). The proposed ASP amendment continues the approved Medium Density land use concept seen to the east of the subject lands, south of 11 Ave SW. The development is proposed to be serviced by a full compliment of urban services (water, sanitary, & stormwater) which are currently located along 11 Ave SW.

A shadow plan has been submitted to demonstrate how the two remaining country residential parcels to the west of the subject lands (7655 & 7777 11 Ave SW) could develop in the future.

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