

# Applicant Submission

2023 September 4



## **Applicant's Submission – Proposed Outline Plan/Land Use Redesignation Application – 836 & 840 – 81 St. SW – West Springs**

### **Proposal:**

On behalf of Trico Residential Inc. an Outline Plan and Land Use Redesignation application has been submitted related to +1.914 ha (+4.73 ac) of land within the community of West Springs. The application is to redesignate the site from DC 12Z96 to R-1s, M-G and S-SPR.

The intent is to develop lower density residential along the south boundary adjacent to existing single detached dwellings. On the north side of the site, the density will increase in proximity to the intended Community Centre. Along the eastern portion of the site, Municipal Reserve will be dedicated allowing a tree grove to remain in its natural state. Pathways will be constructed to provide linkages between existing Open space and playgrounds to the south and north.

The proposal brings low and medium density residential to the neighbourhood that will help the City achieve MDP and ASP density targets while providing a variety of housing forms and ownership options to the public.

### **Policy Alignment**

The north neighbourhood concept of the West Springs Area Structure Plan provides specific development details by identifying the north portion of the subject site appropriate for Neighbourhood - Low-Rise development (maximum density of 80 uph and maximum height of 13m) while the south portion of the site appropriate for Neighbourhood – Limited development (maximum density of 25 uph and maximum height of 11m). This proposal is in compliance with the provisions of the West Springs Area Structure Plan.

### **Conclusion**

As this Outline Plan and Land Use application complies with the ASP concept and provides much needed residential inventory to the market, we respectfully seek a positive recommendation by City Administration, Outline Plan approval by Calgary Planning Commission, and City Council's approval for this Land Use Redesignation application.