

Applicant Submission

2024 February 16

On behalf of Slokker Homes, O2 has submitted an Outline Plan and Land Use application for a site located at 2026 81 Street SW to enable mixed-use residential development and open space in the neighbourhood of Springbank Hill. A land use amendment is required to re-designate the subject site from 'DC12Z96' to three land use districts:

- Mixed Use – General (MU-1f5h35)
- Multi-Residential – High Density Low Rise (M-H1h25)
- Special Purpose – School, Park and Community Reserve (S-SPR)

The development vision is to create a vibrant, mixed use, multi-residential development in Springbank Hill. The concept proposes mixed-use development comprising commercial retail/office and residential uses. The proposed land uses will allow for mixed-use development at up to 10 storeys in the northern half of the parcel around the Neighbourhood Activity Centre (NAC), and multi-residential at a maximum of 6 storeys on the southern half of the parcel as directed by the Springbank Hill Area Structure Plan (ASP). A public open space in the northwest corner of the site is within the NAC and will provide programmed and passive recreation space adjacent to the Livable Street and multi-use pathways along 19 Ave.

The subject site is approximately 4.75 acres in size, located south of 19 Ave SW. Historically, the subject site and surrounding parcels were characterized by rural acreages which have since been redeveloped to respond to growing demands for housing and community amenities in southwest Calgary. The site was previously occupied by a single residential dwelling and represents one of the few remaining acreages in the immediate area.

The surrounding area is characterized by existing and proposed mixed-use to the north at up to 10 storeys, multi-residential to the west and east at up to 6 storeys, and a transition to lower density residential further to the south. Proposed mixed-use and multi-residential development on the subject site will remain contextually appropriate to the surrounding area, contributing housing opportunities and community amenities in Springbank Hill.

Under the Springbank Hill Area Structure Plan (ASP), the subject site is designated 'Medium Density'. Medium density designations are intended to accommodate a greater concentration of residential units, envisioned as multi-residential developments with a maximum of 6 storeys. In addition, the northern boundary of the site is identified as a Neighbourhood Activity Centre (NAC), planned to accommodate a higher concentration of activity with a mix of land uses up to 10 storeys.

An 'Environmental Open Space Study Area' overlay on the east portion of the site. However, a Biophysical Impact Assessment and site visits determined there are no existing environmental features on site. The proposed development is therefore consistent with the Springbank Hill ASP, enabling a mix of land uses to create a NAC at the northern portion of the site with multi-residential development and public open space.

In summary, the proposed land use enables a development that will:

- Align with the policies of the Springbank Hill ASP, the MDP And CTP
- Increase housing supply in proximity to existing and planned transportation infrastructure and community amenities
- Provide mixed-use and multi-residential development which is contextually appropriate to adjacent development
- Provide everyday commercial/retail amenities in a location that creates a node of activity, activating the streetscape and creating a sense of place in the community