

Applicant Submission

2024 May 14

O2

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On behalf of Vesta Properties Alberta Limited, O2 has submitted a Land Use Redesignation application to enable the redevelopment of the properties located at 7955, 8181 and 8259 17 Avenue SW. The parcels are located in Springbank Hill, south of 17 Avenue and north of 19 Avenue SW along a prominent corridor projected for future mixed-use development at up to ten storeys in height. The proposed amendment from C-C2f1.0h20 (Commercial – Community 2) and Direct Control to MU-1 f4.0 (Mixed Use – General) will bring the site into alignment with the vision of the Springbank Hill Area Structure Plan to enable a vibrant and activated mixed-use development. A maximum height of 45m is proposed on the west site, and 24m on the east site.

A previously approved Outline Plan, Land Use amendment and Development Permit were intended to enable strip-style commercial development on the western portion of the site (C-C2f1.0h20) with six-storey residential development (DC based on M-2) on the eastern portion of the site. Vesta's renewed vision an integrated mixed-use development that activates the public realm is a significant departure from the previously approved concept.

Vesta intends to pursue a comprehensively designed mixed-use development featuring a network of internal streets, connected open spaces, public spaces and plazas activated by ground floor retail and residential uses. The upper floors of buildings will be occupied by either residential or professional service uses. The development concept proposes an improved interface with 19 Ave compared to the previous proposal. This important connection between 85 St and 77 St is envisioned in the ASP as a Livable Street.

The revised development concept for this site proposes at-grade residential that will interface with 19 Ave and activate the pedestrian realm. The site design incorporates innovative solutions to challenging site grades, incorporating additional open space into the Neighbourhood Activity Centre, and increasing the overall population density of the area in a manner that will allow for greater local commercial activation.

This application works within the framework of the approved Outline Plan that established the realignment of 81 St and the location and design of the Municipal Reserve area. The adjacent park will be constructed in full, as approved, by Ronmor and is not part of this application.

To achieve Vesta's development vision, a land use amendment will be required to redesignate the site to MU-1 f4.0h45 on the west site and MU-1 f4.0h24 on the east site. This allows for up to ten storeys on the west site in alignment with the Springbank Hill ASP designation, stepping down to six storeys on the east. The maximum FAR of 4.0 provides flexibility to develop density in focused areas of the site.

The proposed vision and land use aligns with the intent and policies of the Springbank Hill ASP. The proposed development presents an opportunity to completely redefine the site's interface with 17 Ave and 19 Ave, facilitating the development of a vibrant mixed-use neighbourhood centre at the heart of this rapidly evolving community. The 17 Ave corridor continues to undergo transformative change based on recently approved land use and active development applications to the west, south and east. Vesta's proposed development will positively contribute to this evolution.