

An aerial photograph of a residential area, likely Springbank Hill Vesta, with a grid of streets and numerous houses. A single rectangular parcel is highlighted in a bright yellow color, indicating the specific site of interest. The background is dark, making the yellow parcel stand out prominently.

Springbank Hill Vesta

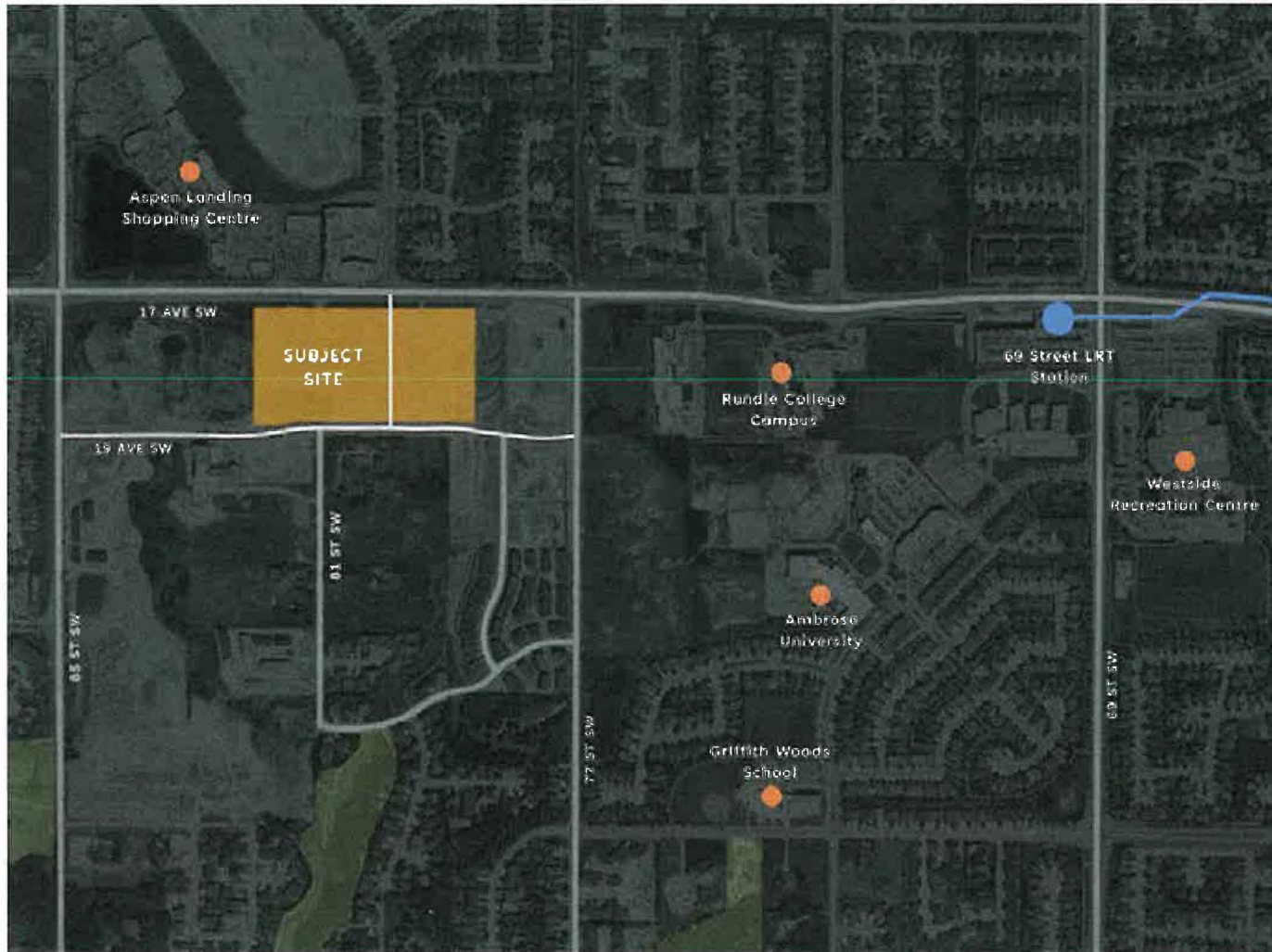
Public Hearing Presentation

July 16, 2024

VESTA 02

Site Context

Located in Springbank Hill, south of 17 Avenue and north of 19 Avenue SW.



- Situated between 17 & 19 Ave SW, east of 85 St and west of 77 St SW
- Surrounding community currently in transition to a dense, walkable mixed-use corridor
- To the north - Aspen Landing Shopping Centre and Aspen Woods
- To the east - Rundle College, Ambrose University, 69 St LRT Station and Westside Rec Centre
- The site will benefit from existing and future investments in rapid transit, retail commercial, and the growing mixed-use corridor between 17 Avenue and 19 Avenue

Development Context

The site is at the heart of an actively developing dense, walkable mixed-use corridor.



10 Storey Mixed-Use



Multi (up to 6 Storey)



Low (up to 3 Storey)

Development Vision

Vesta's renewed vision for the site proposed an integrated mixed-use development combining retail, commercial services, and residential uses, all focused around central green spaces.

- A significant departure from the previously approved commercial retail centre
- Series of mid-rise buildings, including multi-residential and at-grade commercial uses
- Buildings arranged to frame internal streets and public plazas, creating a true Neighbourhood Activity Centre
- Comprehensively designed landscaping and open spaces that seamlessly blend the public and private realm.



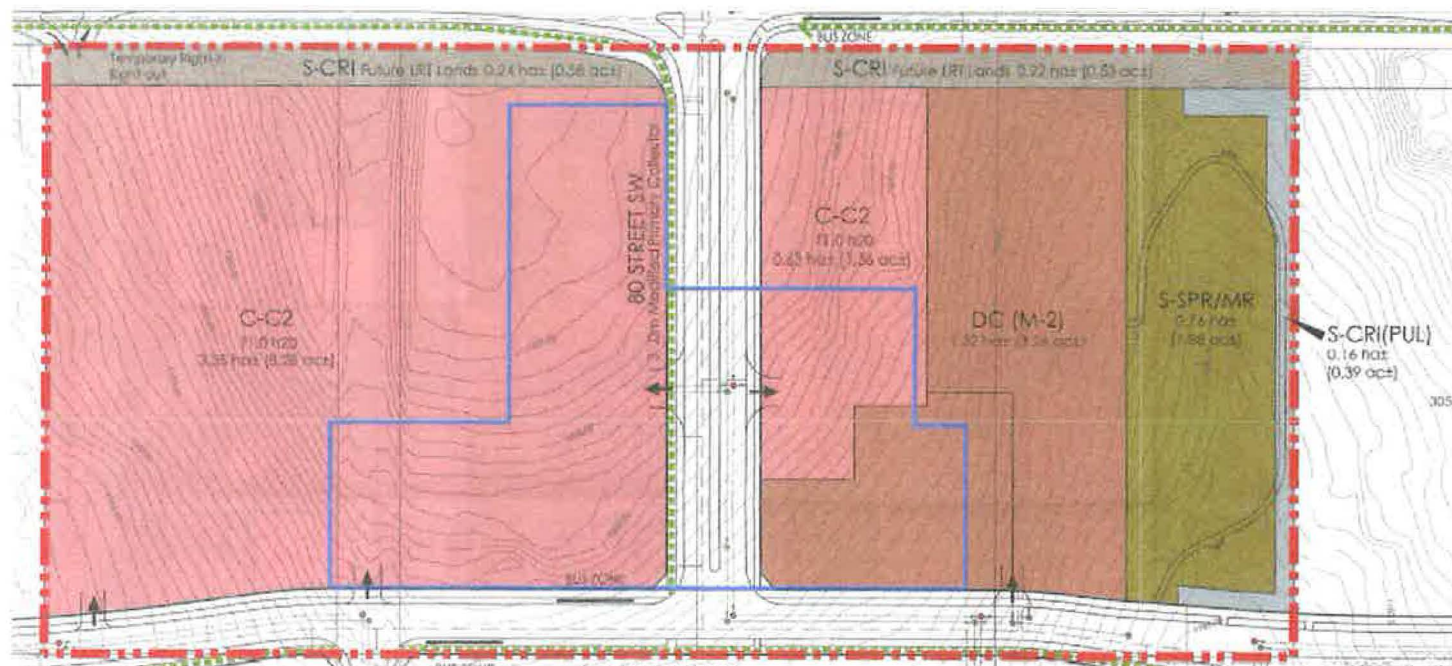
Development Concept



Existing Approvals

The application works within the framework of existing approvals, with new land uses.

- The application approach is to work within the framework of the existing approved Outline Plan LOC2017-0386
- The approved public road rights-of-way for 80 Street SW and 19 Ave SW will remain unchanged.
- No revisions to the approved public open space (S-SPR Municipal Reserve). This park will be constructed in full, as approved, by Ronmor and is not part of this application.



Approved Outline Plan & Land Use

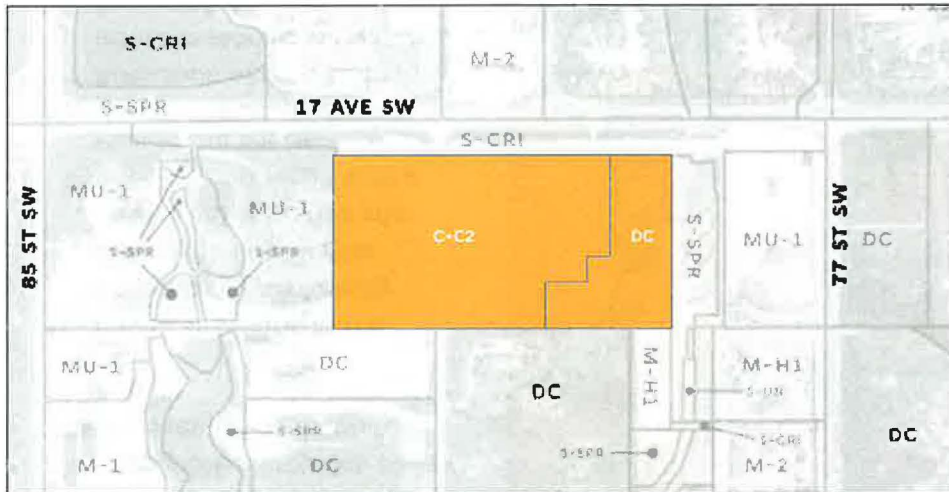
Proposed Land Use Change

A land use redesignation application has been submitted to the city to change the site from existing zoning to MU-1 (Mixed-Use General).

Existing Land Use

C-C2 (Commercial Community) on the west

Direct Control based on M-2 (Multi-Residential Medium Profile) on the east

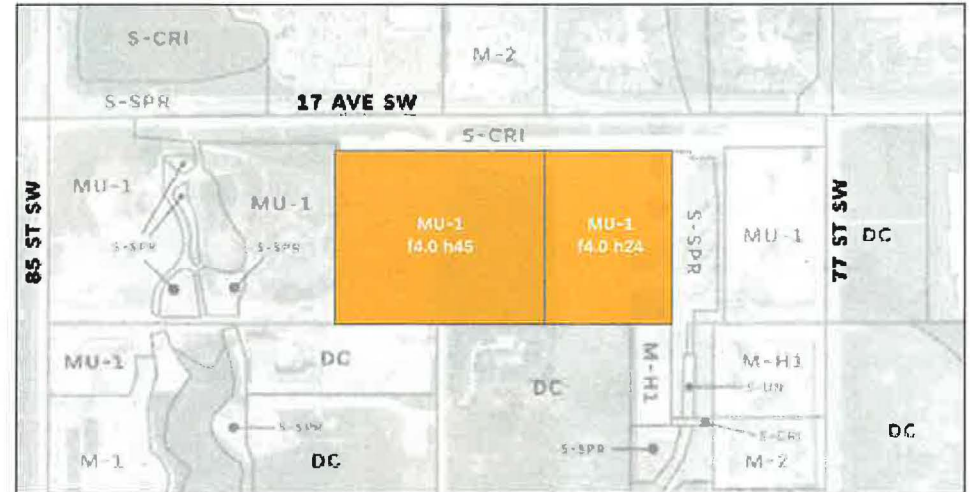


- Intended to allow for large format retail on the majority of the site, with multi-residential up to 6 storeys on the east (DC) site.

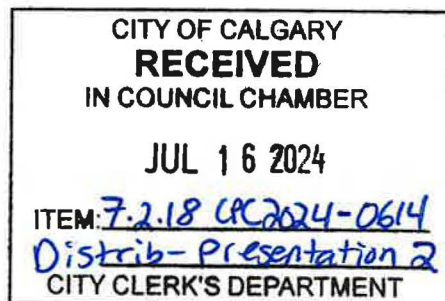
Proposed Land Use

MU-1 (Mixed-Use General) f4.0 h45 on the west

MU-1 (Mixed-Use General) f4.0 h24 on the east



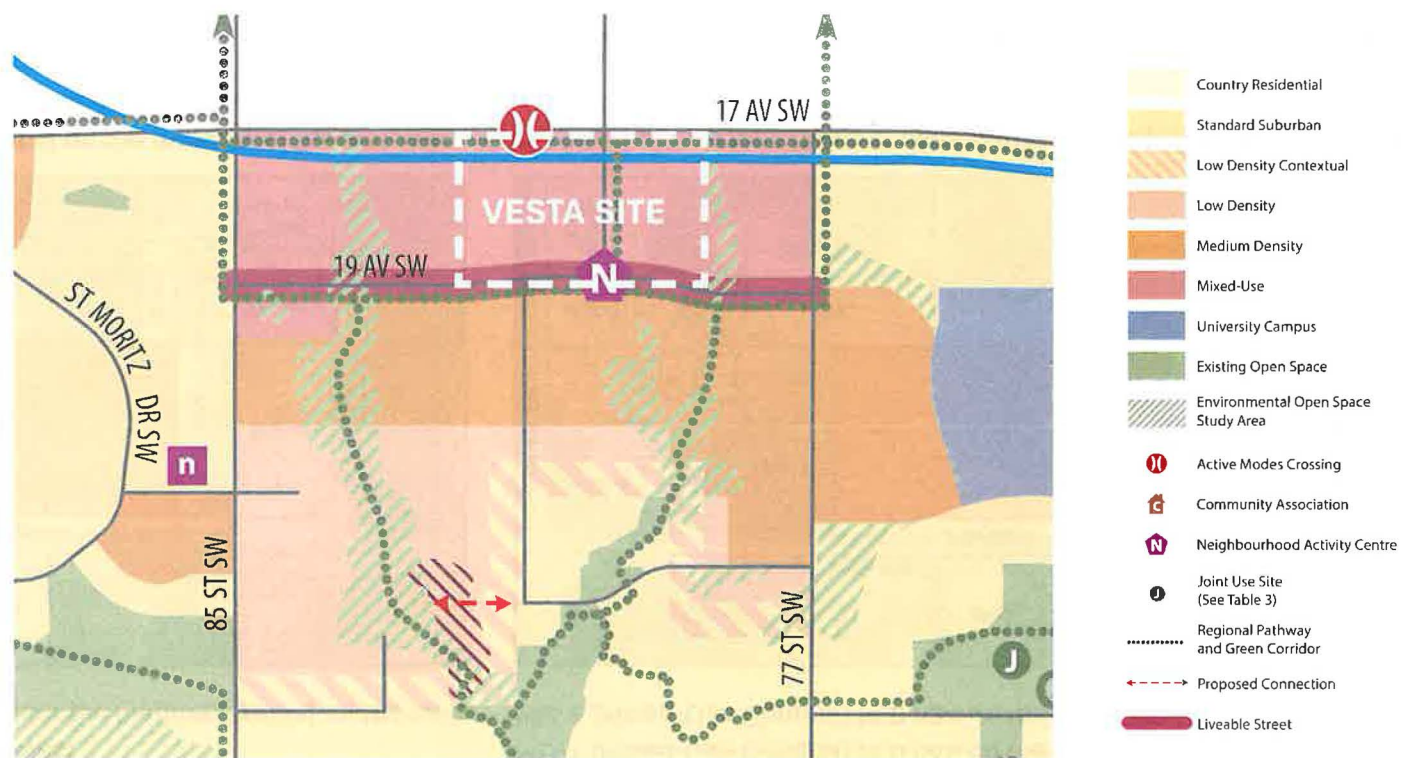
- MU-1 allows for a range of uses within a variety of built forms, including multi-residential and commercial.
- Floor Area Ratio (FAR) of 4 allows flexibility in building massing & form.
- 45 metres / 10 storeys on the west. 24 metres / 6 storeys on the east.



Policy Alignment

The application aligns with the policy guidance of the Springbank Hill Area Structure Plan (ASP)

- The Springbank Hill ASP supports mixed-use development at up to 10 storeys
- The application provides all key features identified in the ASP, including:
 - Public activation of the Neighbourhood Activity Centre (NAC) which is shared between this site and the proposed Outline Plan to the south.
 - Activation of development frontage along the Livable Street (19 Avenue).
- The proposed land use, height, and density on the site complete the contiguous corridor of mixed-use development



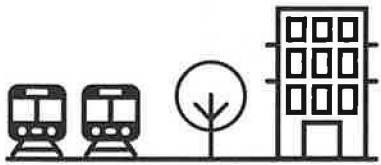
Springbank Hill ASP Land Use Concept

Application Overview



Aligns with policy

Meets the expectations of the Springbank Hill ASP, aligning with proposed height, density and use mix. Provides activation of the Livable Street and Neighbourhood Activity Centre.



Addresses housing demand

Aligns with the City's objectives of increasing housing supply near amenities and transit.



Appropriate land use

Aligns with other adjacent mixed-use land use for 6 to 10 storeys that is either approved or under development.



Contributes to complete community

Completes the mixed-use development corridor along 17 Avenue and 19 Avenue SW. This area will offer a mix of uses in a walkable, grade-oriented format with access to open space and community amenities.

Engagement Approach



CA PRESENTATION



PUBLIC INFO SESSION



POSTCARD NOTICE



NOTICE SIGN ON SITE

Engagement Timeline



January 2024

Land Use Application Submission



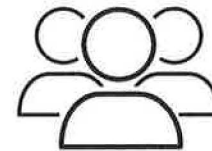
March 2024

CA Presentation
Public Info Session



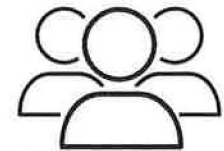
April 2024

City Circulation &
Application Review



May 2024

Calgary Planning
Commission



July 2024

City Council Public
Hearing

Questions?