

Applicant Submission

2024 May 14

On behalf of Stokker Homes, O2 is submitting this Land Use Amendment application for 2031 and 2030 81 St SW in the community of Springbank Hill. The site consists of two properties on 81 St SW:

- “Juniper” – 2031 81 St, which is west of 81 St, south of Elkwood and north of Wildflower
- “Aurora” – 2030 81 St, which is east of 81 St, west of Truman and north of Spring Willow Mews

A land use amendment is required to redesignate the subject site from ‘DC12Z96’ to ‘Multi-Residential – At Grade Housing’ d65 (M-G), Residential Low Density Multiple Dwelling (R-2M), Special Purpose – Urban Nature (S-UN), and Special Purpose – School, Park and Community Reserve (S-SPR).

The development vision is to create a high-quality street-oriented townhouse and semi-detached development in Springbank Hill. The proposed land use will enable additional housing in a desirable and thriving community and create a transition in built form between multi-residential to the north and low density to the south.

Site Context

The subject site is approximately 9.52 acres in size, located south of 17 Ave SW and spanning both sides of 81 St 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. These sites are some of the few remaining acreages in the immediate area.

The surrounding lands are in transition, with several active land use and development permit applications for multi-residential development and high density development fronting 17 Avenue SW. The immediate land use context for the site is:

- To the north of Juniper is the approved Elkwood Stokker site, a 3-storey townhouse development under a Direct Control district 99D2019 (based on M-2). There is also a undeveloped acreage designated Direct Control.
- To the south is the Avi Wildflower site, offering rowhouse and semi-detached dwellings under R-2M, and the single detached Spring Willow development, designated R-1.
- To the west is environmental open space, designated S-UN.
- To the east is environmental open space (S-UN) and the Truman development comprising single detached, semi-detached and rowhouse development, designated R-1s, M-G and M-2.

The proposed development is an opportunity to provide additional at-grade housing stock in a growing area of Springbank Hill. The subject site is well positioned between 85 Street SW and 77 Street SW, with future development plans and infrastructure upgrades to enhance connectivity and access to 17 Avenue SW and 85 Street SW. The future expansion of the blue line LRT to 85 Street will enable transit-oriented development supported by active travel to foster connected, walkable communities.

Future at-grade housing will benefit from existing bus routes located 440 metres north on the Primary Transit Network of 17 Ave SW, reducing travel time to access key destinations and amenities. Regional pathways are planned on 17 Avenue SW and 77 Street SW to support active travel including cycling to access higher order transit stops and future commercial/retail amenities on 17th Avenue SW. It is anticipated, as additional development occurs, more pedestrian connections and bus stops will be added to the immediate area. Future development on the subject site will benefit from active connections to higher order transit, contributing to healthy, walkable communities.

ASP Amendment

The subject site is designated 'Low Density' in the Springbank Hill Area Structure Plan (ASP). Low density designations are intended to accommodate a mix of dwelling types including single detached, semi-detached and townhouse development. The proposed townhouse development on this site meets the intent of the Springbank Hill ASP, providing different residential built form in a contextually appropriate location.

However, because the proposal exceeds the maximum density for both the Low Density and Low Density Contextual areas in the Area Structure Plan, this application must amend the ASP to apply different categories to this site:

- Juniper and the north half of Aurora become Medium Density (from Low Density)
- Aurora becomes Low Density (from Low Density Contextual)

This step is necessary to support the Land Use and Development Permit applications. Certainty of housing forms and density will be provided through Land Use, which limits height to 13 metres and density to 65 units per hectare (townhouses), and through the concurrently submitted Development Permit, which demonstrate the exact design of each proposed development.

Proposed Land Use

This application proposes to redesignate the site from 'DC12Z96' to 'Multi-Residential – At Grade Housing' (M-G), Residential Low Density Multiple Dwelling (R-2M), Special Purpose – Urban Nature (S-UN) and Special Purpose - School, Park and Community Reserve (S-SPR). The land use statistics are summarized in the below table.

M-G on this site allows for townhouse development, while R-2M allows for semi-detached dwellings which offer a transition to adjacent single detached dwellings. The southwest and east portions of the site are proposed as Environmental Reserve based on boundaries defined through geotechnical and biophysical reporting. Additional land on the western and eastern edges of the site will be proposed as Municipal Reserve, enhancing the natural corridor and strengthening the linear open space network in this area. The site will provide 10% of its Gross Developable Area as Municipal Reserve as required under the Municipal Government Act.

Summary

This application will enable the development of an underutilized parcel in a contextually appropriate manner. The proposed development aligns with existing policies of the MDP, encouraging strong neighbourhoods to increase the mix of housing and support the demographic needs of communities. Intensification on the subject site is supported by the Calgary Transportation Plan, encouraging redevelopment in locations with access to multi-modal opportunities, mitigating congestion and reducing environmental impacts associated with single occupancy trips. In addition, the redevelopment of the site will implement the policy vision of the Springbank Hill ASP, responding to the housing demand and proposing intensification with access to transportation and active travel connections.

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

- Strengthen the residential neighbourhood by diversifying the housing stock to support a range of household sizes and lifestyles.
- Increase residential growth in proximity to existing and planned transportation infrastructure, active travel modes and community amenities.
- Provide townhouse development which is contextually appropriate to adjacent multi-residential sites and responds to the changing needs of Calgarians.