

# Applicant Submission



## Applicant's Submission

March 7, 2025

On behalf of 1025347 Alberta Inc., B&A Studios is submitting this land use amendment and amendment to the Springbank Hill Area Structure Plan (ASP) to accommodate a low density residential development.

The 1.1 hectare (2.7 acre) site is located in the southwest community of Springbank Hill on the southeast corner of 85 Street and Mystic Ridge Gate SW. Most of the site is designated as the Residential – Low Density Mixed Housing (R-G) District but a portion of the site is currently designated as a Direct Control District based on the Residential – One Dwelling (R-1) District. A land use amendment is proposed for this portion of the site to redesignate it to the R-G District to be consistent with the remainder of the site. The site was originally subdivided into 9 lots as part of the original subdivision for the neighbourhood of Mystic Ridge. A subdivision application has also been submitted to increase this by 20 lots to 29 lots.

The site is identified as the Standard Suburban typology in the ASP which allows for densities between 7-17 units per hectare (uph). The subdivision application is proposing a density of just over 26 uph therefore a minor map amendment to the ASP is required to change the site to the Low Density typology which would allow for densities between 20-37 uph. The current density of the Mystic Ridge neighbourhood is well below The City's current targets and, when combined with the proposed, would be less than 10 uph which is still below The City's targets and within what is allowed under the current ASP typology.

The proposed land use amendment and amendment to the ASP will allow for more housing to be provided in a sought-after community that is already rich with amenities. The development will complete the Mystic Ridge neighbourhood with single detached homes that will complement the existing landscape, homes and neighbours.