

Applicant Submission

2025 May 8

On behalf of Slokker Homes, O2 is preparing this Land Use Plan application to support the development of grade-oriented multi-residential and semi-detached dwellings in the community of Springbank Hill. This application proposes the land uses necessary to support the intended dwelling types and also includes changes to the boundaries of public open space in order to bring the Land Use into alignment with previously approved subdivision plans for the adjacent stormpond and open space network.

Site Context

The site is +/- 5.42 acres in size, located south of 17 Ave SW and west of 81 St SW. Within this area, +/- 2.82 acres of land are proposed to be redesignated. 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 is Avi's Wildflower development, offering rowhouse and semi-detached dwellings under the R-2M designation.
- To the northeast and east is the single detached Spring Willow development, designated R-1 and Direct Control.
- To the west and south is public open space and a proposed stormpond, designated S-UN and S-CRI respectively. Beyond that is the developing Aspen Estates area, which is predominantly low density residential under the R-G designation.

The proposed development is an opportunity to provide additional grade-oriented housing stock in a growing area of Springbank Hill.

Application History

The site was contained within the previously approved Outline Plan jointly submitted by Slokker and Shane Homes (LOC2018-0101), approved March 2020. This Outline Plan showed the site as R-G (Residential - Low Density Mixed Housing), with an adjacent public open space (S-SPR MR) and stormpond (S-CRI PUL).

When the subsequent tentative plan (SB2020-0097) was initially submitted, it generally matched the approved Outline Plan. Through the tentative plan review process and response to City comments, the storm pond concept changed from a dry pond to a wet pond that required less PUL area. This revised MR and PUL boundaries such that this subdivision plan no longer conformed to the approved Outline Plan; however the City accepted the revised tentative plan as a minor non-conforming tentative plan, which was ultimately approved. This application was thoroughly reviewed by City Administration (Planning, Water Resources, & Parks). However, land use has not yet been updated accordingly hence why the site appears on the City's mapping to have a portion of pond (PUL) and park (MR) passing through it.

Another major outcome of the revised pond design was that it delivered a working solution to the many storm and servicing challenges facing the Springbank Hill community as a whole. As a tradeoff for this additional design effort and cost, the developable site area adjacent to 81 St (this application area, also referred to as Azure) was increased and potential for a moderate density increase was explored. The storm and servicing design accounted for a higher number of units on the Azure site which is identified in the approved sanitary servicing study (up to 50 units or 110 ppl), the pond report, and the storm area design included in the storm pond engineering drawings (accounted for entire area at 115L/s/ha). In addition to detailed engineering work, Landscape Construction Drawings were approved (DA 2021-0058) by the City for the revised pond and surrounding public Municipal Reserve Open Space.

Site Ownership

As a result of the approved land use LOC2018-0101, a portion of the site was dedicated as Municipal Reserve (S-SPR) and Public Utility Lot (S-CRI). These lands were subsequently subdivided and are under City of Calgary Ownership. Three City-owned parcels, noted on the Land Use Plan as 363 Spring Creek Cl SW, 2435R 81 St SW and 351R Spring Creek Cl SW, are included within this redesignation. In order to align with the revised stormpond and park design through the approved tentative plan SB2020-0097, portions of these parcels will be amended as shown on the attached Land Use Plan.

Proposed Land Use

This application proposes four land uses be applied to the site:

1. **S-SPR (Special – School and Public Reserve – Municipal Reserve):** Proposed in alignment with the approved non-conforming subdivision plan (SB2020-0097).
2. **S-CRI (Special – Community and Regional Infrastructure – Public Utility Lot):** Proposed in alignment with the approved non-conforming subdivision plan (SB2020-0097).
3. **M-1 (Multi-Residential – Low Profile):** allowing for 4-storey multi-residential.
4. **R-G (Residential – Low Density Mixed):** allowing for duplex housing product that provides a transition to adjacent low-density housing.

Some portions of sites are already designated S-SPR, S-CRI or R-G, and therefore are excluded from the Land Use area. Only portions being redesignated are included within the site area for this application.

Springbank Hill Area Structure Plan (ASP) Amendment

The plan area is indicated as Low Density Contextual and Low Density within the Springbank Hill ASP. This designation is intended to provide a transition between new development and existing low-density development to the south and east. Low Density Contextual supports low-density housing forms with a density between 12 and 20 units per hectare. Low Density supports up to 37 units per gross developable hectare.

Table 1 below shows individual densities for each portion of the site. In order to align with the ASP land use categories, the R-G area must be amended to the Low Density designation and the portion of the site proposing M-1 must be amended to the Medium Density designation to allow for multi-residential at up to 148 units per gross developable hectare.

Table 1 Site Density & ASP Land Use Categories

	# of units	Site Area (ha)	Density (uph)	Appropriate Land Use Category
R-G Semi-detached	4	0.14	28.57	Low Density (up to 37 uph)
M-1 Multi-residential	24	0.31	77	Medium Density (up to 148 uph)
TOTAL	28	0.41	68.29	

The concurrently submitted DP2023-08134 illustrates the specific site design and alignment with this proposed change.

Additionally, Map 2: Land Use Concept shows two overlays partially within the site; the Policy Review Area and the Proposed Connection icon. The Policy Review Area referred to a debris field on site which has since been remediated as per Province of Alberta requirements. The Proposed Connection was a potential street connection that was in the end not pursued by the City as the grade differential and challenges in crossing

open space made a connection not feasible. Therefore, these two items may be considered no longer applicable and could be removed from the Land Use Concept alongside the other proposed amendments.

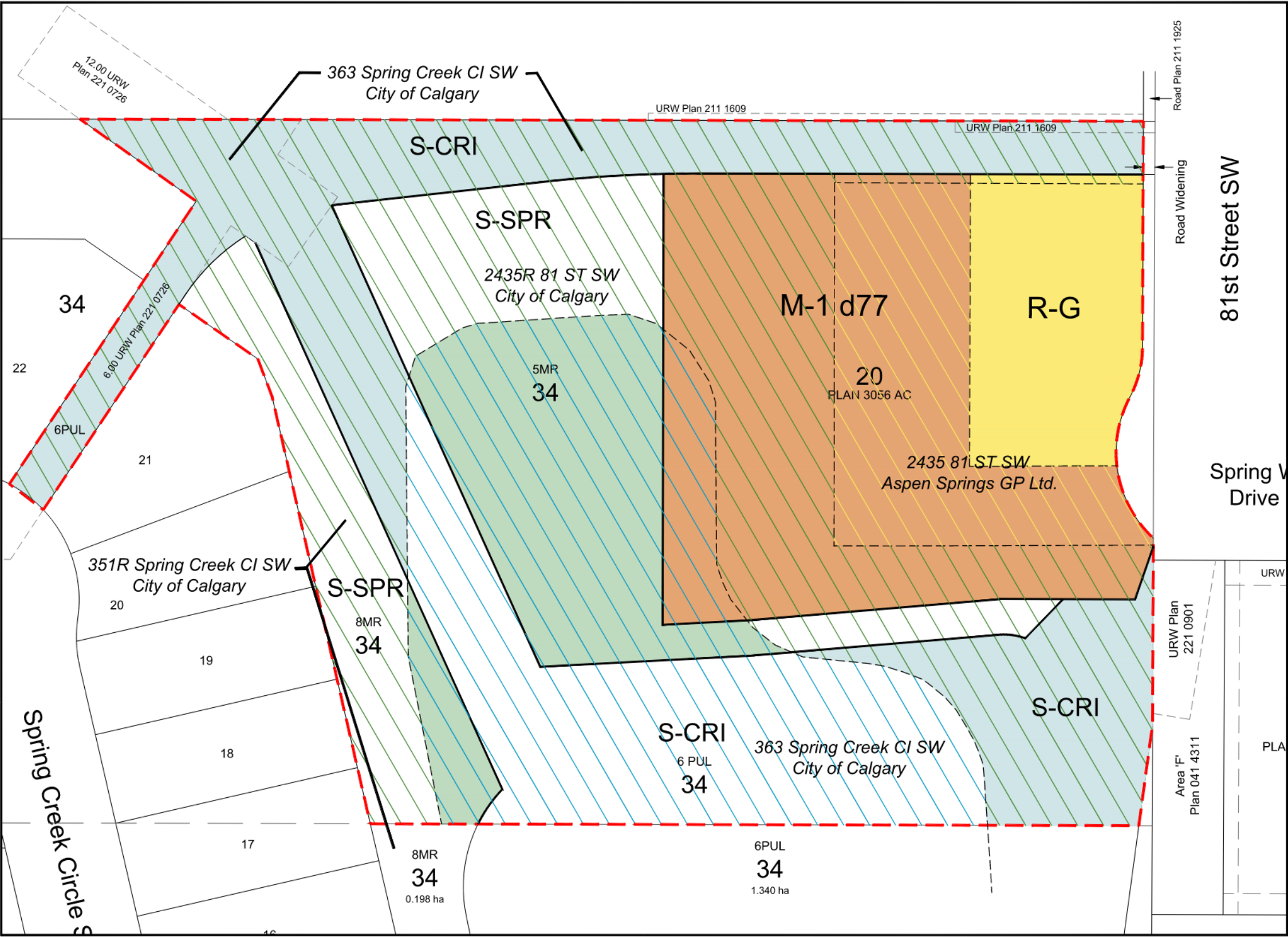
ASP Amendment Rationale

The Springbank Hill community is in transition, with multiple sites to the north under development or in planning stages for dense, mixed-use development. Recent applications have brought forth modest intensification along the 81 Street corridor, including the Slokker Juniper/Aurora applications to the north and the Avi townhouse site directly north. This site has strong access to existing and future transportation and transit infrastructure and is directly adjacent to a significant open space amenity area.

This application suggests amendments to the ASP which would increase density beyond what was originally envisioned in the ASP. The Land Use Concept map shows a gradual transition in density from north to south, and from east to west. However, this site is uniquely positioned in an area with public open space to the south and west, providing a buffer to adjacent low-density uses. To the north is the Wildflower development, which consists of 3-storey townhouse and duplex development. The proposed development is contextually similar in building scale and density to Wildflower. Although there are existing single detached dwellings to the east, this application proposes semi-detached dwellings along 81 St as a buffer which is the same interface provided by Wildflower, and therefore is considered to be contextually appropriate as well.

Overall, this application brings forward additional housing supply in a location well-served by municipal transportation and public open space amenities. All utility servicing in the area has been sized to accommodate the proposed development. The concurrent development permit provides additional details of the site design which has been put forward to create transitions from low-density residential, minimize shadowing and overlook, and prioritize high-quality architectural design.

Apr 09, 2025




Slokker Homes

CLIENT

LEGAL ADDRESS

Legend

Subject Site
Existing Parcel Boundary
Land Use District Boundary

Approved Land Use	±Ac	±Ha
S-CRI	0.951	0.384
S-SPR	1.598	0.646
R-G	0.537	0.217

Proposed Land Use	±Ac	±Ha
R-G	0.239	0.096
M-1	0.775	0.313
S-SPR	0.867	0.351
S-CRI	1.205	0.487

	±Ac	±Ha
S-CRI to S-SPR	0.398	0.161
S-CRI to M-1	0.074	0.030
S-SPR to M-1	0.395	0.160
S-SPR to R-G	0.007	0.003
S-SPR to S-CRI	0.564	0.228
R-G to M-1	0.306	0.123
Total Redesignation	1.744	0.705

LAND USE REDESIGNATION



PROJECT NUMBER
240212

DATE
April 8, 2025

SHEET
S1
SITE PLAN

SCALE
1:500

O2