

Applicant's Submission

B&A Planning Group on behalf of CareCom/Bischoff JV are proposing to redesignate 2.84 hectares (7.02 acres) of land from DC12Z96 to DC [Multi-Residential – Medium Profile (M-2)], S-UN and S-SPR to accommodate the demand for multi-residential including seniors independent, supportive, and care segments of the markets. The exact form of development will be determined at the detailed design stage and must comply with both the rules and regulations of the proposed land use district as well as the policies of the Springbank Hill Area Structure Plan (SHASP). The SHASP identifies the parcel is within the Medium Density Policy Area which provides support for residential densities between 38 & 148 units per gross developable hectare (15 to 60 units per acre). The proposed DC (M-2) district conforms to the density provisions of the SHASP.

The Direct Control district is being sought to allow certainty of additional height that will accommodate a six-storey building (20 m) with reduced building height of 16 m near future lower density development to the south.

The subject lands are located on the west side of 81st Street, approximately 200 m south of 17th Ave SW. 2 hectare \pm (5 acre \pm) acreages surround the subject lands on all sides. Residential land use redesignation applications on the adjacent lands to the north and west have been submitted to the City for approval and are currently being reviewed by Administration.

The parcel contains an existing dwelling and ancillary buildings which will be removed upon redevelopment. The lands are gently sloping from east to west culminating in a ravine along the western boundary of the site. A geotechnical and slope stability report has been included as part of this application and the corresponding Top of Slope and Slope Stability line have been presented to Administration to justify land use boundaries.

The ravine and lands west of it, are proposed to be redesignated S-UN to account for the possibility of a future subdivision, thereby requiring the dedication of such lands as an environmental reserve.

The limit of areas within the S-UN District has been confirmed via geotechnical & biophysical analysis and reflects the top of slope, before portions of the site was altered by a previous landowner.

An area at the top of the ravine, representing 10% of gross developable area for a potential Municipal Reserve area, is proposed as S-SPR district. This district is located adjacent to the natural area to plan open space areas in a comprehensive manner. This allows for sensitive transition from the developable portion of the plan to the ravine while allowing contiguous open space that can provide programming elements. The S-SPR area will integrate well with and provide a buffer between the natural open space ravine and future development.

The land uses proposed conform to the use, form and density identified in the SHASP while protecting natural features and amenity areas that will enhance future development. For these reasons, CareCom/Bischoff JV seeks the support of Administration, Calgary Planning Commission & Calgary City Council in favour of the proposed land use redesignation application.