

Applicant's Submission

June 13, 2019

DEVELOPMENT VISION + LAND USE

The ASP envisions Springbank Hill as a community with *distinct neighbourhoods foster a wide variety of lifestyles, from existing country residential through to urban living near amenities such as retail, open spaces, transit and other daily services*. This submission achieves this vision through a mix of low density, mid-rise residential and mixed-use built forms and a transition of scale that locates higher intensity uses near infrastructure (including existing and proposed LRT stations), and a low density interface with existing homes.

The site's current DC (Direct Control) District is intended for Country Residential development. This application seeks to amend the existing DC District to Low Density Residential (R-1s and R-G) Districts on the southern portion of the site near existing homes; and to Multi-Residential (M-2 and M-H1) and Mixed-Use (M-U1) Districts on the northern portion of the site. Floor Area Ratio and Maximum Building Height modifiers limit the building outcomes within the M-H1 and M-U1 Districts in order to respond to existing slopes and view sheds of adjacent neighbours. The development is complemented by environmental open space along a natural drainage course through the S-UN and S-SPR Districts.

BACKGROUND

Initially submitted in April 2018, the proposed Outline Plan and Land Use proposal evolved over the application review period in response to both to land assembly growth and conversations with stakeholders. The original application represented a non-contiguous assembly of land and the design proposed larger multi-family and mixed-use parcels. Truman purchased a property representing the "missing" piece of the assembly in early 2019, which enabled a more comprehensive design for the entire site. The revised proposal has a lower overall intensity, a distribution of density that is more responsive to the surrounding context, and improved connectivity with the addition of a local road that runs north/south through the subject site.

POLICY CONTEXT

The land assembly falls within the boundaries of the Springbank Hill Area Structure Plan (ASP), as adopted by Council in 2017. The subject site is located within the Low Density, Low Density Contextual, Medium Density, and Mixed Use land use policy areas of the ASP, each of which identifies an appropriate density range. The anticipated density of the Outline Plan area aligns with the Springbank Hill Area Structure Plan density policies for each land use policy area. The proposed development is also governed by higher order, City-wide policies including the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods.

The proposed Outline Plan and Land Use Redesignation application is in keeping with the city-wide goals and policies to facilitate a development vision that aims to achieve Complete Community objectives. If approved, the application will introduce new housing options for Calgarians looking to live in a developing community with close proximity to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.