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Proposed Land Use Change, Policy Amendment, Outline Plan & Road Closure

Applicant Summary

Project Location: 3333 & 3421 85 ST SW; 8717, 8775, 8909, 9189, 9190 34 AV SW; and 9250 Lower Springbank RD SW

Existing Land Use: Direct Control (DC11Z96 & DC12Z96) Districts

Proposed Land Uses: Residential - Low Density Mixed Housing (R-G & R-Gm) District; Multi-Residential - At Grade Housing (M-G); Multi-Residential - Medium Profile (M-2) District; Commercial - Neighbourhood 2 (C-N2) District; Special Purpose - School, Park and Community Reserve (S-SPR) District; and Special Purpose - City and Regional Infrastructure (S-CRI) District.

APPLICATION SUMMARY

On behalf of Truman, CivicWorks has submitted an application for Land Use Redesignation (rezoning), Outline Plan, Policy Amendment, and Road Closure to enable the development of a comprehensively planned neighbourhood in Springbank Hill. The site currently consists of ten (10) individual parcels with a combined area of ± 128.8 ac (± 52.1 ha).

The Outline Plan shows the overall development vision for the site, named "Timber Ridge". The plan features a diverse range of housing options, multi-functional parks and open space, multi-modal pathway connections, integrated storm pond facilities, a local neighbourhood commercial node, and a ± 7.1 ac (± 2.9 ha) Joint Use Public Elementary School site. In total, the revised plan proposes $\pm 1,124$ new homes (*previously* $\pm 1,997$ new homes).

The subject site falls within the boundaries of the Springbank Hill Area Structure Plan (ASP, 2020), which classifies the site within the "Standard Suburban" policy area, allowing for low-density residential uses. Site specific amendments to the Springbank Hill ASP are proposed to provide a greater diversity of housing choice in Springbank Hill and match contemporary suburban development standards in Calgary.

The application proposes the closure of ± 2.8 ac (± 1.1 ha) of unassumed municipal road right-of-way along 34 AV SW & 89 ST SW. Currently owned by The City of Calgary, these lands are unused, surrounded by Truman-owned properties, and originate from a historic 1910 subdivision of the site. The applicant team has submitted an inquiry to Calgary Real Estate & Development Services, who deemed that the lands are surplus to City needs and available for purchase.

APPLICATION UPDATES (APRIL 2026)

Significant updates have been made to the plan following feedback from City Administration and community members. Most notably, the total density of the plan has been reduced by over 40% from the original proposal of 1,997 homes to 1,124. This also marks a further decrease from the 1,531 homes proposed in October 2025. The revised plan provides greater clarity on the anticipated building types by prioritizing single-detached and semi-detached homes, and introducing local neighbourhood commercial uses. Taller buildings previously proposed along 85 ST SW have also been removed. These changes help to address feedback by mitigating traffic impacts and improving integration with the surrounding area neighbourhoods.

CONCLUSION

The proposed application is in keeping with growth objectives of the *Springbank Hill Area Structure Plan* and Calgary's *Municipal Development Plan*, which encourages the development of diverse, walkable, and transit-accessible neighbourhoods. For the reasons outlined above, we kindly request your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing "Timber Ridge (LOC2024-0287)".