

SUMMIT AT SPRINGBANK HILL

Proposed Land Use Change and Outline Plan Application
(LOC2024-0287)

March 17, 2025
Digital Information Session

Builder - Developer



Project Team



Land Acknowledgment

Moh-kins-tsis, Wîchispa Oyade, Oto-skwunee, Guts-ists'i...

In the spirit of respect, reciprocity, and truth, we acknowledge that we live, create, and play on the traditional Blackfoot territory and the ancestral home of the Treaty 7 signatories, which includes the Siksika, Piikani, Kainai Nations, the îethka Nakoda Nation (Chiniki, Bearspaw, and Goodstoney Bands), and the people of Tsuut'ina Nation. The City of Calgary is also homeland to the historic Northwest Métis and to the Otipemisiwak Métis Government, Métis Nation Battle River Territory, Nose Hill Métis District 5, and Elbow Métis District 6, and all people who make their home in the Treaty 7 Region of Southern Alberta.

Digital Information Session Outline

- Introduction
- Site Overview
- Application Process
- Design Considerations
- Next Steps
- Question & Answer Period



Thank You for Joining Us

Below is our commitment to engagement for maintaining respect, honesty, and dignity.

We agree to:

Share the Space

- Give everyone a chance to speak and consider all ideas
- Listen without interrupting
- Speak from our own experiences and avoid assumptions

Show Respect

- Respect everyone's time and focus on our topics
- Use polite language, even if we don't agree
- Offensive behaviour, harassment, or abuse will not be tolerated

We kindly ask that everyone shares this commitment as they participate in this Digital Information Session.

Truman: A Legacy of Building in Springbank Hill



Truman's Timberline Estates



Truman's Arcola at Spring Willow



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

Site Area
±131.6 ac / ±53.3 ha

Site Location
Springbank Hill

City Ward
Ward 6

Subject Site

Development Vision

New Housing Options

- Low- to medium-density housing options
- Low-scale (2-3 storey) single detached, semi-detached, townhomes
- Mid-rise (4-6 storey) multi-residential and mixed-use buildings

Integrated Transportation Network

- Multi-modal (i.e. walking, biking, cars, transit) site access
- Connections to existing road network and pathways
- Extension of local transit Route 156 along St. Moritz Drive SW

Functional Parks, Facilities and Open Space

- Prioritize functional parks and open space programming
- Potential 12-acre Public Elementary School site
- Integrated storm pond

Slope Adaptive Design

- Building and road design which responds to the site's unique topography and access to natural amenities



Truman's West District

Application Overview

Land Use Change

- Also known as “rezoning”
- Proposed change to the land use of a property to allow for future development that is currently not allowed

Outline Plan

- Preliminary subdivision plans
- Outline plans show proposed land uses, block patterns, roadway networks, and distribution of parks / open space

Minor Policy Amendment

- Proposed update to the Springbank Hill Area Structure Plan
- Guides any changes to growth, housing development, parks, infrastructure and transportation network

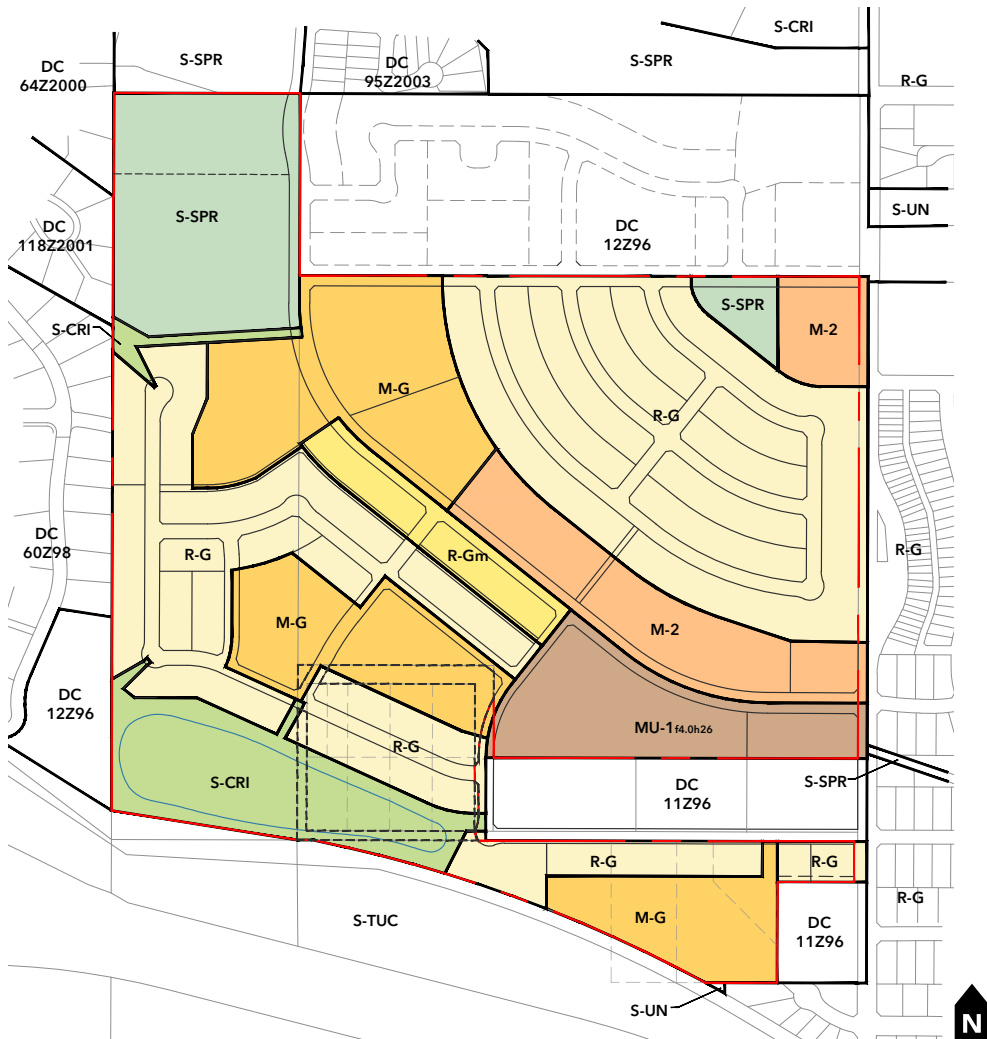
Road Closure







- Permanent road closure and purchase
- Process to remove a public road right-of-way on an undeveloped piece of land for future development



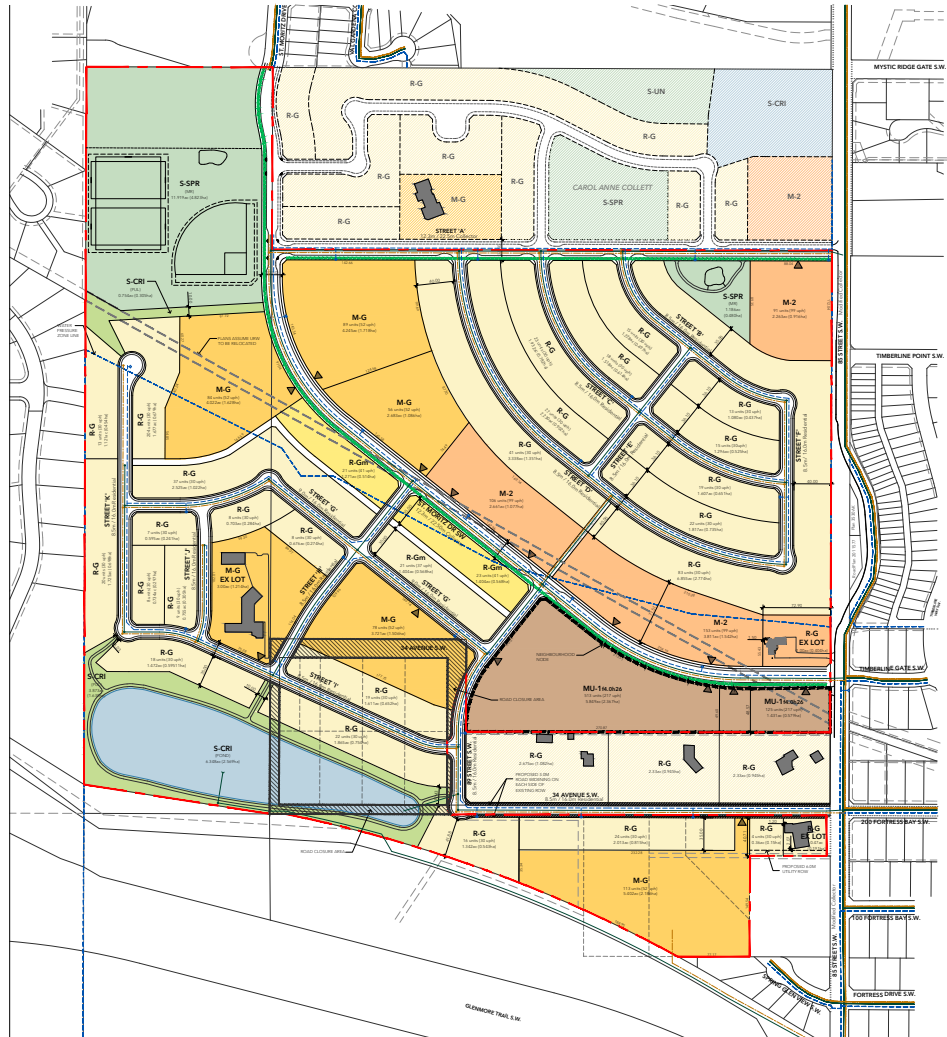
Subject Site

Land Use Change

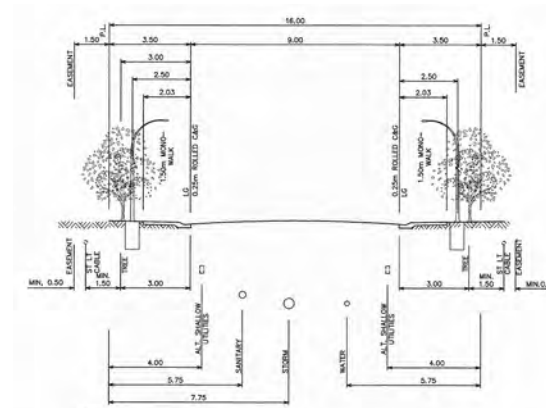


- 
Residential - Low Density Mixed Housing (R-G & R-Gm)
 - Low-density housing (i.e. single-detached, semi-detached, low-scale rowhouse buildings) up to 3 storeys
- 
Multi-Residential - At Grade Housing (M-G)
 - Low- to-medium-density housing (i.e. rowhouse buildings, low-scale multi-residential development) up to 3 storeys
- 
Multi-Residential - Medium Profile (M-2)
 - Medium-density housing (i.e. mid-rise apartment buildings) up to 5 storeys
- 
Mixed Use - General (MU-1 f4.0h26)
 - Medium-density, mixed residential and commercial development (i.e. mixed residential and commercial buildings) up to 6 storeys
- 
Special Purpose - School, Park and Community Reserve (S-SPR)
- 
Special Purpose - City and Regional Infrastructure (S-CRI)

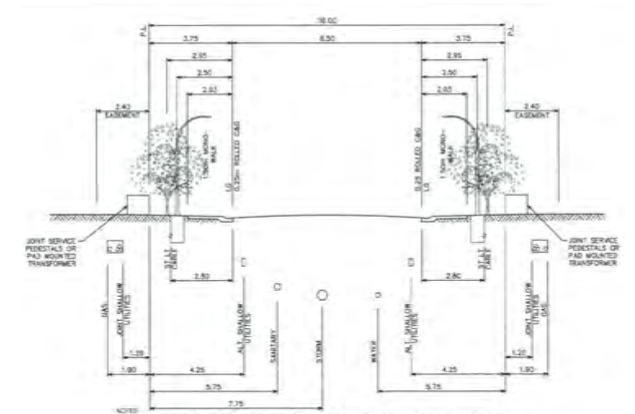
Outline Plan



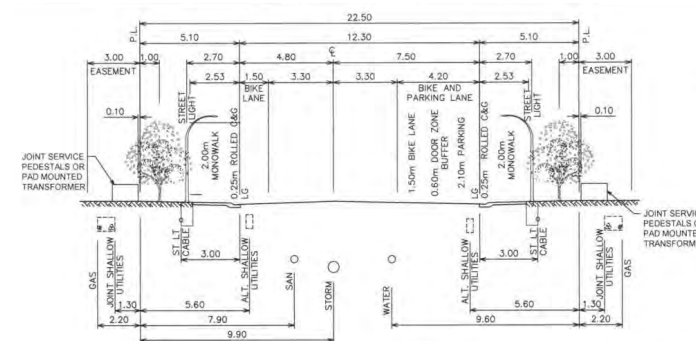
16.0m Residential Road - Rear Lane



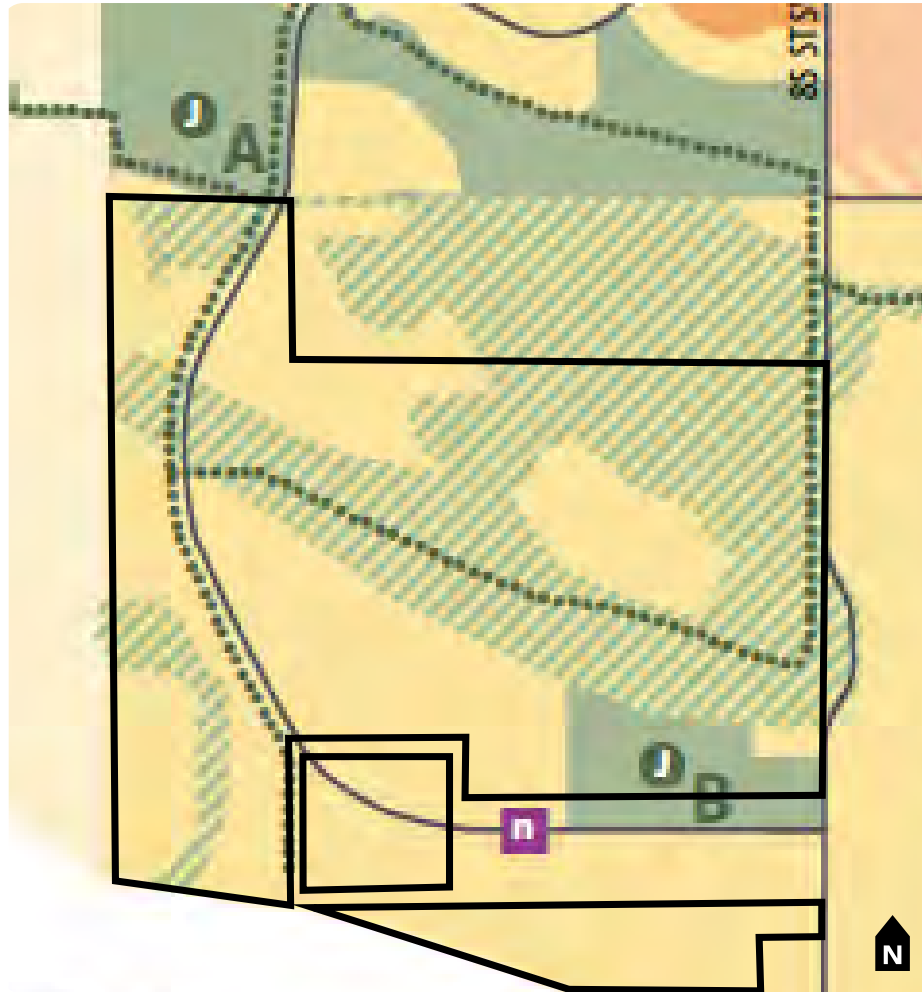
16.0m Residential Road - No Rear Lane



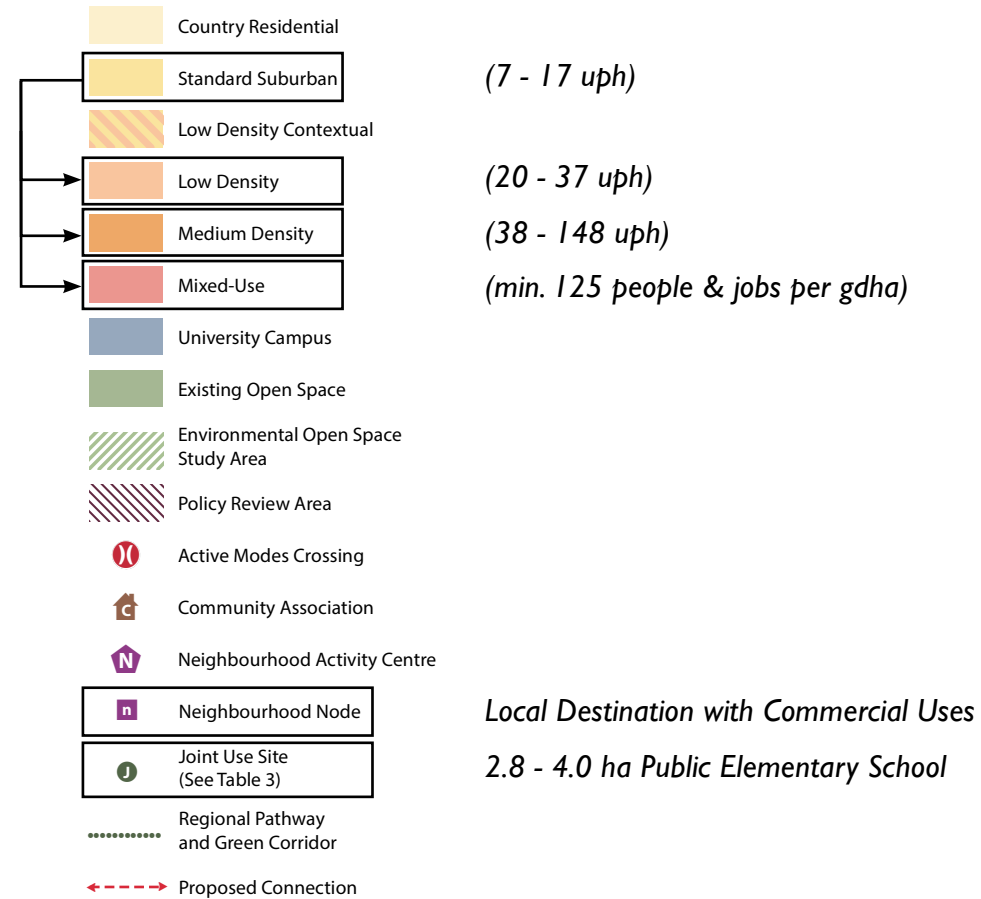
22.5m Collector Road



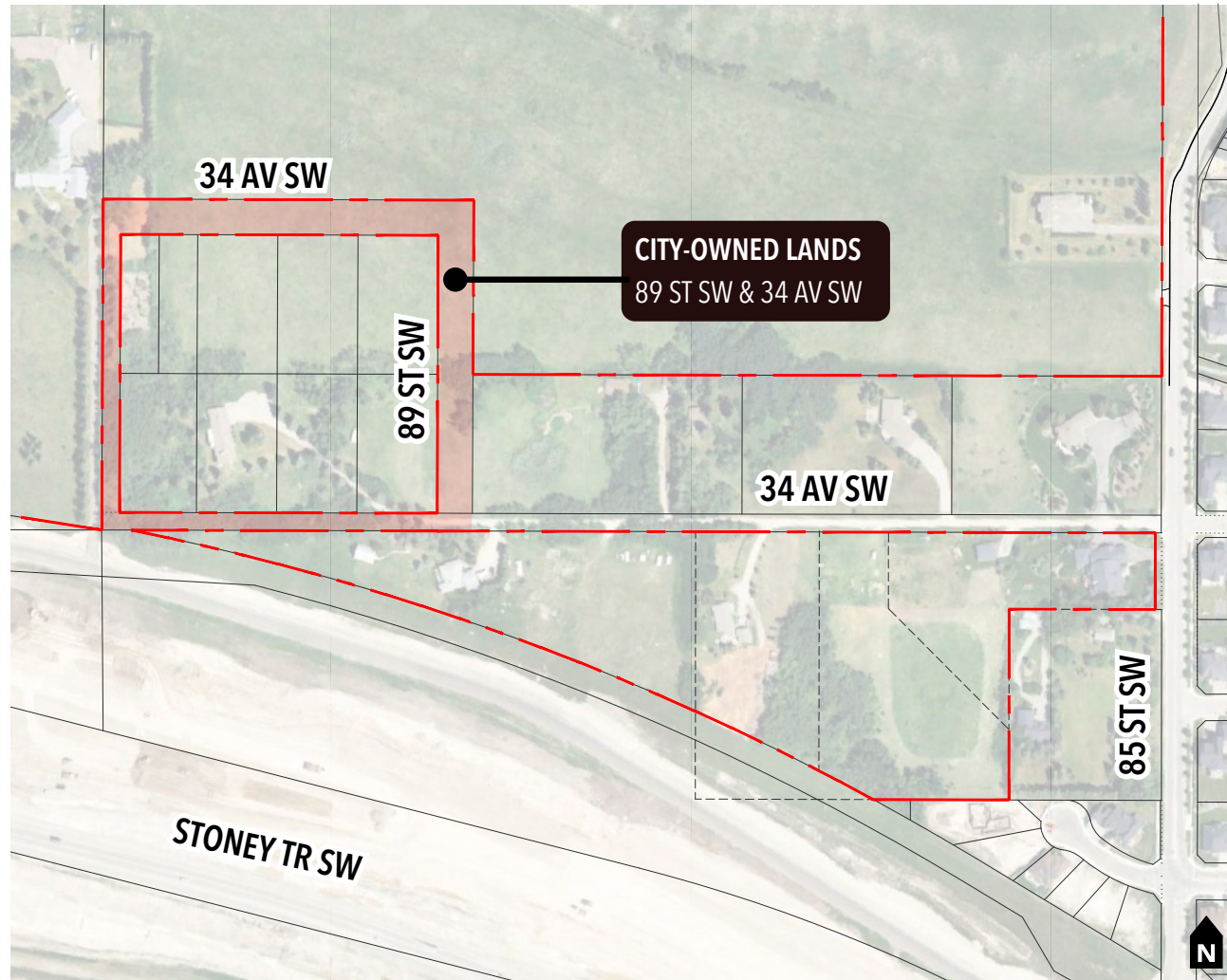
Minor Policy Amendment: Springbank Hill Area Structure Plan (ASP)



Map 2: Land Use Concept



Road Closure



Plans subject to change based on the application review and approvals process.

Unused City-Owned Road Right-of-Way

- Road right-of-ways for portions of 34 Avenue SW & 89 Street SW originate from a historic subdivision of the site in 1910

Internal to Site

- Road closure area is internal to the site, adjacent to Truman-owned lands and will have no impact to existing public roads

Lands Deemed Surplus to City Needs

- Upon detailed review, Calgary Real Estate & Development Services has determined that the lands are surplus to City needs and may be included within the scope of the development proposal

Purchase of City-Owned Lands

- The City of Calgary will review the application for road closure in tandem with the development proposal to determine if the lands may be sold to Truman at market cost

By The Numbers*

Site Area

±131.6 ac / ±53.3 ha

Road Closure Area

±2.8 ac / ±1.1 ha

Total Land Use Area

±134.4 ac / ±54.4 ha

Anticipated Density

±15 units per acre (upa) /
 ±38 units per hectare (uph)

±1,997 new homes based on
 conceptual, high-level estimates

Mix of single-detached homes, semi-detached homes, rowhomes, multi-residential buildings and mixed-use buildings

Schools, Parks & Open Space

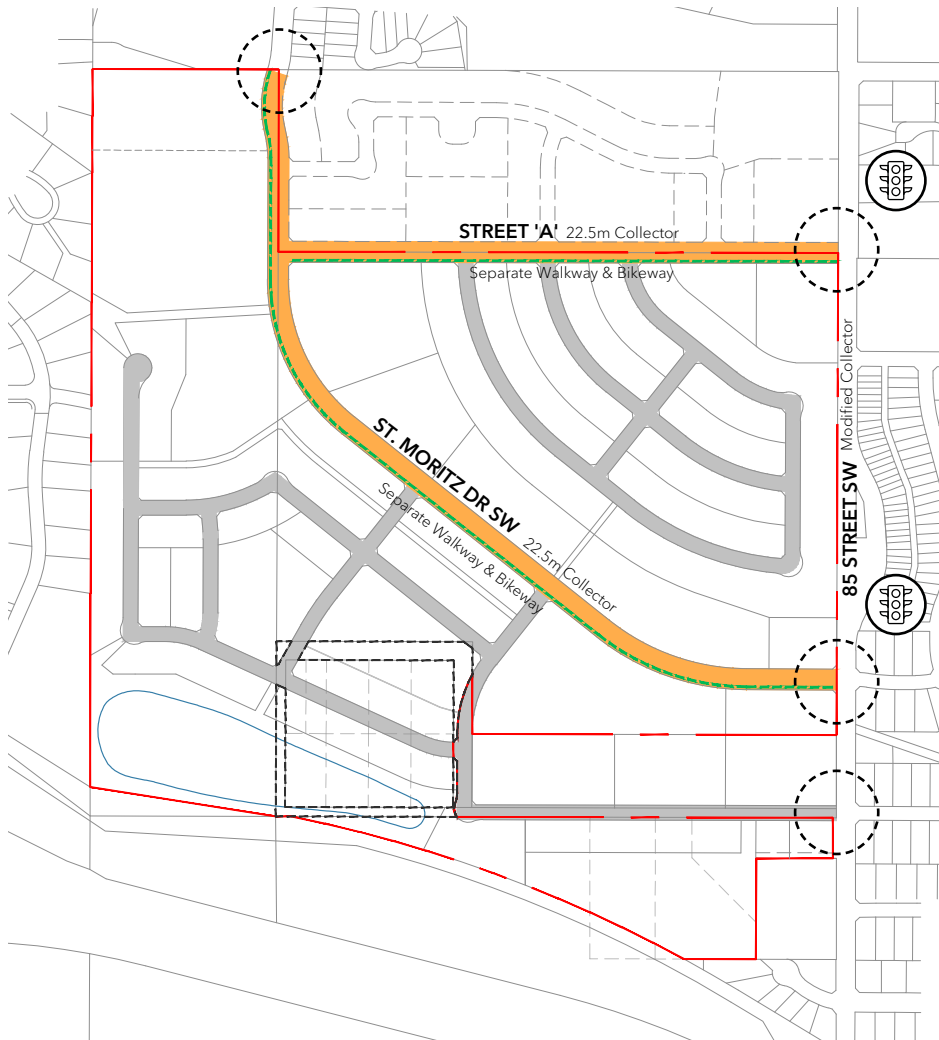
Potential Public Elementary School Site:
 ±11.9 ac / ±4.8 ha

Neighbourhood Park: ±1.9 ac / ±0.5 ha

Pond Pathway: ±3.9 ac / ±1.6 ha

**Phased development, with construction and full buildout expected to occur over several years.*

Transportation Network



Transportation Impact Assessment (TIA)

- TIA version 1.0 completed by Bunt, currently under review by the City
- Preliminary recommendations include intersection signalization, with no anticipated road widening required along 85 St.



Site Access

- Connections to existing road network provided via 85 St. and St. Moritz Dr.
- Extension of local bus Route 156 proposed along St. Moritz Dr.



Collector Road (22.5m)

- Connect local community streets - high priority for transit, cycling and walking



Residential Road (16.0m)

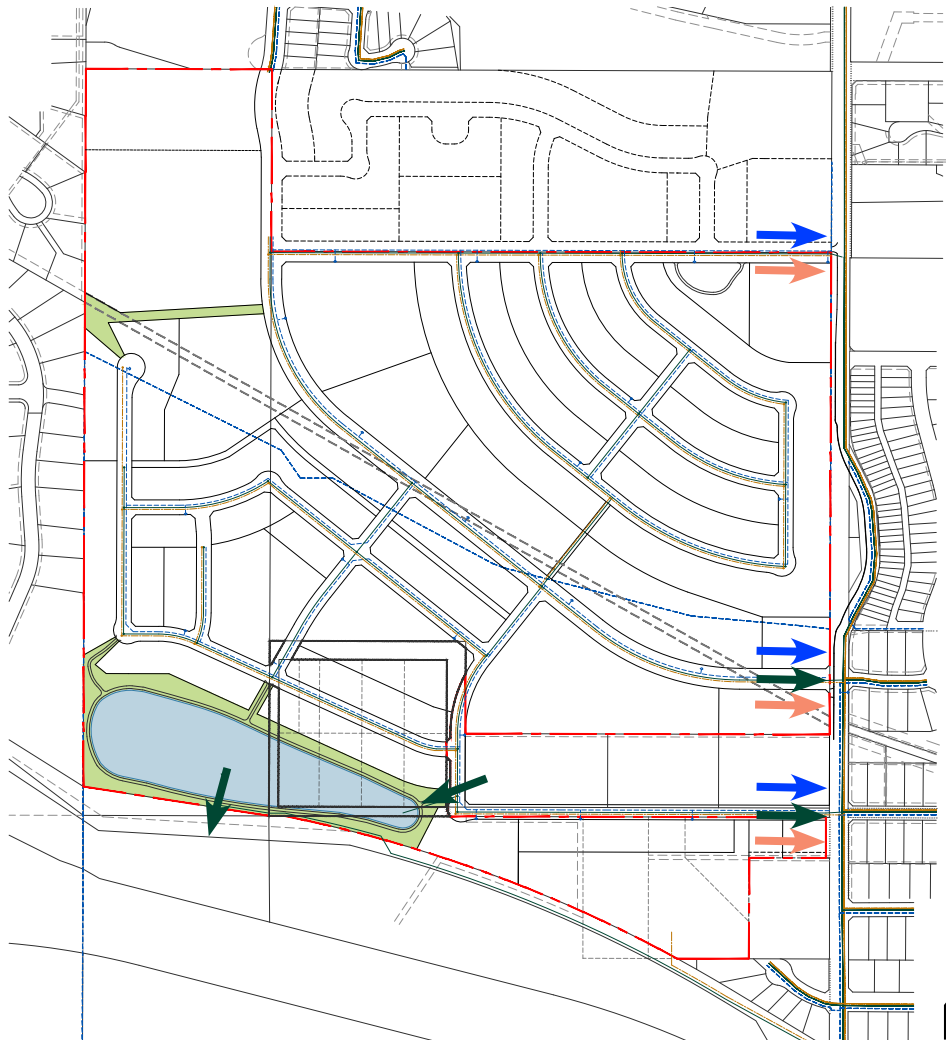
- Provide direct access to adjacent residential properties - low traffic generation



Mobility Connections

- Separated walkway (2.0m) and bike lane (1.5m) connecting to the existing regional pathway networks - located along Collector Roads

Utilities & Servicing Infrastructure



Water Connections

- Connections are provided via 85 St. within the Broadcast Hill and Glendale Pressure Zones, with sufficient water pressure to service the site.



Sanitary Sewer Connections

- Connections are provided via 85 St., with sufficient downstream sewer capacity.



Storm Sewer Connections

- Storm run-off will be controlled and managed on site. A majority of the lands will drain to a new storm pond in the southwest corner of the site.
- Portion of lands drain to the existing Montreux Phase I storm pond.



Storm Pond

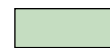
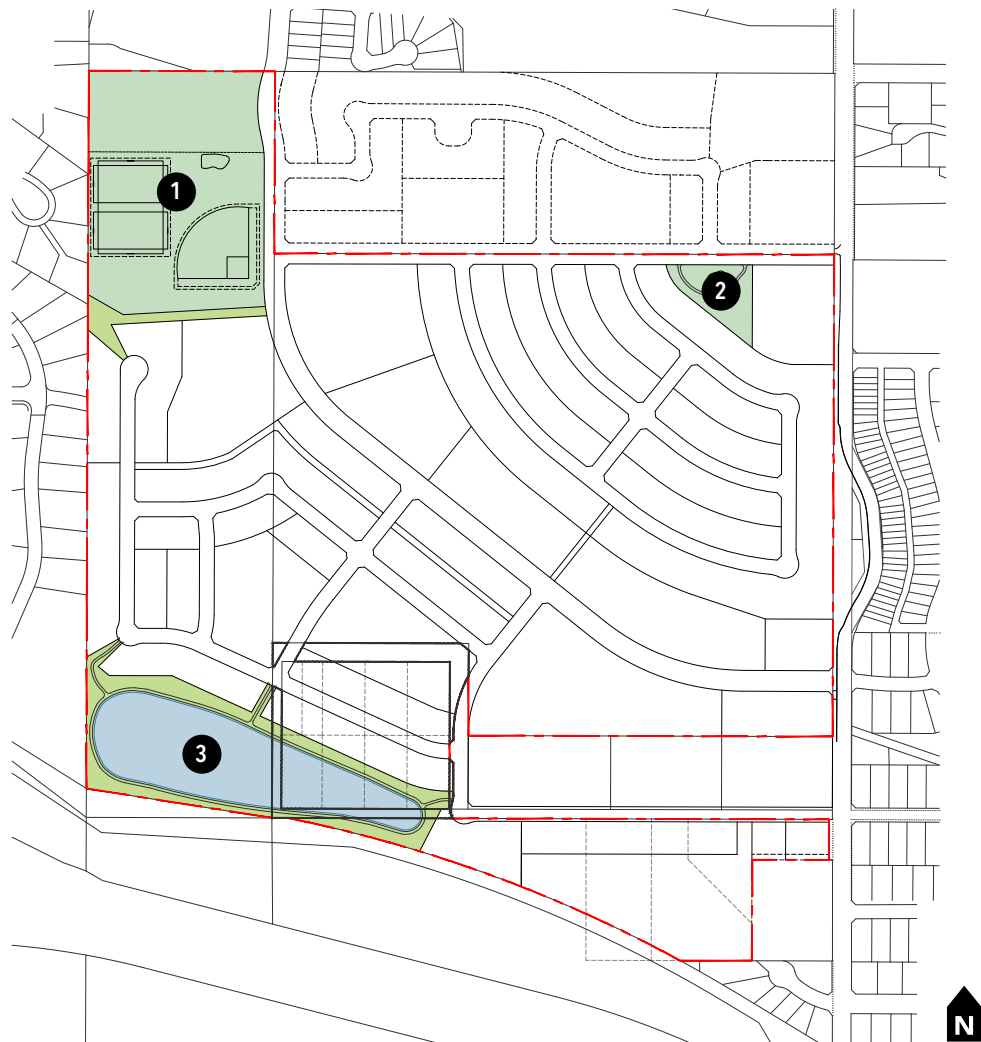
- New ±6.3 ac / ±2.6 ha storm pond



Public Utility Lots (PUL) & Utility Rights-of-Way

- New utility rights-of-way to provide storm pond access / maintenance, shallow utilities (i.e. gas, telecoms, cable, street lights) and relocation of existing pipeline

Schools, Parks & Open Space



Municipal Reserve (MR)

- Total of 10% of lands proposed to be dedicated as Municipal Reserve (MR) for schools, parks and community spaces
- MR lands dispersed throughout site to encourage access and connectivity

①

Potential Public Elementary School Site

- Creditable lands for municipal school reserve
- ±11.9 ac / ±4.8 ha site identified as a potential joint use Public Elementary School site based on the *Springbank Hill Area Structure Plan*

②

Neighbourhood Park

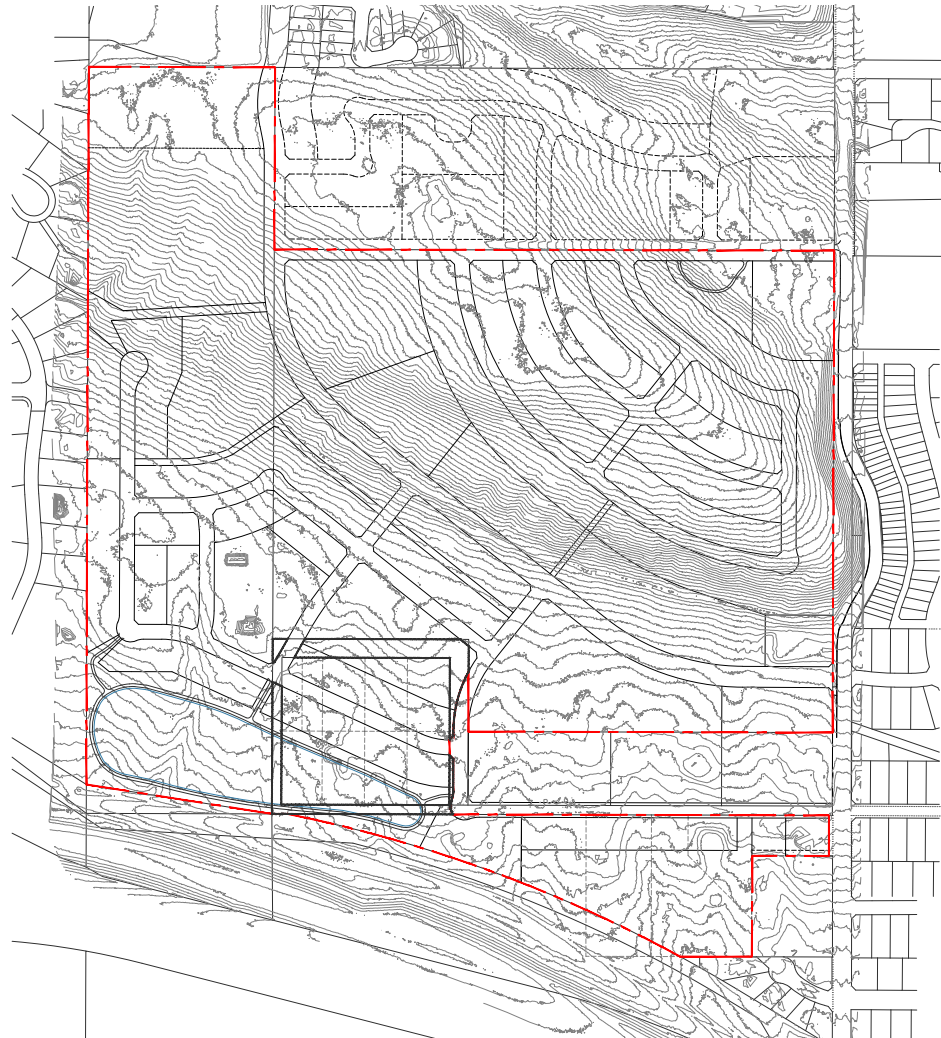
- Creditable lands for municipal park reserve
- ±1.9 ac / ±0.5 ha neighbourhood park site

③

Storm Pond and Pathway Network

- Non-creditable open space
- ±3.9 ac / ±1.6 ha open space and pathway network surrounding storm pond

Slope Adaptive Design



Existing Site Topography

- Steep sloping lands, some in excess of 15% grades
- Comprised of an upper plateau, escarpment and lower plateau

Alignment of Roadways, Pathways and Utilities

- Roadway, pathway and utility alignments have been designed to respond to the site's existing terrain

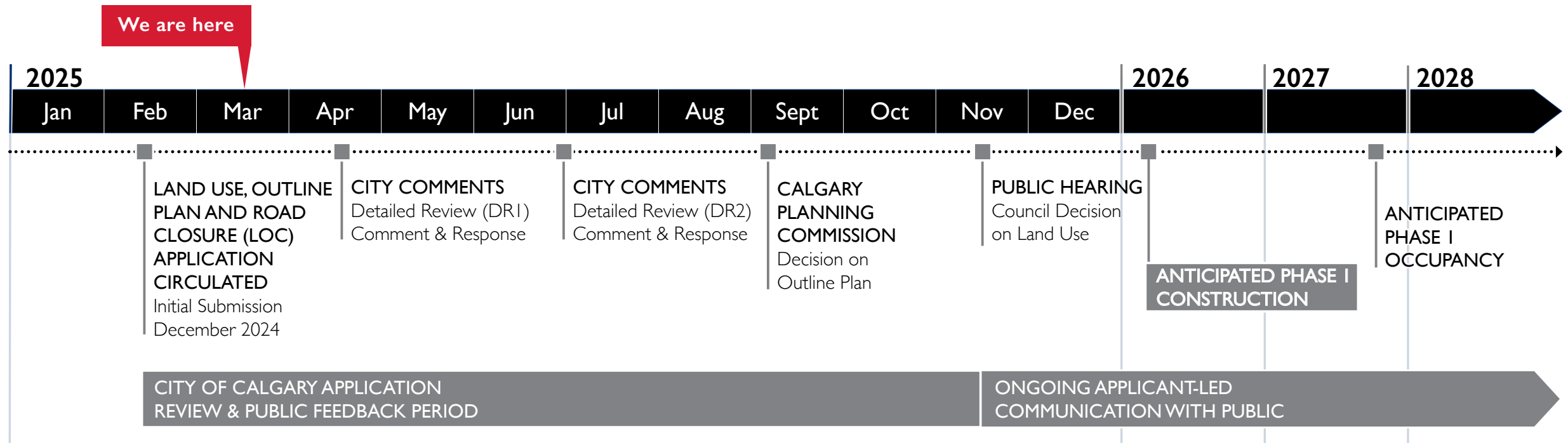
Slope Stability Analysis

- Englobe has conducted a post-development slope stability analysis, which recommends retaining walls and a review of groundwater conditions for development slopes exceeding 15%

Slope Adaptive Development Analysis

- Urban Systems has undertaken a detailed analysis of the required earthworks and slope adaptive building design measures, to be addressed in future stages of review

Anticipated Process & Timeline*



**Phased development, with construction and full buildout expected to occur over several years.*

Estimated timelines subject to change based on the application review and approvals process.

Construction Management

Truman is committed to conducting construction activities in a respectful, timely, and orderly manner, and will adhere strictly to The City bylaw and Province of Alberta regulations. All activity is managed through a detailed Construction Management Plan, as required by The City.

Construction Standards Include:

- Alberta Fire Code
- Alberta Safety Codes Act
- Calgary Building Permit Bylaw
- Calgary Noise Bylaw
- City of Calgary Construction Site Guide
- Construction Fencing
- Maintaining Clear Access to Neighbouring Properties and Business
- National Building Code for Alberta
- Routine Street and Sidewalk Cleaning



Outreach Approach & Strategies

Summit at Springbank Hill: 3333 & 3421 85 Street SW, 8717, 8775, 8909, 9189, 9190 34 Avenue SW, and 9250 Lower Springbank Road SW

Hello Neighbour,
We are reaching out to share information about a proposed development application in Springbank Hill.

Truman is a local landowner, developer, and builder with a proven track record of delivering high-quality homes across Calgary and within the Springbank Hill community. Recent examples of Truman-built developments in Springbank Hill include Timberline Estates and the Willows.

We are proposing a new, comprehensively planned community on a 131-acre property west of 85 Street SW and north of Stoney Trail SW, named the Summit at Springbank Hill. Our vision would introduce a variety of new housing options, including low-scale (2-3 storey) to mid-rise (4-6 storey) building forms ranging from single-detached homes, semi-detached homes, townhomes, multi-residential buildings and mixed-use buildings. In total, ±1,997 new dwellings are proposed to create a vibrant and walkable community where future residents would easily access new parks, pathways and other amenities, including a ±12-acre block identified as a potential Public Elementary School site.

To enable the development vision and provide greater housing choice in Springbank Hill, we have submitted a Land Use Change and Outline Plan (LOC2024-0287) application to the City of Calgary, which is currently under review. A minor site-specific policy amendment to the "Springbank Hill Area Structure Plan" to allow increased housing density and a Road Closure application to purchase City-owned land internal to the site have also been proposed.

Learn More
We invite you to join an online digital information session on **Monday, March 17, 2025 from 6:00pm to 7:30pm**. During this session, you can learn more, provide feedback, or ask questions related to the proposal.

Register for the online digital information session by scanning the attached QR code or requesting a registration link from the project team by emailing engage@trumanworks.ca or calling (587) 747-0317.

Should you have any other questions or comments, please contact us at engage@trumanworks.ca or (587) 747-0317. To follow the application's progress, you can also visit the City of Calgary's development map web portal at www.developmentmap.calgary.ca, referencing File Number LOC2024-0287.

Online Digital Information Session
Scan QR Code to Register
Monday, March 17, 2025
6:00pm to 7:30pm (MST)

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Proposed Land Use Change and Outline Plan Application (LOC2024-0287)

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Builder - Developer

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SCAN ME

Online Digital Information Session
Scan QR Code to Register
Monday, March 17, 2025
6:00pm to 7:30pm (MST)

Online Digital Information Session

- ±275 Neighbour Letters (±200m Radius)
- Project Notification & Updates (Springbank Hill CA, Ward 1 & 6 Offices)
- Outreach Email Correspondence
- Outreach Phone Line
- Digital Information Session
- Detailed Outreach Summary

Neighbour Letters (±200m Radius)

Thank You for Joining Us



'Q&A Button'

Submit a written question



'Raise Hand Button'

Ask a question verbally

Contact the Project Team

Phone: [587.747.0317](tel:587.747.0317)

Email: engage@civicworks.ca

Contact The City of Calgary

Development Map Web Portal: developmentmap.calgary.ca

Referencing City File Number: [LOC2024-0287](#)

