

## Land Acknowledgement

### 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.

## Outreach Roles & Responsibilities

### Respectful Conversation

We remain committed to being good neighbours and working with the communities where we build. The project team's outreach process for the development application is designed to provide opportunities for the public to learn about the vision for the site and to share their feedback — all with the intent of maintaining a respectful and transparent dialogue.

We kindly ask everyone to share this commitment when participating in outreach.

#### Share the Space:

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

#### Show Respect:

- Respect everyone's time & focus on the development application presented
- Use polite language without interrupting
- Offensive behaviour, harassment, or abuse will not be tolerated.

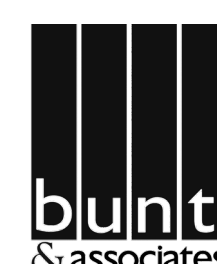
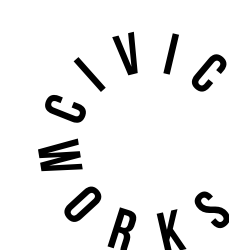
### Owner & Developer

Landowner, Developer, & Builder: Truman

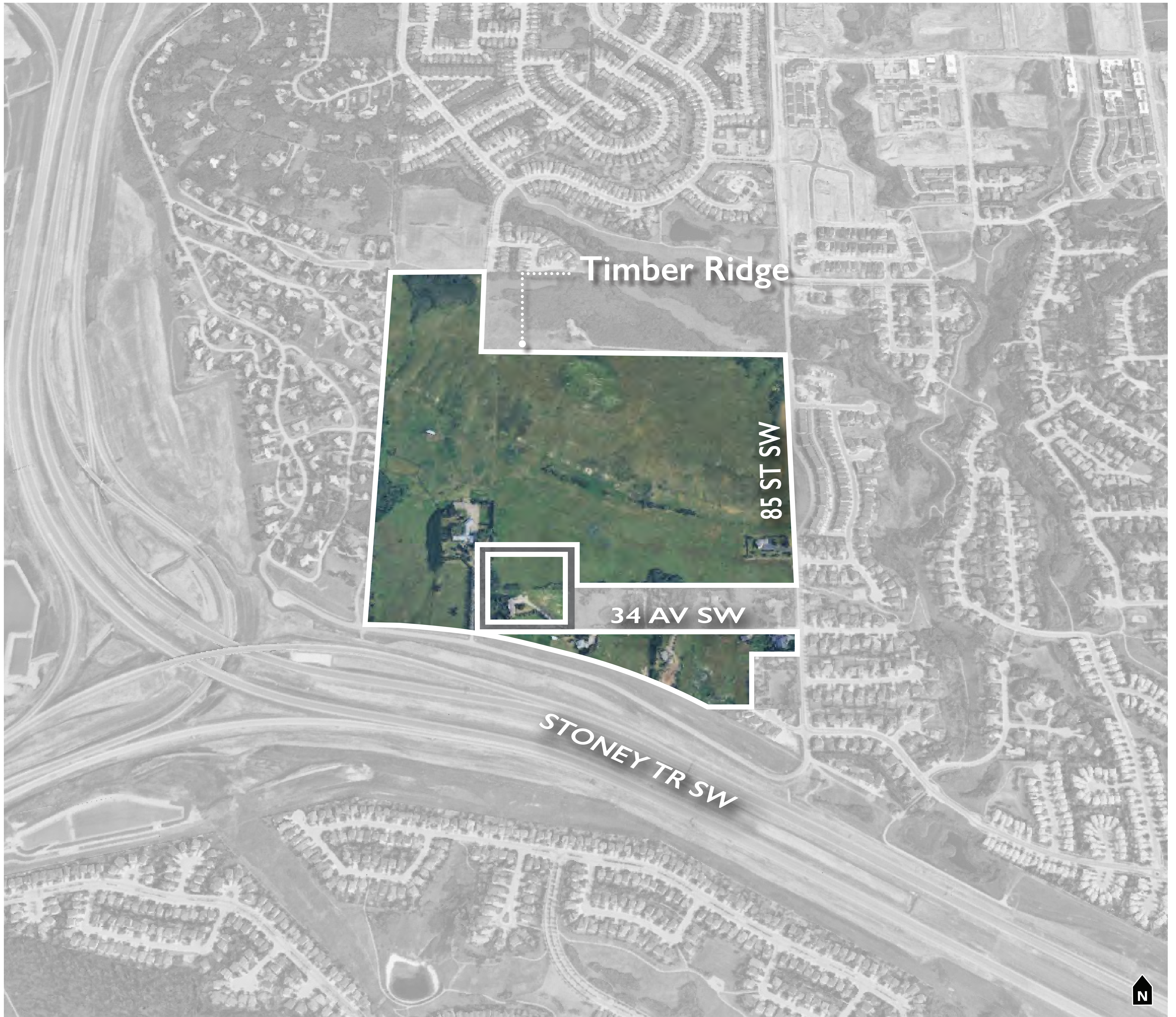


### Local Project Team

Planning & Outreach: CivicWorks  
Engineering: Urban Systems  
Transportation: Bunt & Associates



# Site Location



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

**Site Area:** ±131.0 ac (53.0 ha)

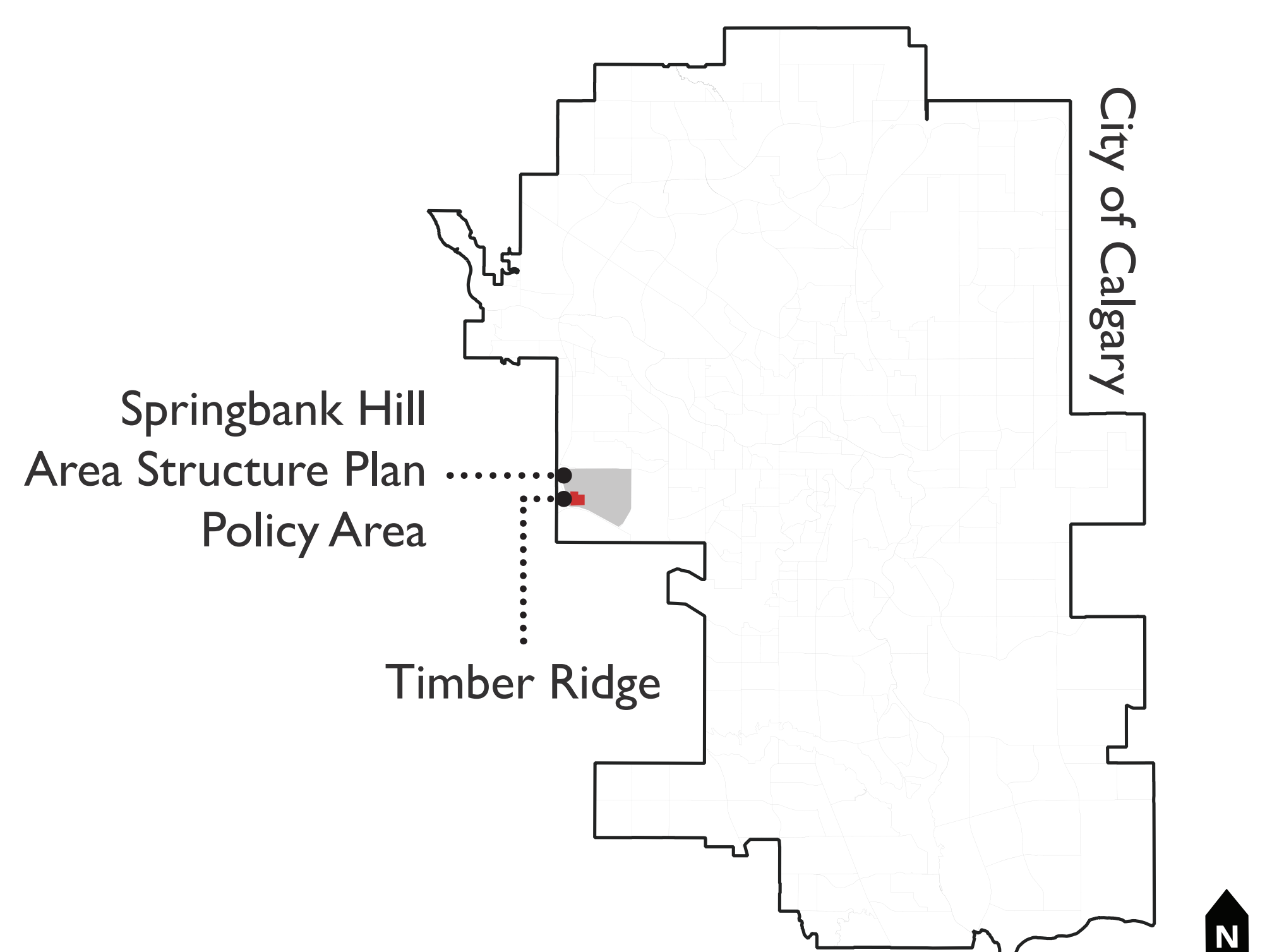
**Road Closure Area:** ±2.8 ac (1.1 ha)

**Total Site Area:** ±133.8 ac (54.1 ha)

**Community:** Springbank Hill

**Ward:** 6

**Municipality:** Calgary



## Truman's core belief is that everyone can Live Better.®

Truman is a leading Alberta-based real estate developer and builder recognized for transforming Calgary's built environment into lasting legacies. For over 40 years, we have helped shape the city's skyline by delivering thousands of homes, millions of square feet of residential, commercial, mixed-use, and master-planned communities that contribute to Calgary's growth, investment, and long-term economic vitality.

We are proud of our ongoing commitment to housing delivery in all forms—creating new homes and neighbourhoods that meet the needs of Calgarians today and for generations to come. In past and current partnerships with Attainable Homes Calgary and Liberty Housing Organization, we continue to expand access to affordable home ownership and purpose-built, non-market rental housing. Our goal is to make a quarter of the homes we build truly affordable.

As a family-owned enterprise rooted in Calgary, we are deeply invested in the city's long-term prosperity and are proud to contribute to its continued success so that every Calgarian has the opportunity to Live Better.®. We appreciate Council's time and dedication to Calgary's future and look forward to the opportunity to work together in the years ahead.

Sincerely,

George Trutina  
President

## Timberline Estates



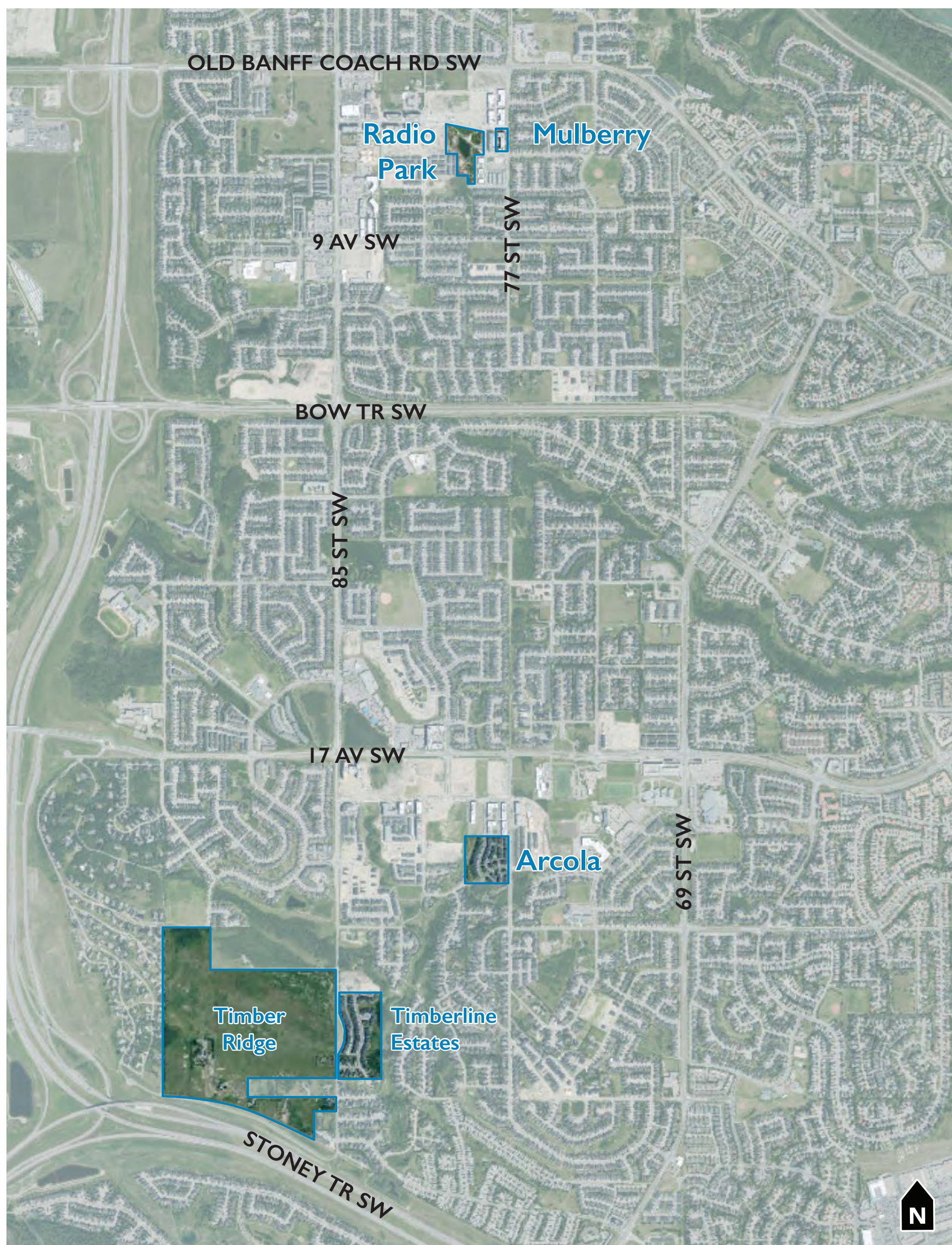
## Arcola at Spring Willow



## Mulberry at West District



## Radio Park at West District



## Design Considerations

### Complete Community Best-Practices

- Provide a range of housing options, include single detached, semi-detached, townhomes, and multi-residential building forms
- Addition of a local neighbourhood commercial node to provide residents' with daily services and amenities

### Integrated Transportation Network

- Encourage active transportation and multi-modal site access, including walking, biking, and transit
- Connections to existing road networks and pathways

### Functional Parks, Facilities, & Open Space

- Prioritize functional parks and open space programming
- Include a future public elementary school site
- Integrated storm pond

### Slope Adaptive Design

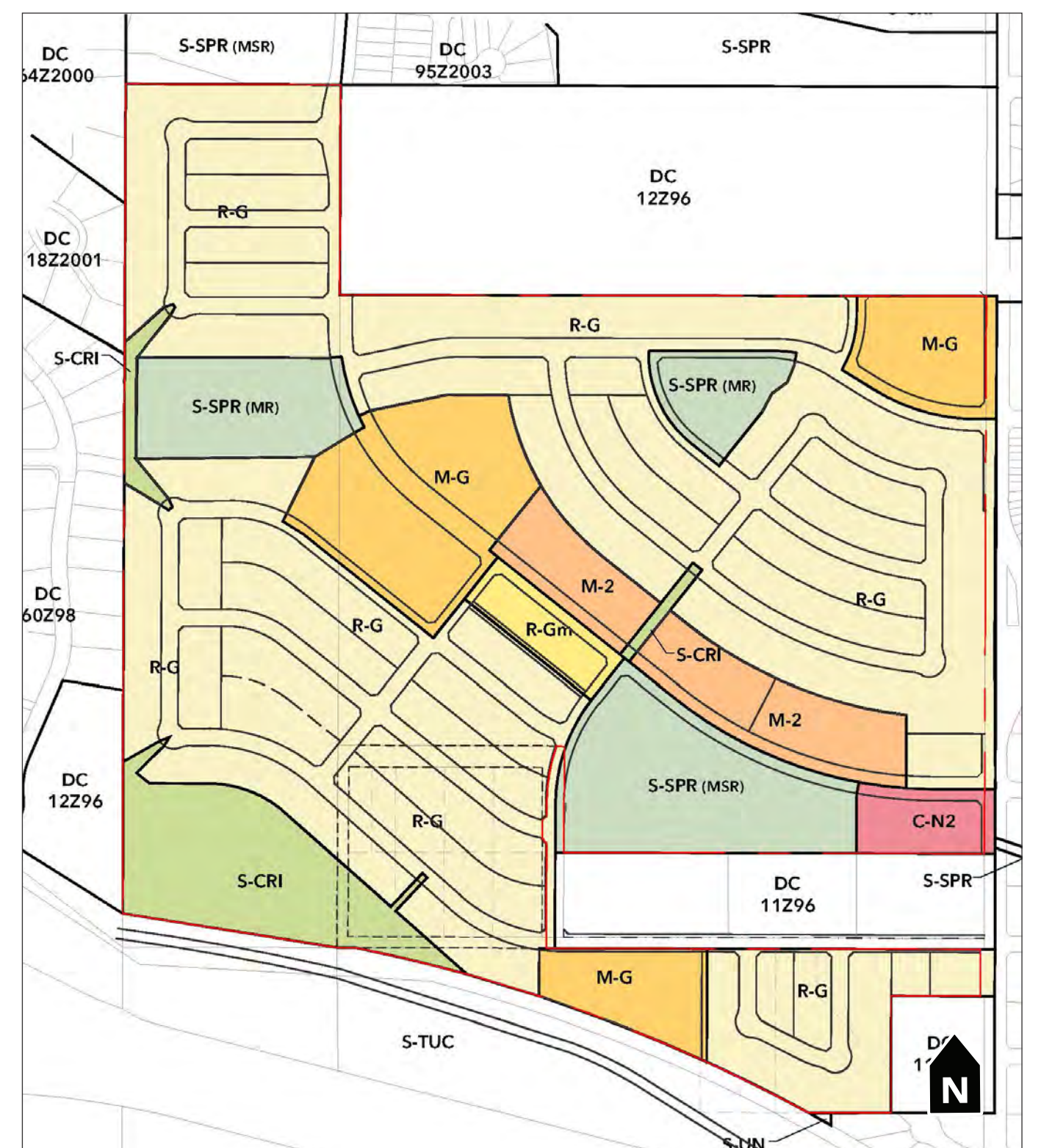
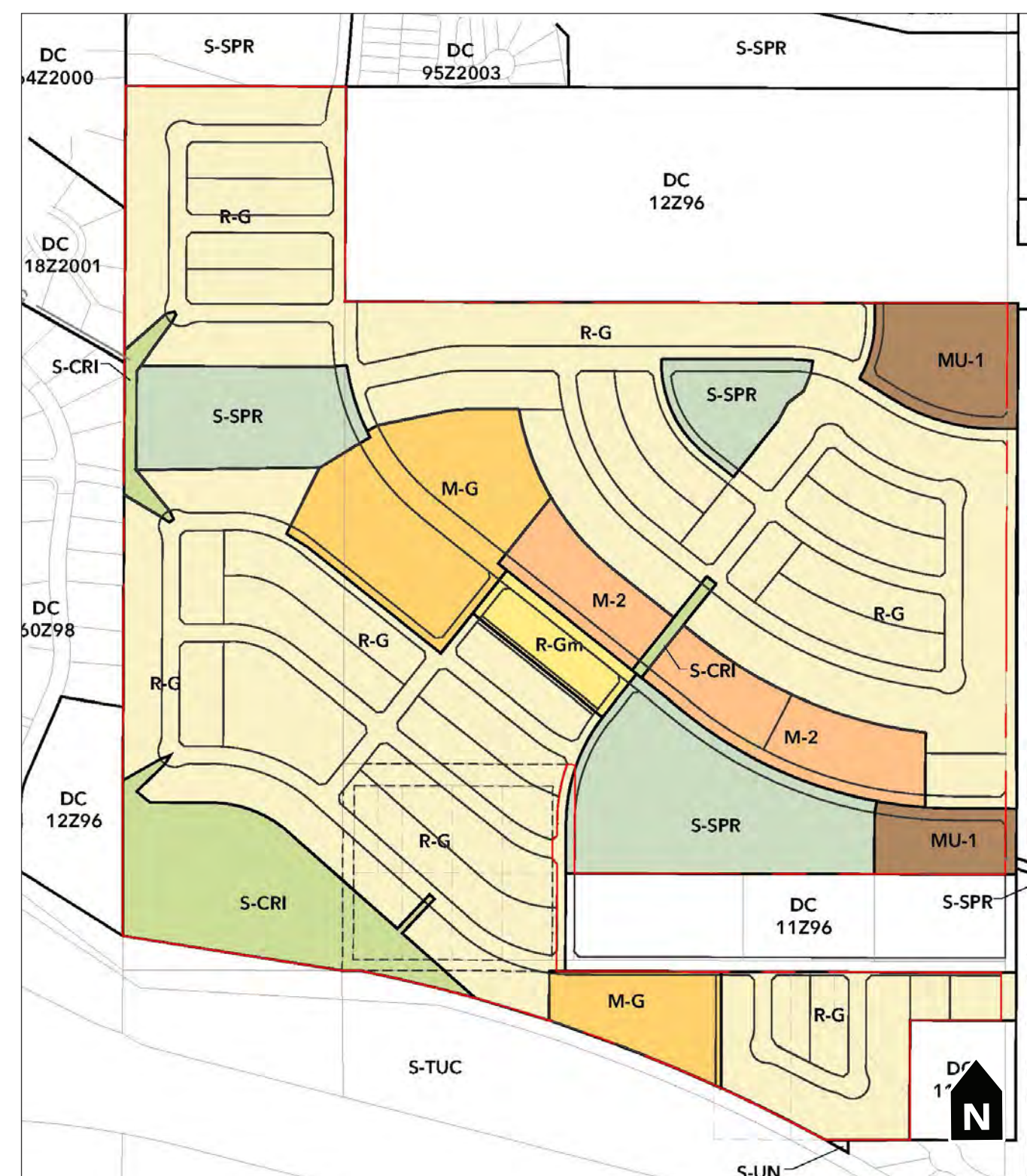
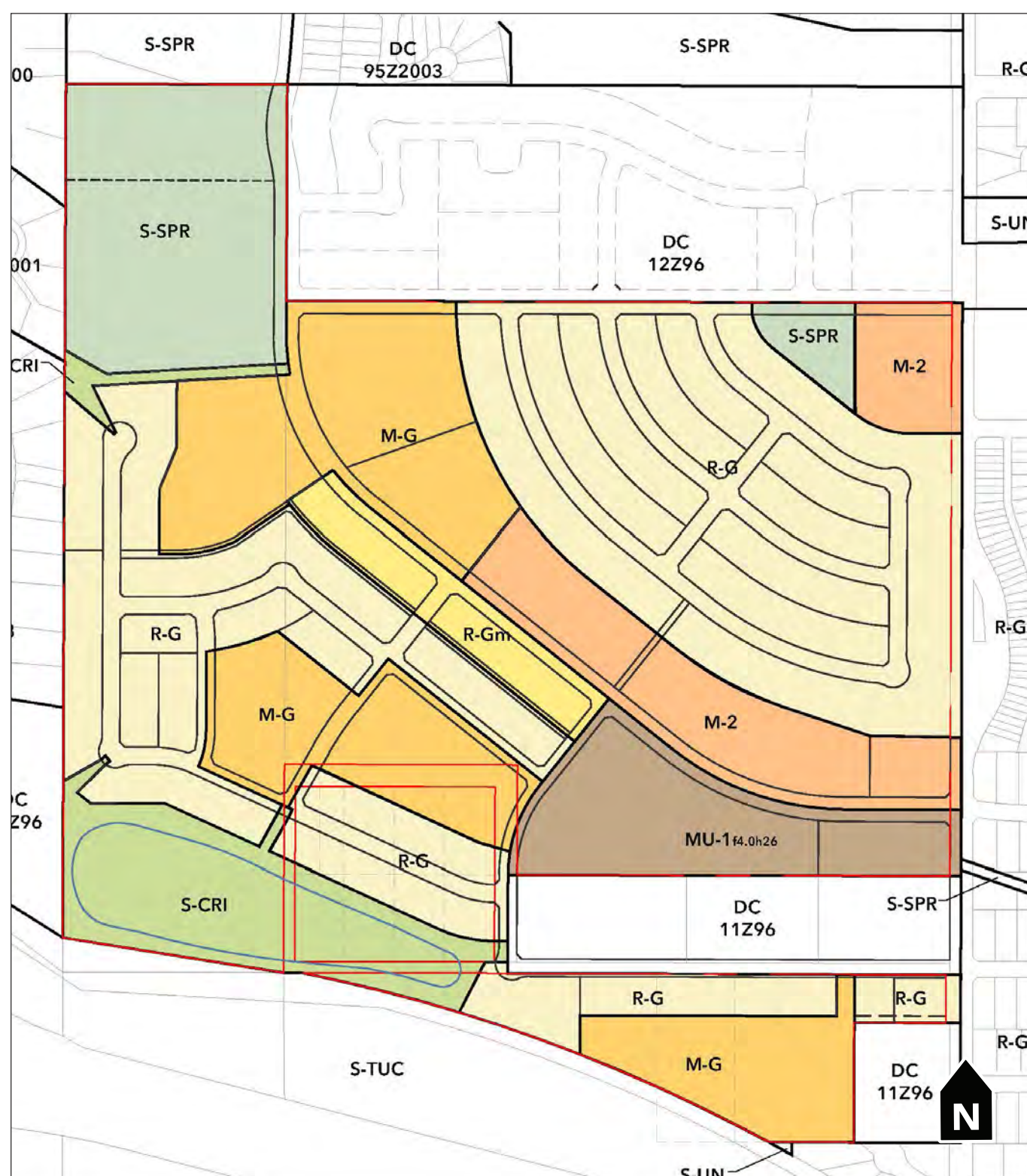
- Building and road design which responds to the site's unique topography and access to natural amenities

## Design Evolution

November 2024

December 2025

April 2026



### Land Use Districts:

- R-G & R-Gm: Residential – Low Density Mixed Housing
- M-G: Multi-Residential – At Grade Housing
- M-2: Multi-Residential – Medium Profile
- MU-1: Mixed Use – General
- S-SPR: Special Purpose – School, Park, and Community Reserve
- S-CRI: Special Purpose – City and Regional Infrastructure

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- C-N2: Commercial – Neighbourhood 2
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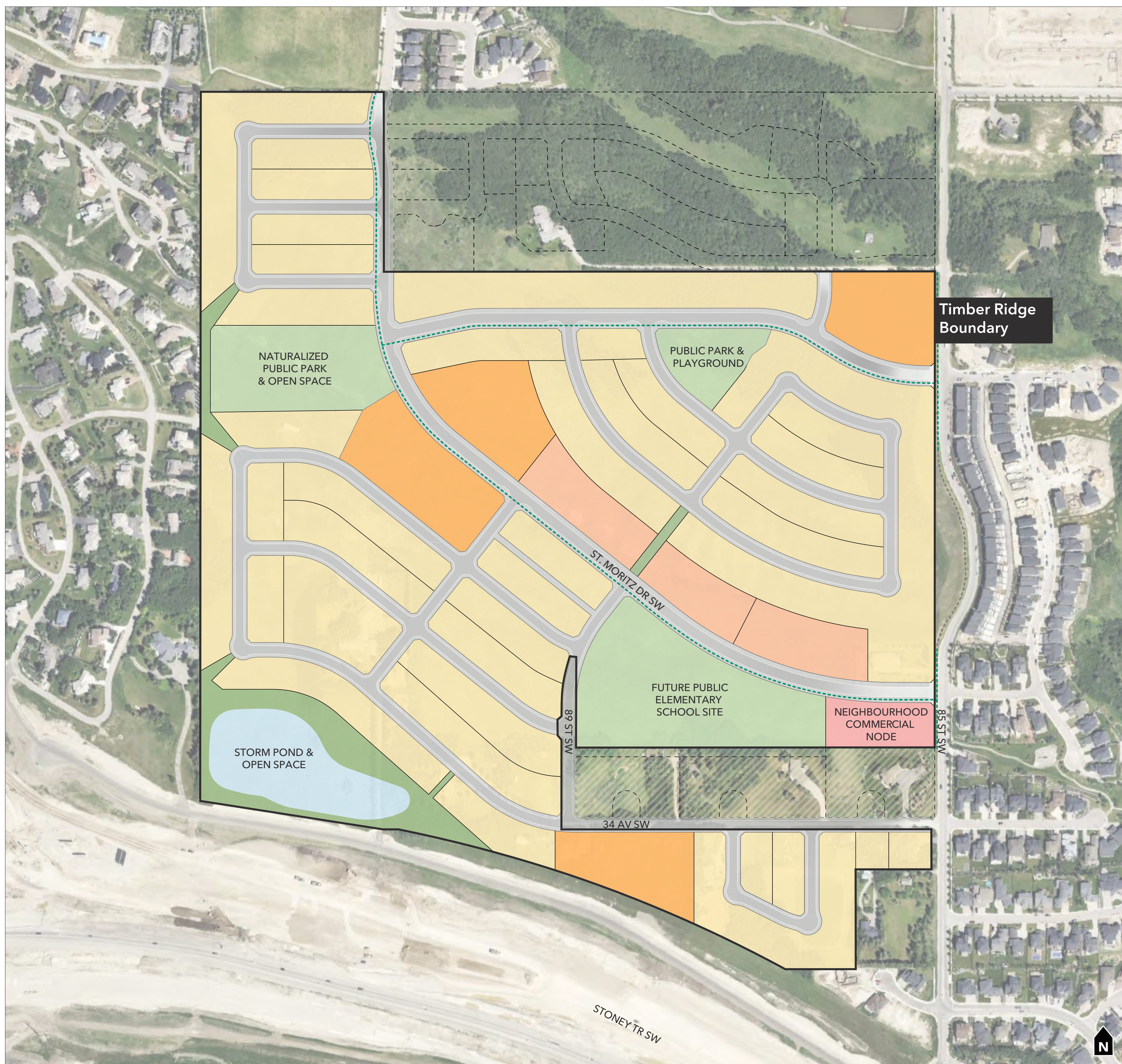
**Anticipated Units: 1,997**

**Anticipated Units: 1,534**

**Maximum Units: 1,124**

±44% Total Unit Reduction Since November 2024

# Proposed Outline Plan



The Timber Ridge Outline Plan is envisioned as a complete community, integrating a range of housing options, including single-detached, semi-detached, rowhomes, and multi-residential buildings, with a neighbourhood-scale commercial node and a robust network of amenities. Together, these elements are designed to support residents of varying ages, incomes, and lifestyles, while providing both current and future Springbank Hill residents with convenient access to services, open space, and daily needs.

## Land Use Districts:

- R-G & R-Gm: Residential – Low Density Mixed Housing
- M-G: Multi-Residential – At Grade Housing
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- C-N2: Commercial – Neighbourhood 2
- S-SPR: Special Purpose – School, Park, and Community Reserve
- S-CRI: Special Purpose – City and Regional Infrastructure

**Site Area:** ±131.0 ac (53.0 ha)

**Road Closure Area:** ±2.8 ac (1.1 ha)

**Total Site Area:** ±133.8 ac (54.1 ha)

**Public School Site:** ±7.1 ac (2.9 ha)

**Naturalized Park:** ±4.4 ac (1.8 ha)

**Park & Playground:** ±1.8 ac (0.7 ha)

**Commercial Node:** ±1.5 ac (0.6 ha)

**Maximum Units: 1,124**

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## Lower Density

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- **Better Neighbourhood Fit:** More single-detached and semi-detached homes, especially along edges next to existing communities
- **Lower Intensity Land Uses:** Removed Mixed-Use General (MU-1) land uses, and replaced with lower density residential and commercial uses
- **Fewer Units Overall:** Maximum of 1,124 units (down from 1,997 units)
- **Targeted Density:** 9 units per acre (aligns with City-wide targets for new community growth)

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## Lower Building Scale

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- **No Mid-Rise Buildings along 85 ST SW:** Removed previously proposed 6-storey buildings in favour of lower-scale building forms along 85 ST SW
- **Local Amenities Added:** New neighbourhood commercial node for local shops and services

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## Transportation Network Review

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- **Less Traffic Pressure:** Lower density reduces overall traffic impacts
  - **Road Capacity:** Updated Transportation Impact Assessment confirms available capacity on existing and proposed roads in the area
  - **Completing the Road Network:** New connections to complete the comprehensive road network in Springbank Hill, including extending St. Moritz DR SW to 85 ST SW
  - **Regional Pathway Connections:** Extensive 3.0m multi-use pathway network links to existing regional pathways in Springbank Hill
  - **Improved Pedestrian Safety:** New 3.0m multi-use pathway along the west side of 85 ST SW
  - **Expanded Transit Service:** Proposed extension of Bus Route 156 along St. Moritz DR SW
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## Municipal Development Plan (2009)

Calgary's Municipal Development Plan (MDP) was adopted in 2009 and updated in 2020. This planning document provides a vision and policy direction for how Calgary grows and developments over the next 60 years. The Timber Ridge proposal is located within a 'Planned Greenfield with ASP' area. **The MDP requires greenfield development to have a target minimum density of 8 units per acre, including a mix of housing types and land uses for more compact, walkable neighbourhoods.**

## Springbank Hill Area Structure Plan (2017)

Springbank Hill ASP Map 2  
(Existing Land Use Concept)



Springbank Hill ASP Map 2  
(Proposed Land Use Concept)



The Springbank Hill Area Structure Plan (ASP) guides growth and change within the community of Springbank Hill, including housing development, parks, infrastructure, and transportation network changes or improvements. To facilitate the Timber Ridge development proposal, a Policy Amendment to the Springbank Hill ASP is required.

<b>EXISTING</b>	
Standard Suburban	Environmental Open Space Study Area
<b>PROPOSED</b>	
Low Density Contextual	Neighbourhood Node
Low Density	Joint Use Site
Medium Density	Regional Pathway
Open Space	

**n Neighbourhood Node**  
• Local destination for small scale retail and commercial

**J Joint Use Site 'B'**  
• Future Public Elementary School Site

**Standard Suburban**  
(3-7 units per acre or 7-17 units per hectare)  
• Existing wide lot (50') single-detached homes

**Low Density Contextual**  
(5-8 units per acre or 12-20 units per hectare)  
• Contextually-appropriate standard lot (36-45') single-detached homes

**Low Density**  
(8-15 units per acre or 20-37 units per hectare)  
• Mix of low density housing ranging from single-detached homes to semi-detached homes

**Medium Density**  
(15-60 units per acre or 38-148 units per hectare)  
• Multi-residential townhouse blocks and small apartment buildings

**Open Space**  
• Schools, parks and publicly accessible green space

The Timber Ridge application (LOC2024-0287) is for a Land Use Amendment, Policy Amendment to the Springbank Hill Area Structure Plan (ASP), Outline Plan, and Road Closure.

The **Land Use Amendment** application, commonly referred to as “rezoning”, proposes the required change in land use designation to enable the site development.

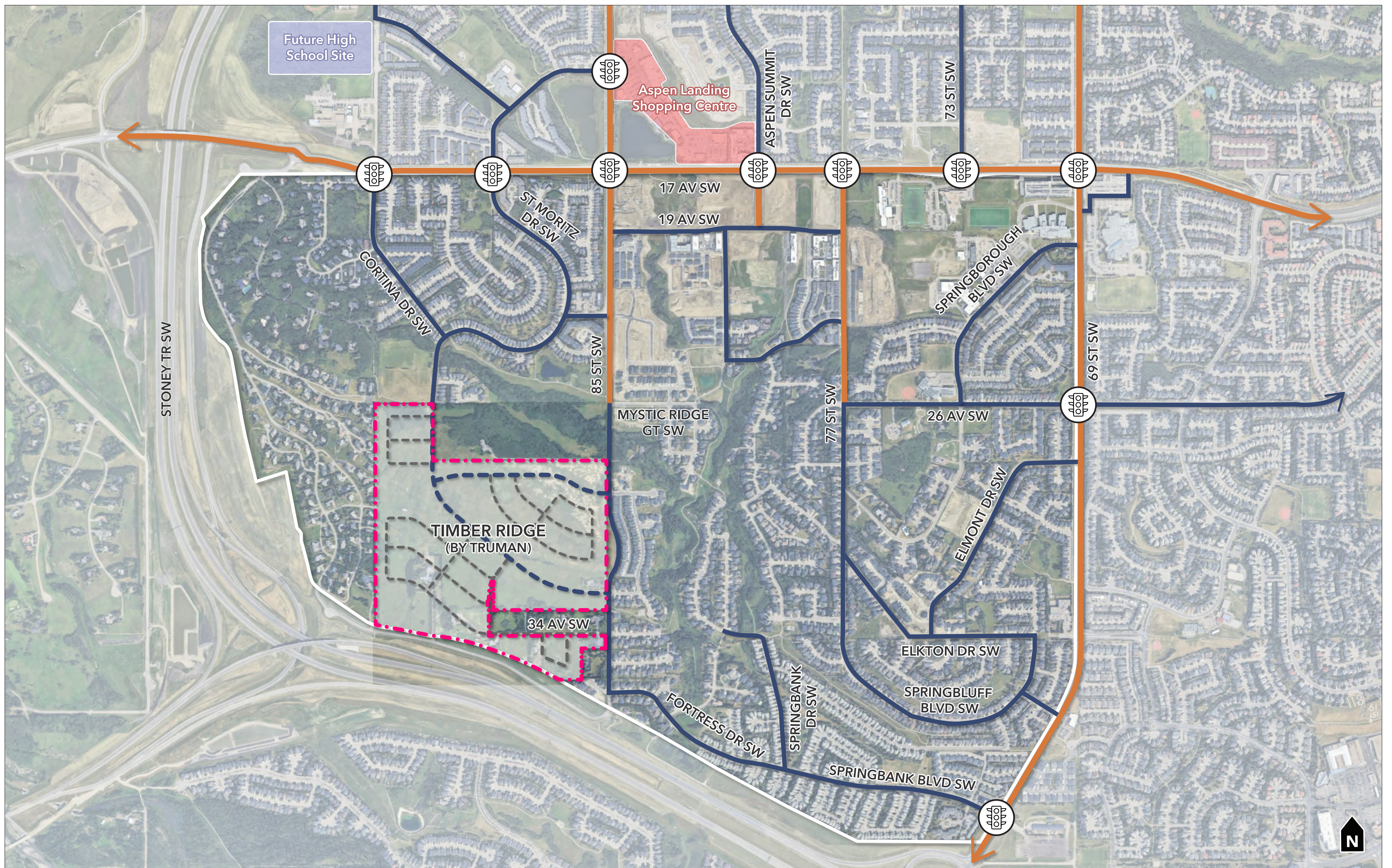
A **Policy Amendment to the Springbank Hill ASP** is proposed to enable the change Timber Ridge would introduce, including the development of housing, parks, infrastructure, and transportation network improvements.

The **Outline Plan** established the overall vision for a site by illustrating proposed land uses, block patterns, roadway networks, and the distribution of parks and open spaces, typically followed by preliminary subdivision plans.

The **Road Closure** involves the permanent closure and purchase of a city-owned road right-of-way. The closure is internal to the site and will have no impact on the existing public road network. The City has identified the land as part of a historic 1910 subdivision that was never developed and is now surplus to municipal needs. A portion of the lands will be incorporated into the proposed road network and required infrastructure.

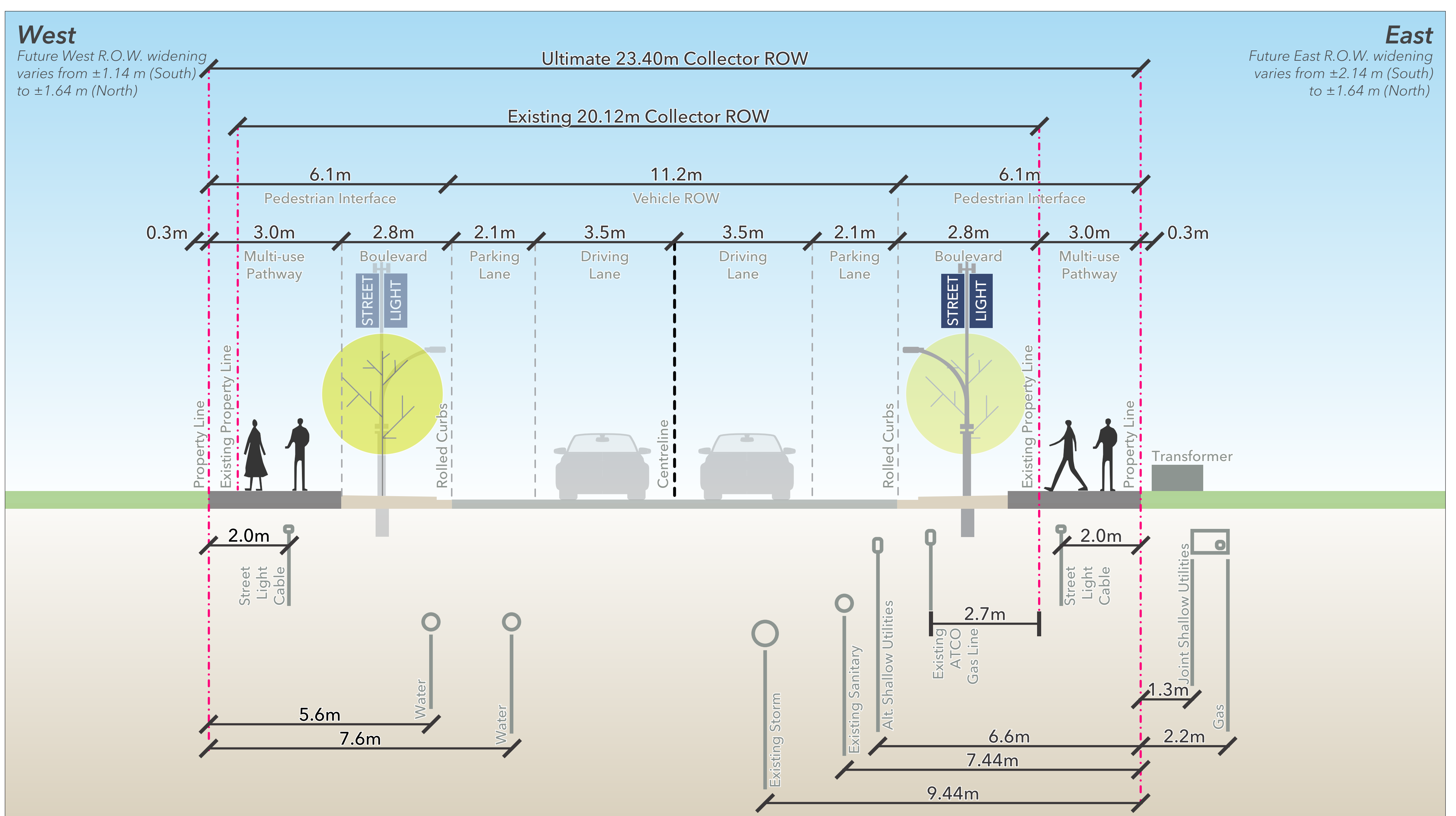


## Existing & Proposed Transportation Network



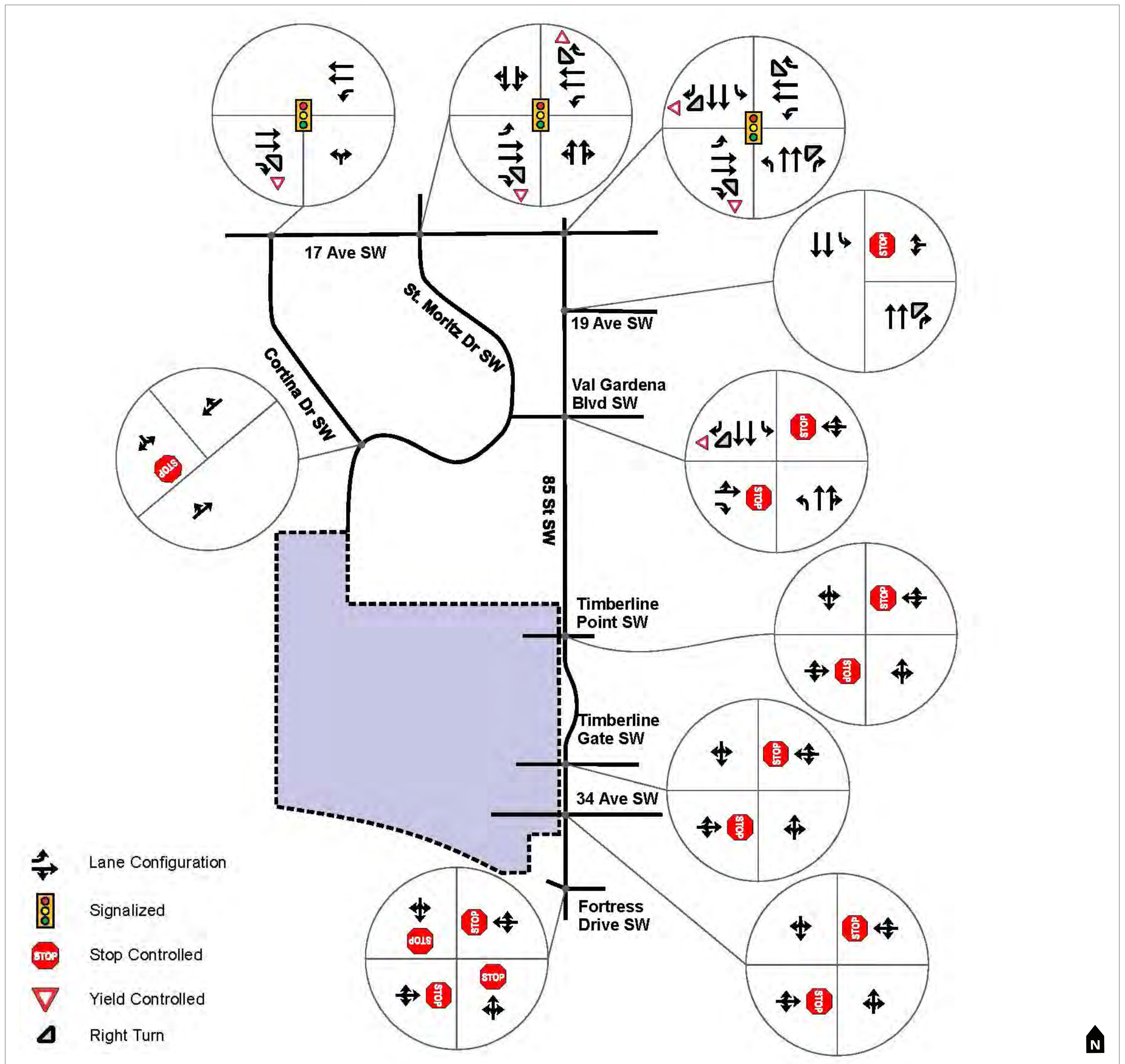
- Existing Traffic Signal
- Existing Arterial Road (4-Lane)
- Existing Collector Road (2-Lane)
- Proposed Collector Road (2-Lane)
- Proposed Local Road (2-Lane)
- Subject Site
- Regional Commercial
- Future Catholic High School
- Springbank Hill ASP Boundary

## 85 ST SW Ultimate Street Section (South of Mystic Ridge Gate SW)



A **Transportation Impact Assessment (TIA)** has been completed by Professional Engineers at Bunt & Associates, and is under City review. Study findings show that traffic can be safely accommodated through existing and proposed roads in the area. Main site access is provided via 85 ST SW and St. Moritz DR SW, with a proposed extension of Local Route 156 to enhance transit service. Mobility improvements include a 3.0 metre multi-use pathway on Collector roadways, connecting to the existing regional pathway network.

## Post Development Intersection Configurations



## Infrastructure Capacity Review

The City of Calgary and its partner utility agencies have assessed the infrastructure capacity for the Timber Ridge proposal, including its cumulative impact on the surrounding area, during the detailed application review process.

The following preliminary technical studies have been completed in support of the Timber Ridge proposal:

- Preliminary Servicing & Grading Figures
- Preliminary Earthworks, Pond, & Catchment Figures
- Sanitary Servicing Study
- Staged Master Drainage Plan (SMDP)

### Water Connection & Servicing

Water servicing will be provided through connections along 85 ST SW within the Broadcast Hill and Glendale Pressure Zones, where sufficient pressures exists to support the development.

### Sanitary Sewer Connection & Servicing

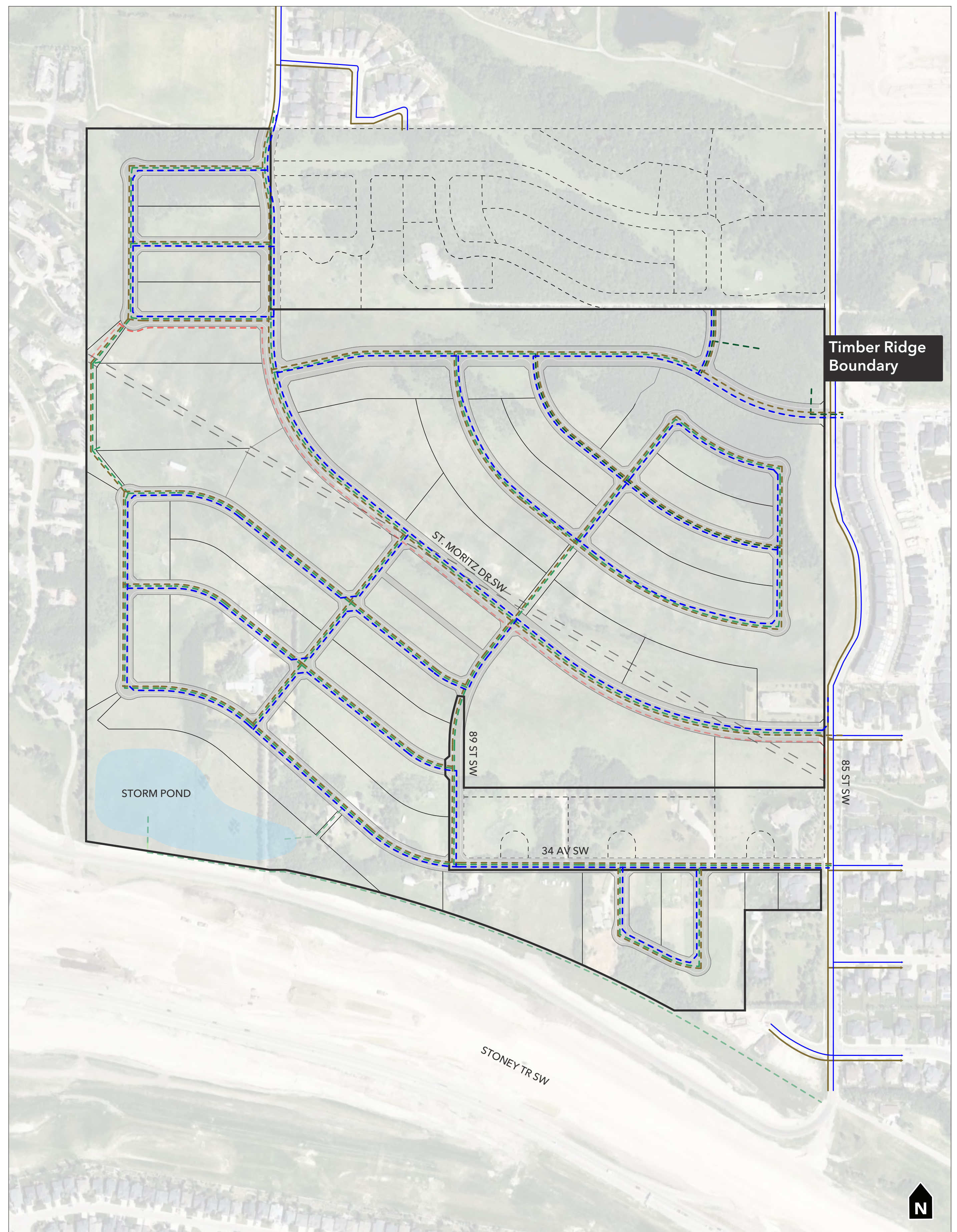
Sanitary servicing will be accommodated through connections along 85 ST SW, with adequate downstream capacity available.

### Storm Sewer Connection & Servicing

Stormwater will be managed on-site, with runoff directed to a new storm pond located in the southwest corner of the site. The proposed on-site pond is ±6.3 ac / 2.6 ha to support stormwater management.

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

New utility ROWs will be established to facilitate access and maintenance for the storm pond, accommodate shallow utilities such as gas, telecommunications, cable, and street lighting, and enable the relocation of an existing ATCO pipeline.



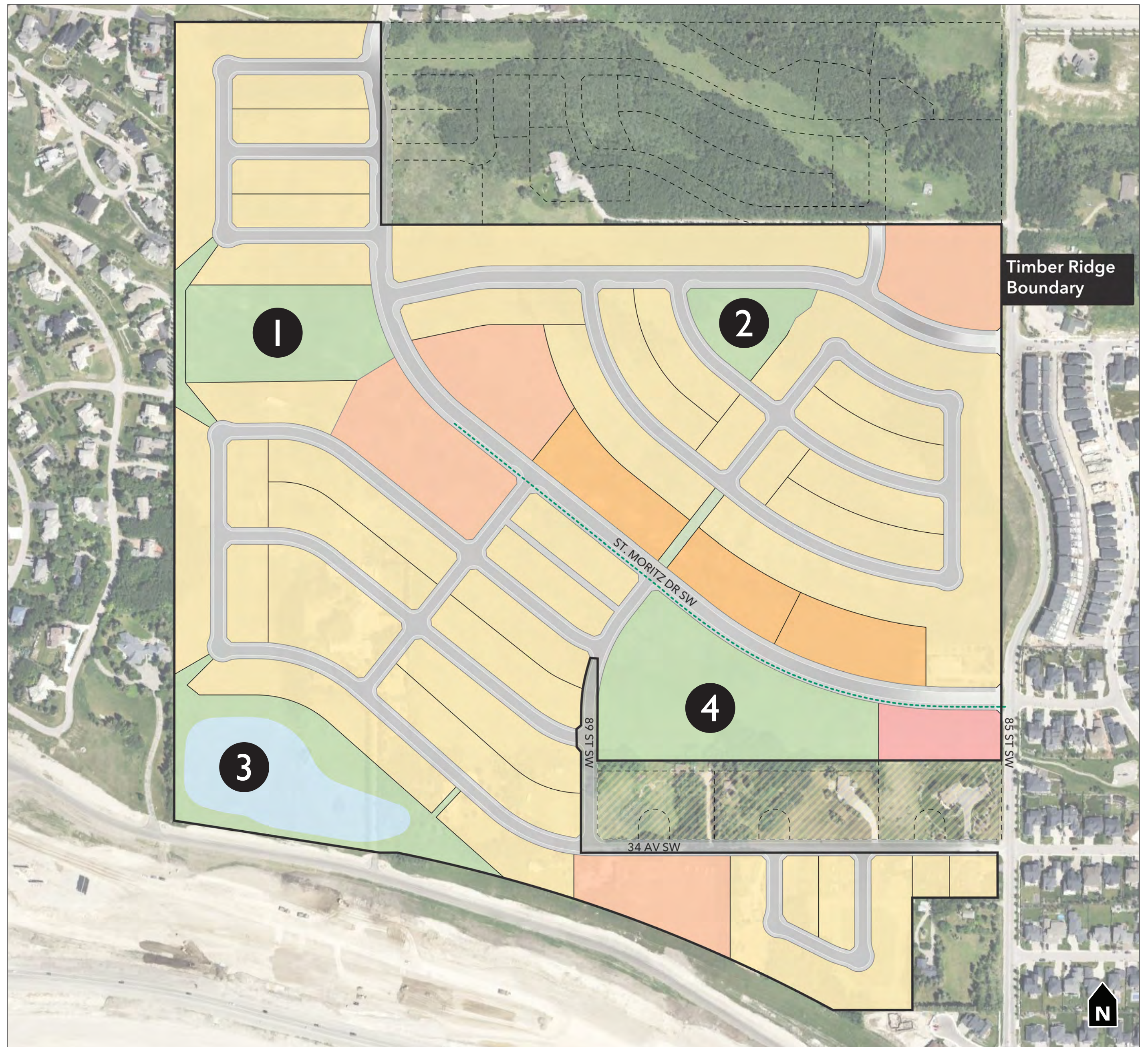
## Municipal Reserve

A total of 10% of the lands will be dedicated as Municipal Reserve (MR) to accommodate schools, parks, and community spaces, with these lands distributed throughout the site to improve access and support connectivity.

A total of  $\pm 7.1$  ac (2.9 ha) is identified as a future public elementary school site. An additional  $\pm 6.0$  ac (2.4 ha) is designated for park space, including a naturalized area with native vegetation, outdoor seating and mountain views, along with a separate park with a large playground.

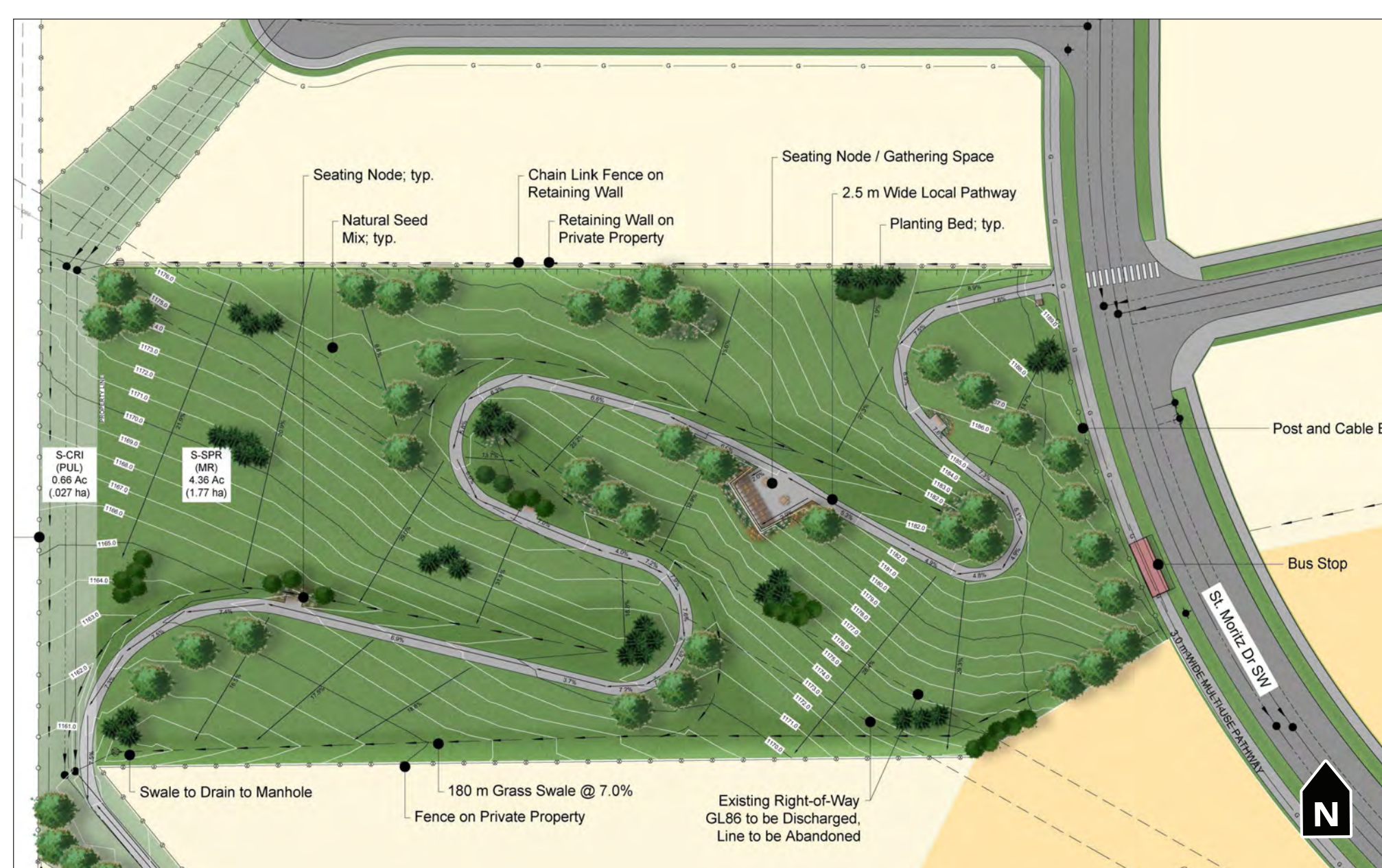
## Storm Pond

The Timber Ridge proposal includes a  $\pm 3.9$  (1.6 ha) of open space in the form of a storm pond and surrounding pathway network, which will provide both functional stormwater management and recreational amenity.



## Landscape Concepts

### 1 Naturalized Public Park & Open Space



### 2 Public Park & Playground



### 3 Storm Pond & Open Space



### 4 Future Public Elementary School Site



\*No public vehicle access from Lower Springbank Road SW

## Process & Timeline

- **Ward Office & Community Group Introductions**  
November / December 2024
- **Initial Application Submission**  
December 5, 2024
- **Application Circulated**  
February 20, 2025  
LOC Application Accepted by The City and Circulated for Review
- **Ward Office & Community Group Updates**  
February 2025
- **Outreach Launch**  
February 2025  
Hand-delivered Mailers, Advertisements for Online Information Session, Meeting Invitation to Local Ward Office & Community Groups
- **Digital Information Session**  
March 17, 2025
- **City Detailed Review (DR1) Issued**  
May 5, 2025
- **Outreach Summary**  
October 2025  
Outreach Summary shared with Local Ward Office, Community Groups, and made publicly available
- **Ward 6 Office Meeting**  
November 12, 2025
- **Ward 6 Office Meeting**  
March 10, 2026
- **City Detailed Review (DR2) Issued**  
March 12, 2026
- **Springbank Hill Community Association Meeting**  
March 30, 2026
- **Slopes Community Meeting**  
March 31, 2026
- **In-Person Public Open House**  
May 7, 2026
- **Ongoing Communication & Application Updates**  
Calgary Planning Commission & Public Hearing

## Engagement Efforts to Date

Truman and the project team are committed to being good neighbours and maintaining open, transparent communication throughout the application process. Exceeding The City's standard requirements, the team launched a multi-channel outreach program in November 2024. Engagement efforts to date include:

- ✉ Letters to Neighbours (±200m Radius)
- 📄 Project Notification, Updates, & Meetings (Springbank Hill CA, Slopes & Ward 6 Office)
- 📧 Outreach Email Correspondence
- 📞 Outreach Phone Line
- 👤 Digital Information Session (March 17, 2025)
- 📖 Detailed Outreach Summary

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@civicworks.ca](mailto:engage@civicworks.ca) or calling (587) 747-0317.

Should you have any other questions or comments, please contact us at [engage@civicworks.ca](mailto:engage@civicworks.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](http://www.developmentmap.calgary.ca), referencing File Number LOC2024-0287.

**SCAN ME**

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

## Thank You For Joining Us

- |                                    |   |
|------------------------------------|---|
| <b>Contact the Project Team</b>    | 587 747 0317<br><a href="mailto:engage@civicworks.ca">engage@civicworks.ca</a>                        |
| <b>Contact The City of Calgary</b> | <a href="http://developmentmap.calgary.ca">developmentmap.calgary.ca</a><br>Ref. Number: LOC2024-0287 |

## Supporting Pre-Development Studies

In support of the proposed Timber Ridge Outline Plan, the following pre-development studies were completed:

- Municipal Reserve (MR) & Open Space Landscape Concepts
- Preliminary Servicing & Grading Figures
- Preliminary Earthworks, Pond, & Catchment Figures
- Sanitary Servicing Study
- Staged Master Drainage Plan (SMDP)
- Transportation Impact Assessment (TIA)
- Biophysical Impact Assessment (BIA)
- Phase I Environmental Site Assessment (ESA I)
- Historical Resources Application (HRA) Approval
- Geotechnical Report
- Slope Adaptive Development Analysis

## Construction Management

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

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



# Share Your Feedback

Please share your feedback with the team using the sticky notes provided. An updated Outreach Summary will be produced to summarize what we heard, what we changed, and why we made those changes, as well as what we didn't change and why. This report will be shared with the community, City Administration, and Council before the final decision-making stages of the application process.