



# Summit at Springbank Hill

## Outreach Summary

Comprehensive Outline Plan, Land Use Redesignation,  
Policy Amendment and Road Closure (LOC2024-0287) Application

October 2025

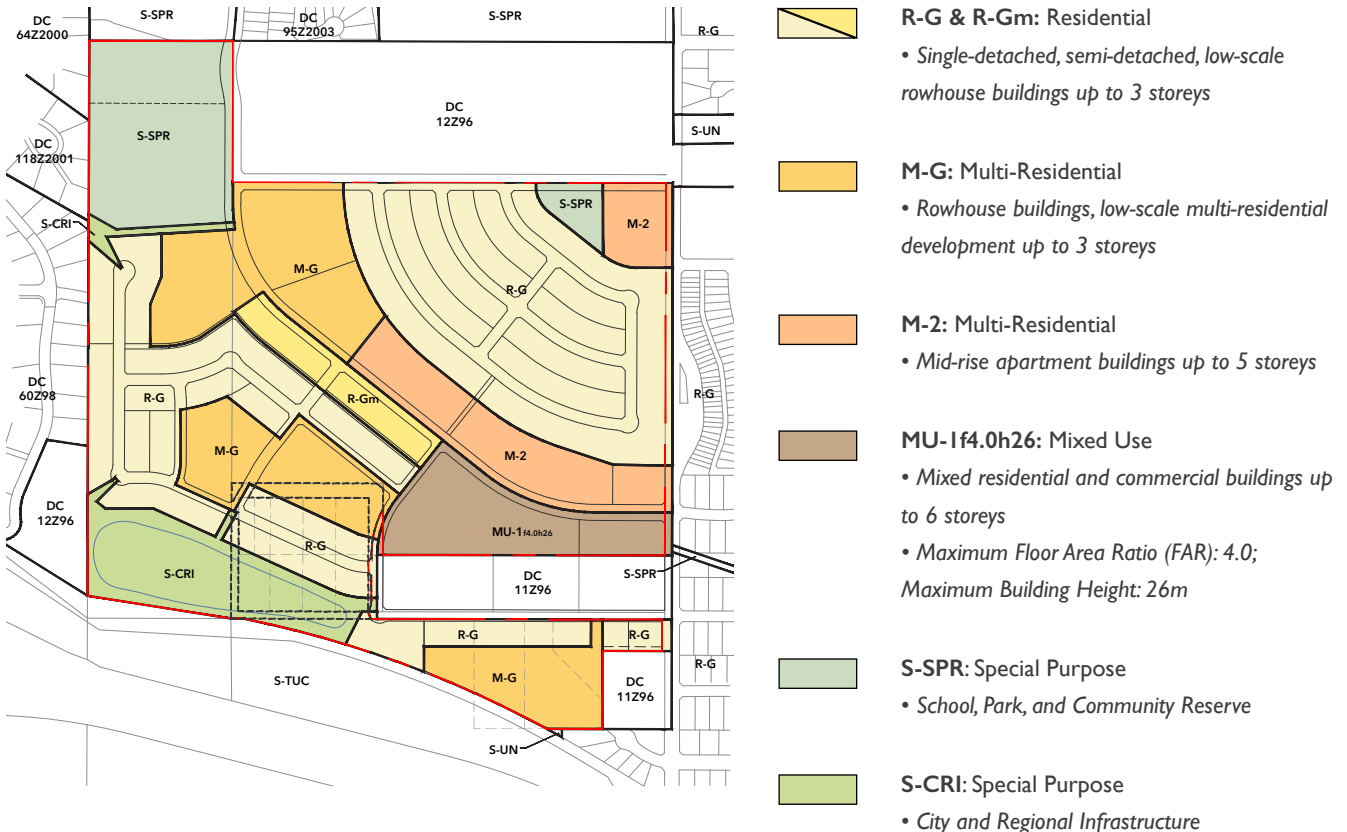
# Executive Summary

## PROJECT OVERVIEW

In 2024, Truman purchased over 128 acres of land in Springbank Hill, including properties at 3333 & 3421 85 ST SW, 8717, 8775, 8909, 9189 & 9190 34 AV SW, and 9250 Lower Springbank RD SW. As one of the last large, undeveloped areas in the community, this site presents a rare opportunity to plan and build a complete, connected neighbourhood that complements the area's natural beauty and existing amenities.

The proposed development, named the Summit at Springbank Hill, envisions a vibrant new community with a diverse mix of housing options and community amenities that capitalize on the site's unique topography, views, and access to nature. The plan includes an extensive network of parks and open spaces, anchored by a new 7-acre Joint Use Public Elementary School site and mixed-use neighbourhood node, as well as an interconnected road and regional pathway system, future transit extension along St. Moritz DR SW, and an integrated storm pond which enhances the features of the natural landscape.

## ORIGINAL DEVELOPMENT VISION



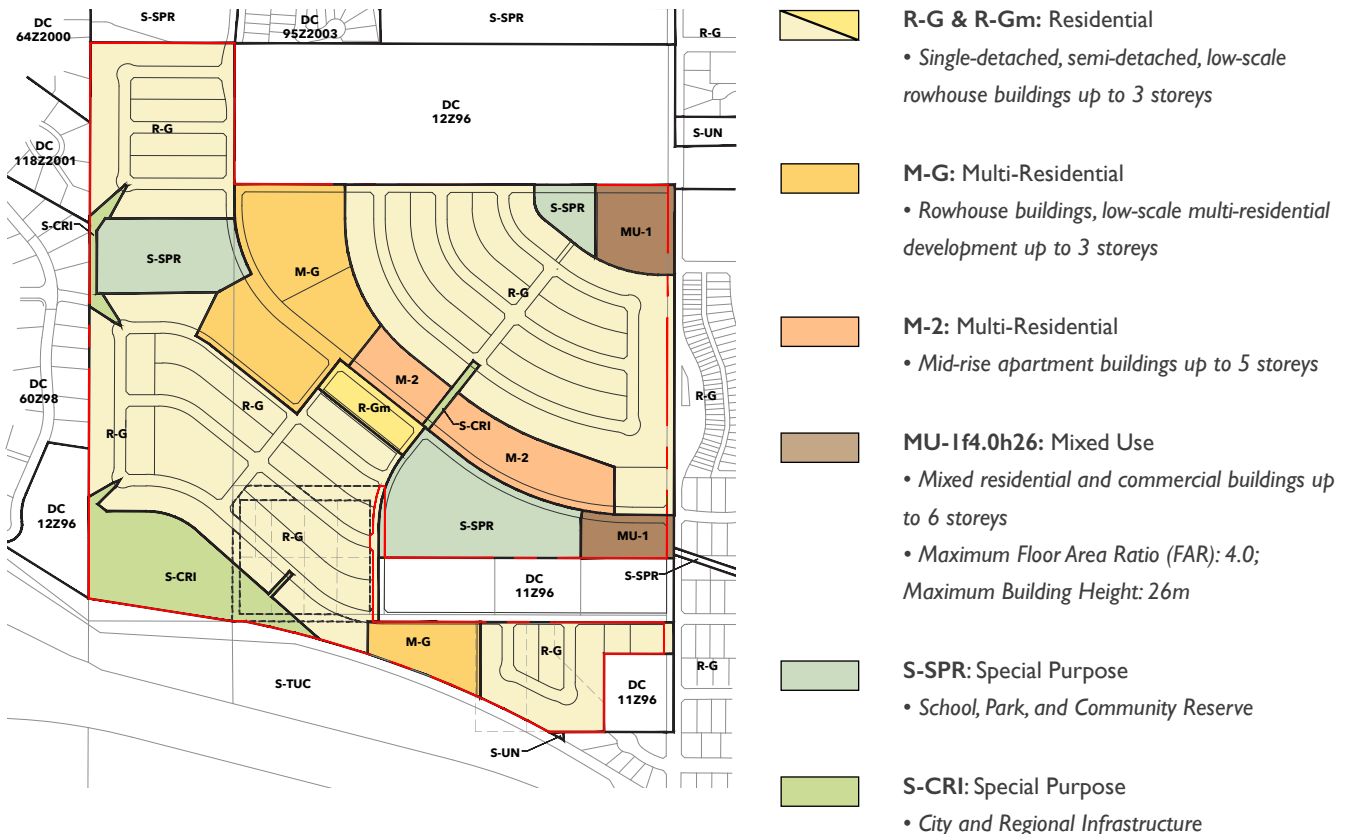
## APPLICATION UPDATES

The application has been updated in response to feedback received from the City and community members, with several key changes made to the plan to better align with local area policy. The overall plan density has been reduced by over 20% (from ±1,997 new homes to ±1,531 new homes), with a greater emphasis on low-scale, low-density housing types, such as single-detached and semi-detached homes. This shift reflects the existing built form and character of the surrounding community, while also responding to concerns about compatibility, traffic, and neighbourhood fit.

The proposed Joint Use Public Elementary School site has been located closer to 85 ST SW to improve access and walkability. Similarly, the mixed-use neighbourhood node has been adjusted to encourage the co-location of community amenities and services near key transportation corridors.

Additionally, the parks and open space networks have been updated to improve the layout of pathways and green spaces. These changes help connect the area more effectively, support walking and biking, and offer more usable recreation space for existing and future residents.

## REVISED DEVELOPMENT VISION



# Applicant-led Outreach

---

## OUTREACH PROCESS

---

Truman and the project team are committed to working with their neighbours to build complete communities through thoughtful planning, great design, and public outreach.

Our outreach process provides multiple opportunities across a variety of platforms for residents to learn about the proposal and to share their thoughts – all with the intent of maintaining a respectful and transparent dialogue.

Feedback from the Summit at Springbank Hill proposal has been gathered from emails, phone calls, and meetings. Key themes have been identified, with each theme presented alongside a summary of feedback received and a detailed response from the project team and incorporated into this Outreach Summary.

Truman and the greater project team would like to thank those who participated for their time and sharing feedback.



---

## BALANCING MULTIPLE INTERESTS

---

An outreach process is more than a compilation of community input. The project team's role requires active listening to determine the root issues underlying individual statements, as well as reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions.

Interests influencing any development proposal include but are not limited to:



### Calgary's Growth & Development

Planning for the next generation of Calgarians.



### Our Design Principles

Key principles guiding a desirable design and development outcome.



### Local Area Policy

The existing policy framework and local planning initiatives that guide development and investment.



### Community Feedback

What citizens and community members think and say about an issue.



### Economic Viability

The needs of the developer to create a viable project.

## CITY OF CALGARY OUTREACH

---

The City of Calgary reviews and processes all Land Use Redesignation (LOC) applications, including related Outline Plans, Policy Amendments, and Road Closures. As part of this process, applications are subject to standard notice and outreach requirements of the City including circulation of materials to the local Community Association (CA) and Ward Councillor's office, letter delivery to adjacent property owners, and large-format notice signage posted on the site.

City Administration will also review feedback received directly and through Applicant-led outreach, and summarize all input in reports to Calgary Planning Commission (CPC) and City Council prior to final recommendations and decisions being made.

The project team has provided City Administration contact information in Applicant-led outreach materials.

# Outreach Methods

---

## Community Information Sharing & Meeting

Ongoing information sharing with the Springbank Hill Community Association (SBHCA) and the Wards 1 & 6 Councillor's Office throughout the application process has ensured open lines of communication. Themes gathered from meetings and correspondence have been included in this Outreach Summary.

The project team remains committed to ongoing communication with the SBHCA and community members as the Outline Plan, Land Use Redesignation, Policy Amendment, and Road Closure application progresses through the multi-stage review process.



## Outreach Voicemail & Email Inbox

An outreach voicemail and email inbox provides direct lines of communication for community members to contact the project team. The outreach phone number and email address were shared through mailers and on-site signage.

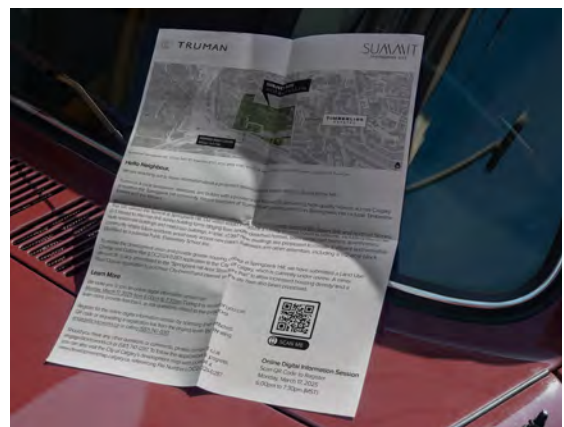
## Neighbour Mailers

Neighbour Mailers were delivered to all surrounding residents within ±200m of the subject site. The Mailers summarized the Outline Plan, Land Use Redesignation, Policy Amendment, and Road Closure application and Development Vision, and provided contact information for the project team (phone number and email address) and The City ([developmentmap.calgary.ca](http://developmentmap.calgary.ca)).



## Digital Information Session (March 17, 2025)

A Digital Information Session gave community members the opportunity to learn more about the proposal, ask questions, and provide their comments on the proposed development. Feedback from the Digital Information Session has been summarized in this Outreach Summary.



# What We Heard & Team Response

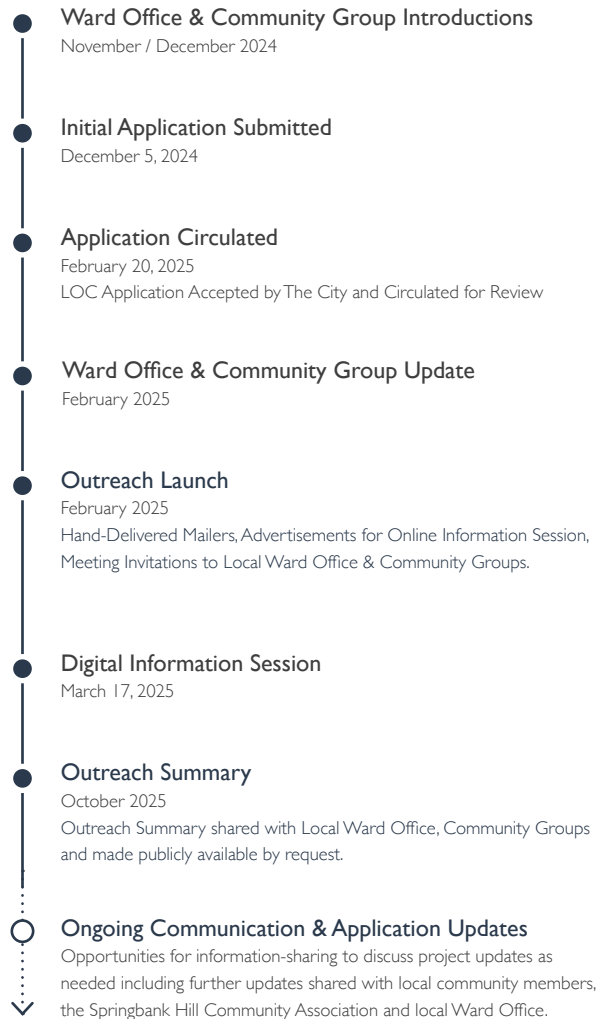
---

The project team has received feedback from numerous community members as well as the Springbank Hill Community Association (SBHCA). In addition, City Administration shared a summary of feedback from 62 residents regarding the proposal.

In reviewing the feedback collected to date, the project team has identified 11 key themes, which in the following pages are broken into *What We Heard* and *Team Response*.

## Feedback Themes

- Land Use & Policy Alignment
- Traffic & Roadway Network
- Proposed Road Closure
- Density & Building Height
- Community Amenities
- Parks & Open Space
- Infrastructure
- Outreach Approach & Methods
- Process & Timeline
- Project Support
- Construction Management





## LAND USE & POLICY ALIGNMENT

### What We Heard

We heard many participants seeking additional clarity on details of the Outline Plan, proposed Land Use Districts, and connections to adjacent communities. Several individuals expressed a desire for further review of the location of higher density, mixed uses to mitigate impacts on existing neighbourhoods.

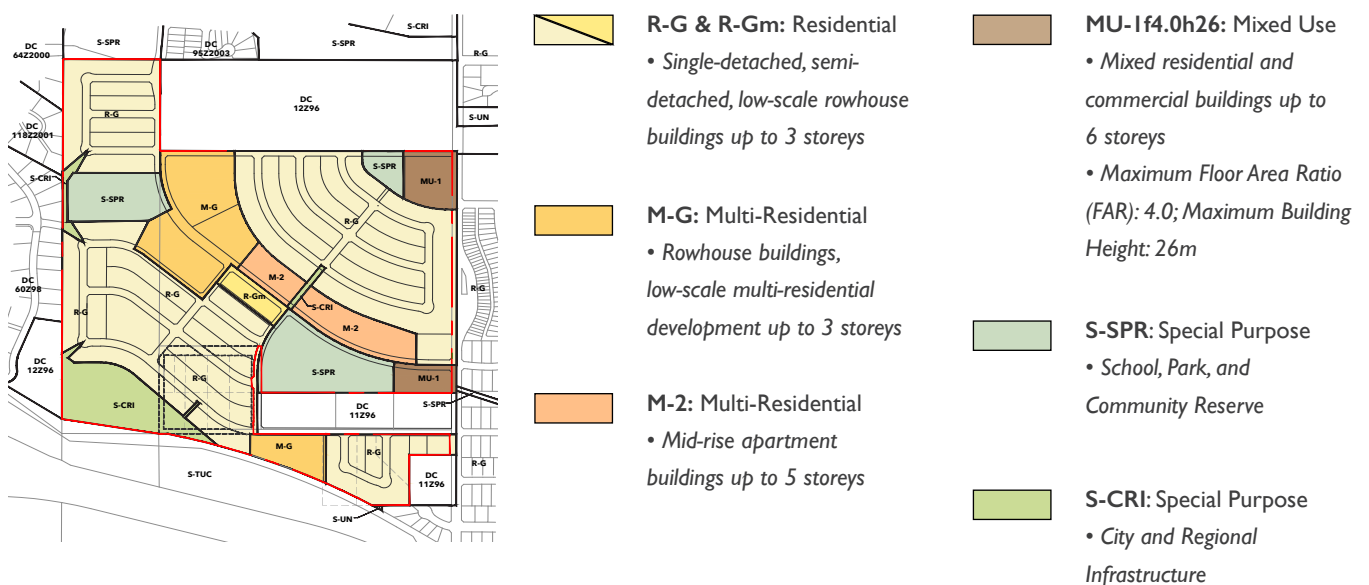
### Team Response

#### Land Use Redesignation

The Summit at Springbank Hill proposal includes a comprehensive Outline Plan featuring a range of proposed land uses to support the development of a complete and livable community in Springbank Hill. The current land uses on the site (Direct Control Districts 11Z96 & 12Z96) only permit rural residential and acreage-type development.

The proposed land uses range in building height and intensity to accommodate a variety of housing ranging from single-detached homes up to mixed-use residential and commercial buildings. Medium-density uses have been strategically located along major roadways to support transit use, walkability, and access to amenities. The plan also includes land for a future public school, parks and open space areas, and essential infrastructure such as a stormwater management pond.

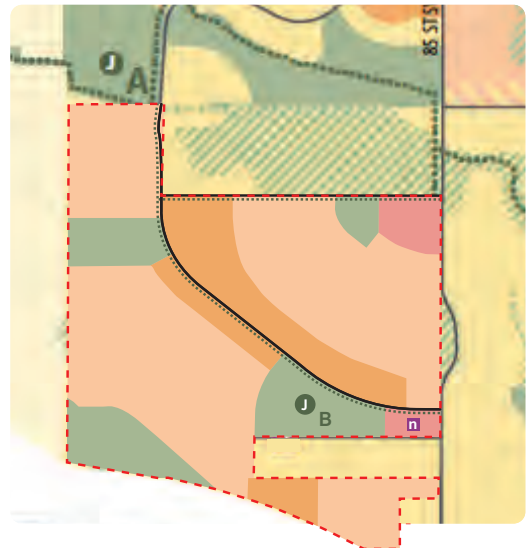
## PROPOSED OUTLINE PLAN



### Springbank Hill Area Structure Plan Amendment (ASP)

To support this vision, an amendment to the Springbank Hill ASP has also been proposed. This would change the site's policy designation from "Standard Suburban," which allows low scale residential development at a density of 7–17 units per hectare, to "Low," "Medium," and "Mixed Use" policy areas, enabling the density and land use flexibility needed to deliver a vibrant, inclusive community that builds on the qualities that make Springbank Hill a desirable place to live.

### PROPOSED MAP-BASED AMENDMENT TO THE SPRINGBANK HILL ASP



- n** Neighbourhood Node
- Standard Suburban (7 - 17 Units / Hectare)
- Low Density (20 - 37 Units / Hectare)
- Open Space

- J** Joint Use Site (Public Elementary School)
- Medium Density (38 - 148 Units / Hectare)
- Mixed Use (Min. 124 People & Jobs / Gross Developable Hectare)



## TRAFFIC & ROAD NETWORK

### What We Heard

Participants commonly shared questions and concerns about how the existing road infrastructure, particularly along 85 ST SW, would support the proposed development. There was interest in how traffic would be managed.

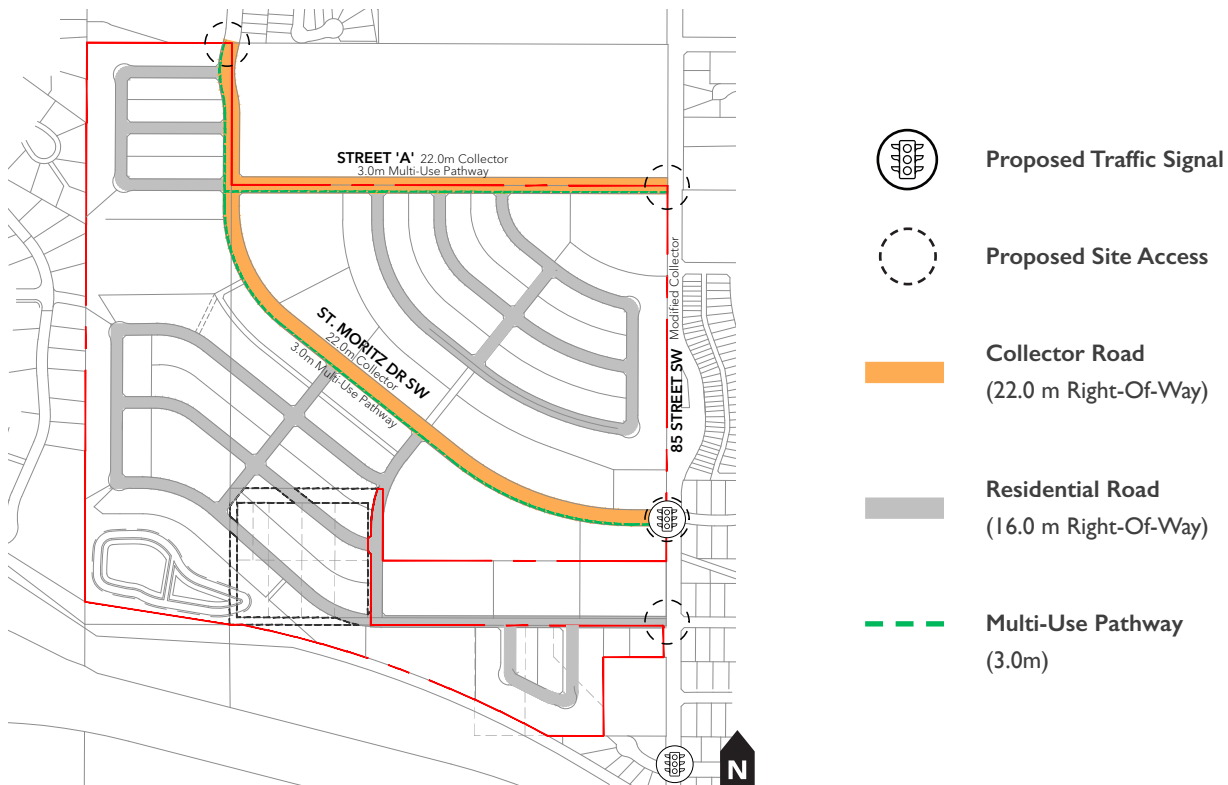
### Team Response

The Summit at Springbank Hill proposal features an integrated transportation network designed to support growth, improve connectivity, and enhance mobility within Springbank Hill.

Key components include direct connections to 85 ST SW and St. Moritz DR SW, with a proposed extension of Bus Route 156 along St. Moritz to strengthen transit service in the area. The internal road network will consist of Collector roads (22.0m wide) prioritized for transit, cycling, and walking, and Residential roads (16.0m wide) intended for local access. The mobility network is further supported by separated walkways and bike lanes that will connect to the existing regional pathway network.

The recommended traffic controls and proposed road network below is supported by a *Transportation Impact Assessment*, which is under City review as part of the comprehensive development application.

## PROPOSED TRAFFIC NETWORK PLAN



---

## PROPOSED ROAD CLOSURE

---

### What We Heard

Residents raised questions about the proposed road closure of 34 AV SW and 89 ST SW, with participants wanting to understand more about the road closure and land acquisition process with the City.

### Team Response

The application features a proposal to close and purchase approximately 2.8 acres (1.1 hectares) of unassumed municipal road right-of-way.

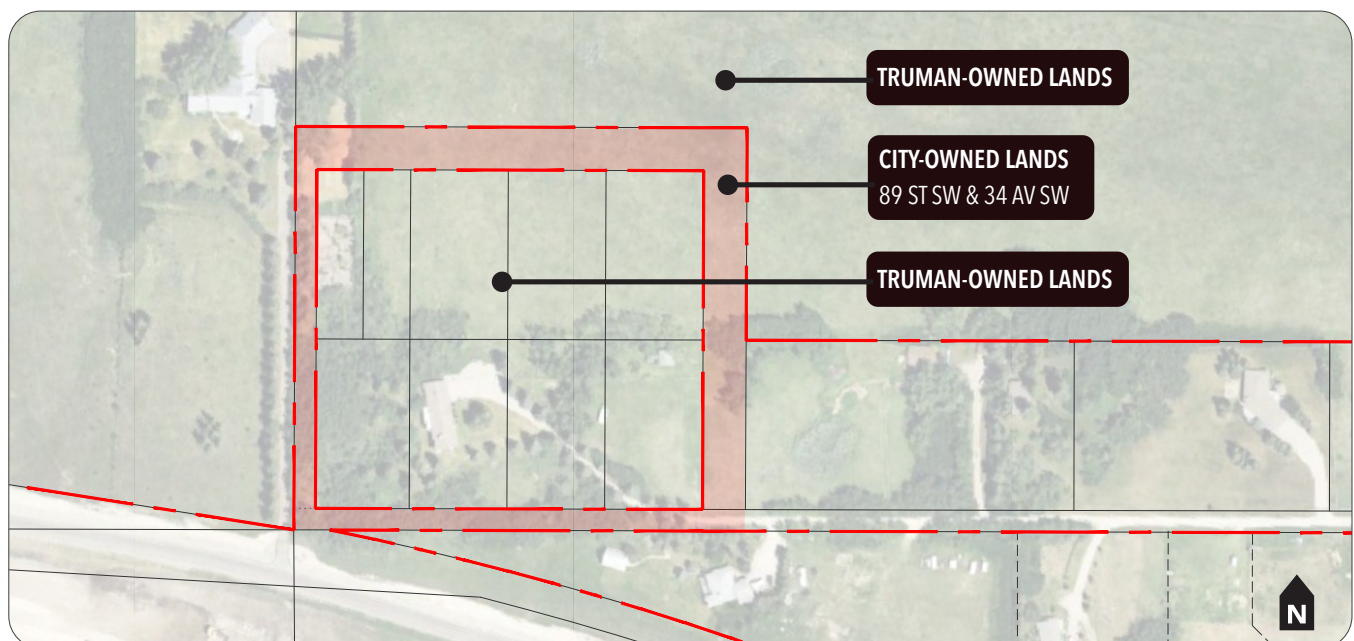
These lands are currently owned by The City of Calgary, are unused, and are surrounded by land owned by Truman. Originally part of a 1910 subdivision, the road right-of-way is not part of any current or future planned road network.

As part of the formal process, we have submitted inquiry to Calgary Real Estate & Development Services (REDS) to determine whether these lands are considered surplus to The City's needs. Following review, it was determined that the land is not required for future public use and is available for purchase as part of an application to develop the surrounding lands.

The application is currently under review by the City, and any road closure and acquisition process is subject to the City's standard review and approvals process.

---

## PROPOSED ROAD CLOSURE AREA



---

## DENSITY & BUILDING HEIGHT

---

### What We Heard

Participants shared a variety of questions, comments and concerns regarding the proposed density and building heights, with a focus on how these elements would be distributed across the site and how the development would integrate with the surrounding neighbourhood context.

### Team Response

In response to City comments and community feedback, Truman has refined the proposal to better reflect the character and scale of the surrounding neighbourhood. This includes a reduction in overall density by more than 20%, with a greater focus on low density housing such as single-detached homes, semi-detached homes, and townhouses. These housing types are consistent with existing development patterns in Springbank Hill and support the creation of a complete and livable community.

Medium-density buildings are strategically located near key transportation corridors and community amenities to support transit use, walkability, and convenient access to nearby parks and open spaces. This approach ensures that medium density uses are concentrated where they can be best supported by infrastructure and services.

To ensure the development fits with the natural terrain, the proposal incorporates slope adaptive design principles. This approach responds to the site's significant grade and elevation changes while meeting the City's requirements for developments on sloped lands. The result is a community design that both complements and works with the existing topography.



## COMMUNITY AMENITIES

### What We Heard

Residents expressed interest in how community amenities, like the school and mixed-use neighbourhood nodes, will be planned and delivered as part of the proposed development.

### Team Response

The proposal features a centrally located 7-acre school site, designed to meet the Calgary Board of Education (CBE) standards, with space for a future school building, playground, sports field, and a safe parent and bus drop-off area.

The school site is intentionally located next to a mixed-use neighbourhood node to bring community services and amenities closer. The mixed-use Neighbourhood Node is positioned along St. Moritz DR SW and 85 ST SW to support transit accessibility, walkability, and ease of access for nearby residents.

A connected regional pathway system will link residents to the school, parks, and amenities, supporting walkability, cycling, transit use, and overall community connectivity.



## PARKS & OPEN SPACES

### What We Heard

Participants raised questions about parks and open spaces, and removal of existing private trees.

### Team Response

The application proposes a redistribution of parks and open spaces to better serve existing and future residents. Anchored by a new 7-acre Joint Use Public Elementary School site and a nearby mixed-use node, the parks and open space network is designed to prioritize access for existing and future residents.

*A Biophysical Impact Assessment* was conducted and found that there were no provincially-designated environmental features on the site. Due to the significant grading and earthworks required to facilitate development on the site, trees were removed on private land.

All new development must include new tree planting and landscaping per City bylaws. Standards cover species selection, placement, and long-term care to establish a new tree canopy and support a healthy urban environment.



---

## INFRASTRUCTURE

---

### What We Heard

We heard interest in how infrastructure will be planned and delivered as part of the proposed development. Participants also raised concerns about existing infrastructure capacity.

### Team Response

Functional parks and open spaces have been planned throughout the site to support a livable community environment. This includes a 7-acre Joint Use Public Elementary School site, which serves as a central feature of the open space network and provides shared recreational and educational benefits for residents.

The City of Calgary's Planning, Mobility, and Development Engineering teams have reviewed the application on both a cumulative and site-by-site basis to ensure the proposed development can be supported by existing infrastructure. This includes a detailed evaluation of transportation impacts, as well as the capacity of water, stormwater, and sanitary sewers. As part of this process, the application was circulated to relevant utility providers for further input.

The infrastructure review confirmed that the surrounding systems have sufficient capacity to support the proposed development of the Summit at Springbank Hill. This ensures the necessary services will be in place as the community grows, in alignment with City requirements and servicing standards.

### What We Heard

## OUTREACH APPROACH & METHODS

---

We heard participants express interest in how community outreach is conducted and how to learn more about the proposal as the application moves forward.

### Team Response

Truman and the project team are committed to being good neighbours by sharing information and having open conversations with community members. Our outreach approach provides multiple opportunities for community members to learn about the development vision and share their thoughts.

Feedback on the Summit at Springbank Hill proposal has been collected through emails, phone calls, and meetings, and is summarized in this Outreach Summary. Adjacent neighbours have been engaged through direct mail outreach, with mailers distributed to residents within  $\pm 200\text{m}$  of the subject site.

The project team will continue to monitor outreach channels and share updates, via meetings, email or phone, throughout the multi-stage application review process.

## NEIGHBOURHOOD MAILER MATERIAL

Mailer (±275 Mailers Delivered within ±200m)



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.



### Online Digital Information Session

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

## PROCESS & TIMELINE

### What We Heard

Participants expressed interest in understanding the anticipated planning, approval, and construction timelines for the proposed development.

### Team Response

The Land Use Redesignation (LOC2024-0287) application for the Summit at Springbank Hill was originally submitted to The City of Calgary in December 2024 and formally circulated for review in February 2025. Initial comments were received from City Administration in May 2025, and the project team is continuing to work closely with The City to address feedback and advance the application. A decision on the application is anticipated in 2026.

The first phase of development is planned later in 2026, with anticipated occupancy of Phase I in 2027. The overall development will be delivered in multiple phases over several years, following a detailed subdivision and permitting process. The timing of future phases will depend on market demand, servicing availability, and City approvals.

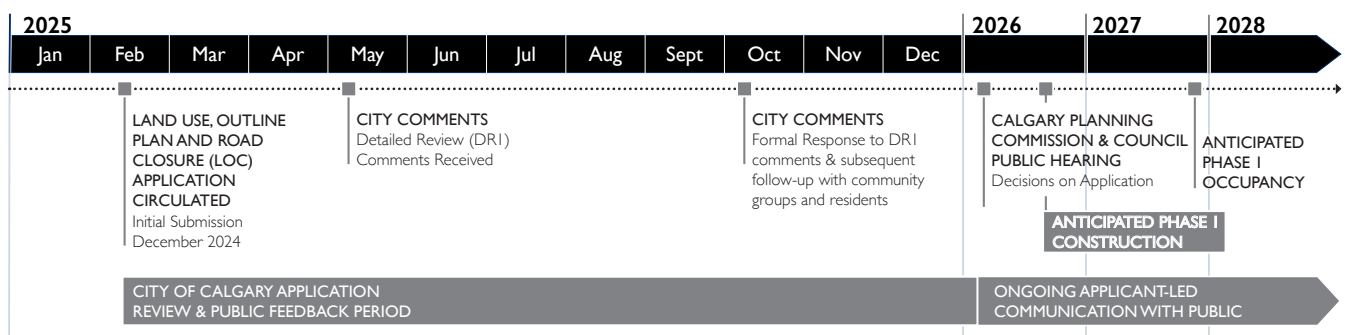
## PROJECT SUPPORT

### What We Heard

We heard expressions of support for the proposed development, with participants noting the positive vision, opportunity for a new school and integration of mixed uses.

### Team Response

Truman and the project team appreciates the support received and believes the Summit at Springbank Hill will contribute positively to the neighbourhood. By providing wider range of housing options, improved access to parks and open spaces, a new elementary school site, and a mixed-use neighbourhood node, we will work to continue growing this desirable community and provide benefits to both existing and future residents.



Note: Timelines are subject to change based on The City of Calgary's standard application review and approvals process.

---

## CONSTRUCTION MANAGEMENT

---

### What We Heard

We heard questions about how construction activities and site management will be coordinated as the development progresses through the multi-stage subdivision approvals process.

### Team Response

Truman is committed to conducting construction activities in a respectful, timely, and orderly manner. Construction will adhere to City bylaw and Province of Alberta regulations, aiming to minimize disruptions to both residents and visitors in the Springbank Hill community.

Construction activities will be managed through a detailed Construction Management Plan, required by The City as part of its applications review process. This plan will outline the scope of construction work, hours of operation, site access, staging areas, trade worker parking, off-site impacts, materials storage, and traffic management strategies.

Construction activities must comply with all standards established by The City and the Province. These standards require the site is maintained in good repair, construction activities are conducted within designated hours of the day, and advance notification is provided to surrounding residents in the event of any temporary disruptions to roadway access. 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 Requirements
- Maintaining Clear Access to Neighbouring Properties
- National Building Code for Alberta
- Routine Street and Sidewalk Cleaning



# SUMMIT

SPRINGBANK HILL

**Project Team**

Truman  
CivicWorks  
Urban Systems

**Contact Information**

CivicWorks  
587 747 0317  
[engage@civicworks.ca](mailto:engage@civicworks.ca)

