

Gibb, Linda A.

From: donotreply@calgary.ca
Sent: Friday, July 19, 2019 2:23 PM
To: Public Submissions
Subject: 2331 77 ST SW – LOC2018-0072 – Comment from Development Map
Attachments: Application Notice LOC2018-0072.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Application: LOC2018-0072

Submitted by: Chris Markwart

Contact Information

Address: 140A Spring bluff Blvd SW

Phone: 587-224-1196

Email: Chris.Markwart@gmail.com

Feedback:

As a resident of the Springbank Hill Community who is directly impacted by this development, I must object to the Application Notice LOC2018-0072 (Objection Letter Attached).

The Truman Outline Plan does not align with the ASP, specifically •Cell B, C and E are almost twice the maximum ASP Density, •Cell C includes 7 Storey structures which exceeds the 6 story limit set for Medium Density land use in the ASP, and •Cell E ignores the Low Density Contextual zone set out in the ASP that was intended to provide a suitable transition from the new higher density development to the existing lower density Standard Suburban land use zone (and existing homes).

With the excessive densities proposed the developers and the City need to ensure that the road infrastructure will support the traffic demand.

- A comprehensive Traffic Impact Assessment has not been completed for the entire ASP area and shared with the public.
- There has been NO public engagement event as promised, and residents have been left in the dark.

I understand the City's desire to drive higher densities; however, this application exceeds even the excessive densities set in the ASP. Further, the City has an obligation to ensure new development is executed in such a way that it is not to the detriment of the existing residents or the adjacent communities.

Respectfully,

Chris & Billie Markwart
140A Springbluff Blvd SW



APPLICATION NOTICE LOC2018-0072

April 12, 2018

A new Land Use Amendment and Outline Plan is proposed at the address(es) below. Please contact the file manager directly at any point in the review process if you have any questions or concerns.

Application Details

File Number: LOC2018-0072

File Manager: DESMOND BLIEK

Phone: (403) 268-2918

eMail: Desmond.Bliek@calgary.ca

Address: 2229 77 ST SW

3056AC;;8

Community: See application for all addresses.

SPRINGBANK HILL

Ward: 06

Map Section: 10W

Application Description: Land Use Amendment and Outline Plan

Existing Use: DC, DC, DC, DC, DC, DC, DC

Proposed Use: M-G, M-2, M-H1, MU-1, S-UN, S-SPR, S-CRI

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please return your response to: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
eMail: cpag.circ@calgary.ca

Please check the corresponding box below and forward any comments to the above sender.

No Objection

Comments Attached

OBJECT!!

Name: Chris Markwart

Date: May 23, 2018

Organization: _____
(if representing an organization)

Comments Due By: **May 31, 2018**

May 23, 2018

Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
Email – CPAG.circ@calgary.ca

Attention: Planning Department
File Number – LOC2018-0072 (Truman Springbank Hill Assembly)
File Manager – Desmond Bliet

Dear Mr. Bliet:

As a resident of the Spring Bank Community who is directly impacted by this development, I must object to the Application Notice LOC2018-0072.

The Truman Outline Plan does not align with the ASP, specifically

- Cell B, C and E are almost **twice the maximum ASP Density**,
- Cell C includes **7 Storey structures which exceeds the 6 story limit** set for Medium Density land use in the ASP, and
- **Cell E ignores the Low Density Contextual zone** set out in the ASP that was intended to provide a suitable transition from the new higher density development to the existing lower density Standard Suburban land use zone (and existing homes).

With the excessive densities proposed the developers and the City need to ensure that the road infrastructure will support the traffic demand.

- A comprehensive Traffic Impact Assessment has not been completed for the entire ASP area and shared with the public.

I understand the City's desire to drive higher densities; however, this application exceeds even the **excessive densities set in the ASP**. Further, the City has an obligation to ensure new development is executed in such a way that it is not to the detriment of the existing residents or the adjacent communities.

Respectfully,

Chris and Billie Markwart
Residents of 140A Springbluff Blvd SW



Gibb, Linda A.

Subject: FW: [EXT] LOC2018-0072 - Proposed Development Objection

From: Jill Hartzell [<mailto:jillhart6@gmail.com>]
Sent: Friday, July 19, 2019 9:12 AM
To: Blied, Desmond <Desmond.Blied@calgary.ca>
Subject: [EXT] LOC2018-0072 - Proposed Development Objection

Desmond Blied,

As a resident of Springbank Hill, my family and I are directly impacted by this development, I strongly object to the Application Notice LOC2018-0072.

The Truman Outline Plan does not align with the ASP, specifically:

- Cell B, C and E are almost twice the maximum ASP Density - this is unacceptable;
- Cell C includes a 7 storey structures which exceeds the 6 story limit set for Medium Density land use in the ASP - this is unacceptable, and
- Cell E ignores the Low Density Contextual zone set out in the ASP that was intended to provide a suitable transition from the new higher density development to the existing lower density Standard Suburban land use zone (and existing homes) - this is unacceptable.

A comprehensive Traffic Impact Assessment has not been completed for the entire ASP area and shared with the public.

With the excessive densities proposed by the developers, the City needs to ensure that the road infrastructure will support the traffic demand.

I understand the City's desire to drive higher densities; however, this application exceeds even the excessive densities set in the ASP.

Further, the City has an obligation to ensure new development is executed in such a way that it is not detrimental to the existing residents or the adjacent communities.

Affected Resident,

Jill Hartzell

City of Calgary File - LOC2018-0072

Gibb, Linda A.

From: Joanna Patton <joanna@civicworks.ca>
Sent: Monday, July 22, 2019 8:16 AM
To: Public Submissions
Subject: [EXT] LOC2018-0072 (Public Hearing July 29, 2019)
Attachments: 19.05.15_DTR2 CA Memo.pdf; LOC2018-0072 CA Memo_77 St SW.pdf

Good Morning,

Please include the attached engagement memos as the Applicant's public submission for **LOC2018-0072** Land Use Amendment and Outline Plan for the land described as 1919, 2025, 2127, 2229, 2331 77 Street SW, scheduled for a public hearing on July 29, 2019.

Best,



Joanna Patton BFA, MPlan
URBAN PLANNER

—

P 403 201 5305 ext 2228 **F** 403 201
5344

M 403 990 3075 **E**

joanna@civicworks.ca

civicworks.ca

460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

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22.02.2019

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Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

RE:

LOC2018-0072 Land Use Amendment and Outline Plan
1919, 2025, 2127, 2229, 2331 77 Street SW | 9.63 ha
From DC112Z96 **To** R-1s, R-G, M-2, M-H1, M-U1, S-SPR, S-UN

ENGAGEMENT MEMO

The following memo was prepared to summarize recent changes to the Outline Plan and Land Use Application, and to address community comments that were heard during consultation. Please find attached a revised Outline Plan, Municipal Reserve Concept, and Density Alignment figure.

Changes to the Application

The Outline Plan and Land Use applications were recently revised with a few updates to the development concept. The initial submission had a gap in the southern assembly of properties, Truman Development has since purchased 2127 - 77 Street NE which forms a more connected development proposal. The acquisition enables a north/south roadway to be built through the property, which provides better access to future residents and more opportunities for smaller lots to be developed.

As a result of these changes and in response to feedback from the community, the Outline Plan has been revised to include a large low density (R-1s and R-G) residential area in the southern portion of the assembly. These low density lots will form a more sensitive transition to surrounding homes and align with the Springbank Hill Area Structure Plan (ASP) Land Use Concept.

The development is being proposed in two phases. The first phase would take place soon after approvals with the development of the R-1s and R-G parcels into low-density homes. The second phase includes all remaining parcels, the development time line for which is yet to be determined.

Proposed Density

The revised Outline Plan fully aligns with the Springbank Hill Area Structure Plan Land Use Concept density ranges, which are calculated as units per hectare (uph) of develop-able land. Based on ASP policy, the develop-able "Low Density" and "Low Density Contextual" land use area allows 10 to 30 units (12-37uph), and the Outline Plan proposes ±16 units (20 uph). The develop-able "Medium Density" land use area allows 164 to 639 units (38-148uph), and the Outline Plan proposes ±495 units (114 uph). The "Mixed Use" land use area does not include a density range. Refer to the attached Springbank Hill Area Structure Plan Alignment Figure for details.



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Engagement to Date

— In the spring of 2018 the project team participated in a meeting with Councillor Jeff Davison and area residents (April 24), and received a letter from the Community Association with comments on the proposal (May 31). In response to what we heard during this discussion the Outline Plan design has been revised to propose a lower density outcome and provide a more sensitive transition to the surrounding low density homes, among other changes.

The Applicant met with the Ward 6 Councillor, Jeff Davison, and representatives from the Springbank Hill Community Association (CA), including the president Elio Cozzi, again on January 16, 2019 to discuss changes to the development vision including recently acquired properties, as well as the Plan's alignment with the Area Structure Plan and transition to the greater community context. The Applicant has committed to transparent communication with the Community Association and will continue to share project updates.



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15.05.2019

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Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

RE:

LOC2018-0072 Land Use Amendment and Outline Plan
1919, 2025, 2127, 2229, 2331 77 Street SW | 9.63 ha
From DC112Z96 **To** R-1s, R-G, M-2, M-H1, M-U1, S-SPR, S-UN

ENGAGEMENT MEMO

A memo summarizing changes to the plan area was shared with the Community Association in March. Since that time the Outline Plan and Land Use applications have been revised with minor changes to the development concept. These revisions include:

- Approximately 20% more Environmental Open Space;
- Additional regional, multi-use, and local pathways throughout the plan area for better overall connectivity; and
- Revised road alignment for a safer intersection geometry at Spring Willow Drive SW and Spring Willow Street SW.

Phasing and Density

The development is being proposed in two phases. The first phase, with initial construction anticipated to start in 2019, would be inclusive of developing the southern R-1s and R-G parcels as low-density dwellings. The second phase includes all remaining parcels, the development timeline for which is yet to be determined. The revised Outline Plan still fully aligns with the Springbank Hill Area Structure Plan Land Use Concept density ranges, which are calculated as units per hectare (uph) of land.

Engagement to Date

In the spring of 2018 the project team participated in a meeting with Councillor Jeff Davison and Community Association representatives (April 24), and following the discussion the project team received a letter from the Community Association with comments on the proposal (May 31).

The Applicant met with the Ward 6 Councillor, Jeff Davison, and representatives from the Springbank Hill Community Association (CA), including the president Elio Cozzi, again on January 16, 2019 to discuss changes to the development vision including recently acquired properties, as well as the Plan's alignment with the Area Structure Plan and transition to the greater community context. In response to what we heard during this discussion the project team prepared and shared an engagement memo with the Community Association on March 27, 2019. The project team is committed to continued transparent correspondence with the Community Association and will share future revisions of the application with the Association, a copy of the revised Outline Plan is attached for reference.