

Applicant's Submission

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LOC2019-0155 From Residential - Low Density Mixed Housing (R-G) District To Multi-Residential - At Grade Housing (M-G) District | For a portion of the lands described as 2127, 2229 & 2331 77 ST SW; Plan 3056AC Blocks 5, 8 & 9 | Site Area 2.165 ha (5.35 ac)

BACKGROUND

This Land Use and concurrent Development Permit application represents a continuation of active Applicant participation ongoing since 2014 in a comprehensive ASP update and LOC approvals process within the developing community of Springbank Hill. An Outline Plan and Land Use application for these lands were approved by Council in July 2019, designating the subject sites of this application as Residential - Low Density Mixed Housing (R-G) District; however, in light of emerging challenges described below we're seeking a Land Use Redesignation to the Multi-Residential - At Grade Housing (M-G) District.

When proposed in 2019, the initial lotting strategy for the R-G lots relied on front drive access from the surrounding streets. However, the question of access remained unresolved during the final stages of refining the Outline Plan Conditions of approval. It was only determined following LOC approval and Subdivision review that front drive access from 77 ST SW and a portion of Spring Willow DR SW was not feasible, and that lot access would instead be required from internal lanes.

DEVELOPMENT CONCEPT

Given the required investment in lane-based access infrastructure and the related logistical challenges presented by the grade of the parcels, Truman's initial development concept has shifted from a single-detached/semi-detached product to a rowhouse form. While this proposed development concept largely aligns with the R-G District purpose statements and key regulations, there are several policies that are too challenging to meet with the current R-G Land Use District due to the size, shape, slope and access limitations associated with the sites. The proposed M-G District provides the flexibility to address these challenges by accommodating internal access solutions within the proposed development concept. It's worth noting that this revised development concept and land use redesignation remains in alignment with the density policies identified within the Springbank Hill Area Structure Plan.

A triangular portion of the southern-most R-G parcel totaling 0.07 ha will remain with the current low density designation. It was determined through the concurrent Development Permit process that this site was unable to accommodate lane access due to parcel geometry and grade challenges. The R-G district supports a range of low density building configurations that can be feasibly developed on this smaller and irregularly shaped site, and accessed by a single driveway on the western edge of the site. The location of this low density district also aligns with the Springbank Hill Area Structure Plan's vision for a sensitive transition from the

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Medium Density policy area identified along 77 St SW to the lower density Standard Suburban policy area west of the subject site.

CONCLUSION

The proposed Land Use redesignation application will support a comprehensive development vision that is in keeping with the city-wide goals and Complete Community objectives. If approved, the application will enable new housing options for Calgarians looking to live in a developing community with close proximity to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request the support of Calgary Planning Commission and Council for this application's approval.

Thank you for your time and consideration,
CivicWorks Planning + Design

A handwritten signature in black ink, appearing to read 'D. White', with a large, sweeping horizontal stroke underneath.

David White | Principal
BA, MScPI, RPP, MCIP