

From: [Barbaatar, Davaa](#)
To: [Public Submissions](#)
Subject: FW: April 6 Public Hearing: Applicant information regarding LOC2019-0155 (2127, 2229 & 2331 – 77 ST SW)
Date: Tuesday, March 31, 2020 8:06:39 AM
Attachments: [LOC2019-0155 Site Context and Plan.pdf](#)
[image002.png](#)

From: Dave White [mailto:david@civicworks.ca]

Sent: Monday, March 30, 2020 6:08 PM

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Cc: City Clerk <CityClerk@calgary.ca>

Subject: [EXT] April 6 Public Hearing: Applicant information regarding LOC2019-0155 (2127, 2229 & 2331 – 77 ST SW)

Dear Members of Council,

Our team at CivicWorks sincerely hopes you and your families are doing reasonably well during this extraordinary times.

I am reaching out to you today regarding a Truman Land Use Redesignation application within Springbank Hill, scheduled for the April 6th Public Hearing. In mid-2019, this same property along 77 ST SW was Redesignated through a comprehensive Land Use and Outline Plan process. Shortly following Approvals, the project team encountered a series of access-related challenges that created challenges in achieving a development form for R-G District portion of the site.

Our proposed Redesignation to the M-G District addresses these access constraints with an internal lane solution, and supports a comprehensive site layout to accommodate the site's slope. To realize this new vision, a concurrent Development Permit Application was submitted for the site. The application proposes 26 Rowhouse buildings with 87 Dwelling Units – resulting in an overall density of 40 uph (see attached). In following the Springbank Hill Area Structure Plan's direction, our development vision falls within the 38-148 uph "Medium Density" policy range as identified for this site.

To support Council's review of this Application, please find a supplemental two-page Context Figure and Site Plan document attached.

Representatives from CivicWorks will be available should Council have any questions during the April 6 Public Hearing. Alternatively, I'd be happy to provide additional information and answer questions at your convenience in advance – best reached on my cell 403.852.8921 or email david@civicworks.ca

Thank you for your time and consideration,
Dave



David White BA, MScPI, RPP, MCIP
PRINCIPAL

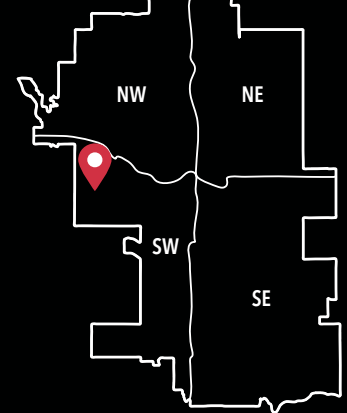
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LOC2019-0155 | SPRINGBANK HILL

Land Use Redesignation from R-G to M-G
2127, 2229 & 2331 - 77 ST SW



SURROUNDING CONTEXT





SITE PLAN DP2020-0302

