

# Calgary City Council Public Hearing April 6, 2020

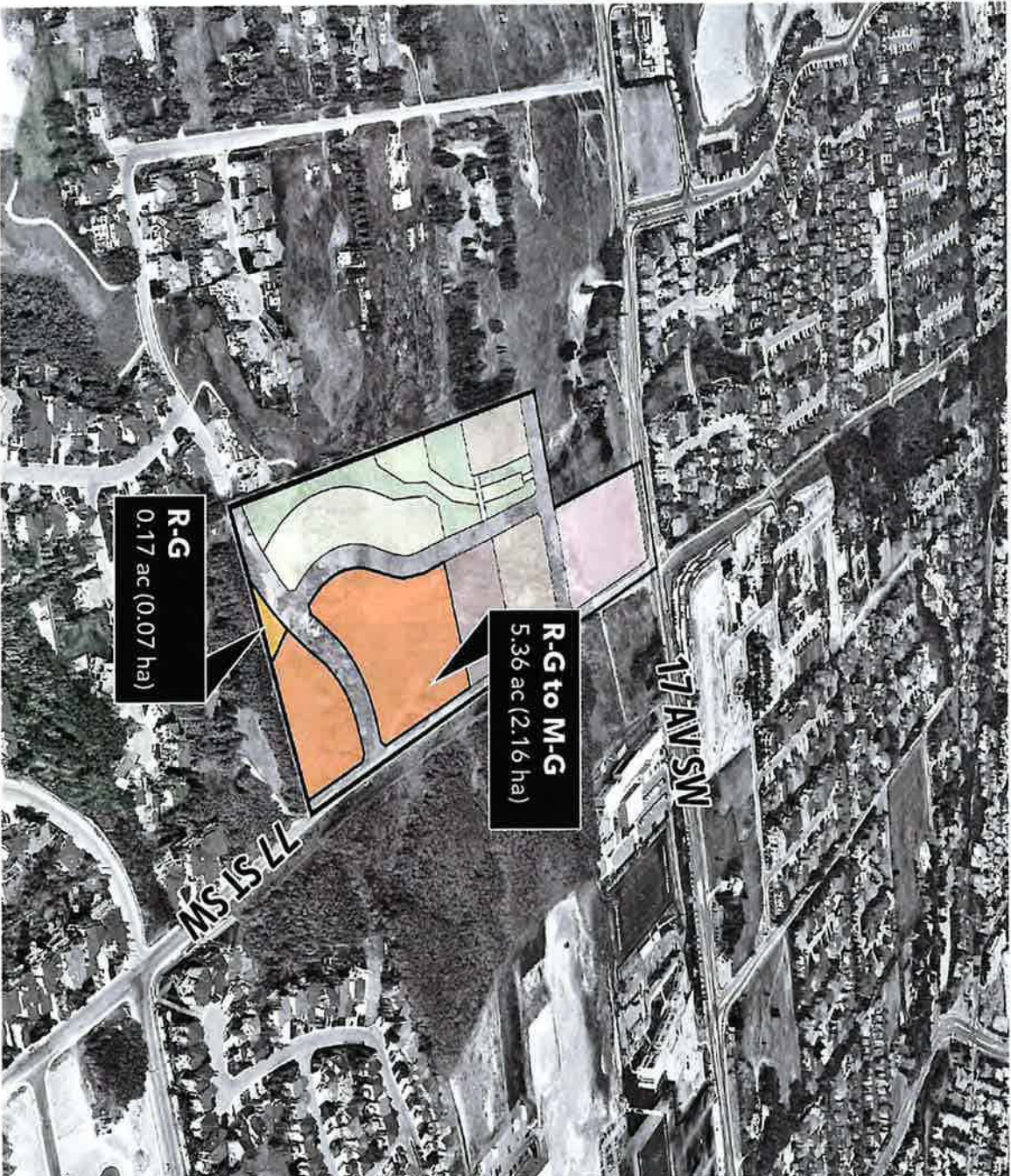
Item 8.1.1  
LOC2019-0155  
2127, 2229 & 2331 - 77 ST SW

Prepared on Behalf of  
Truman Development Ltd.





CITY OF CALGARY  
RECEIVED  
APR 06 2020  
8:41 CPE 0000 0269  
Electronic Distribution  
CITY CLERK



SLIDE 3

## SITE PLAN

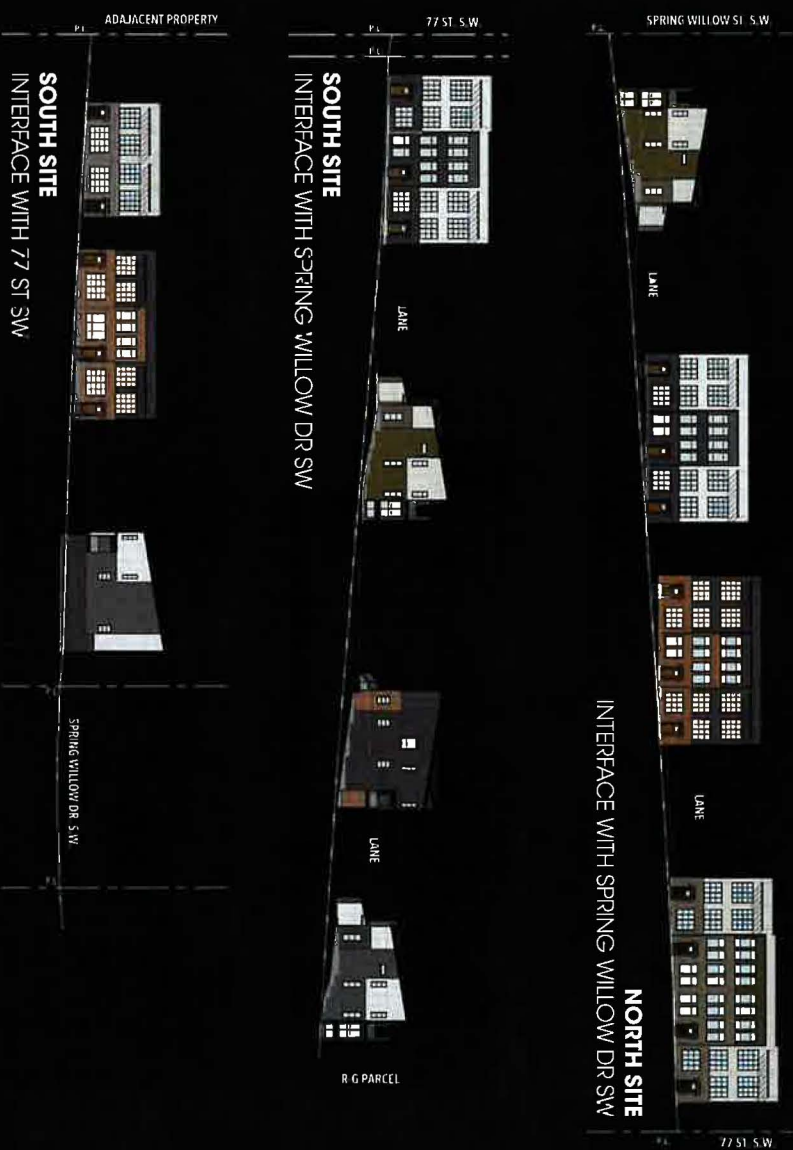


±87 Dwelling Units



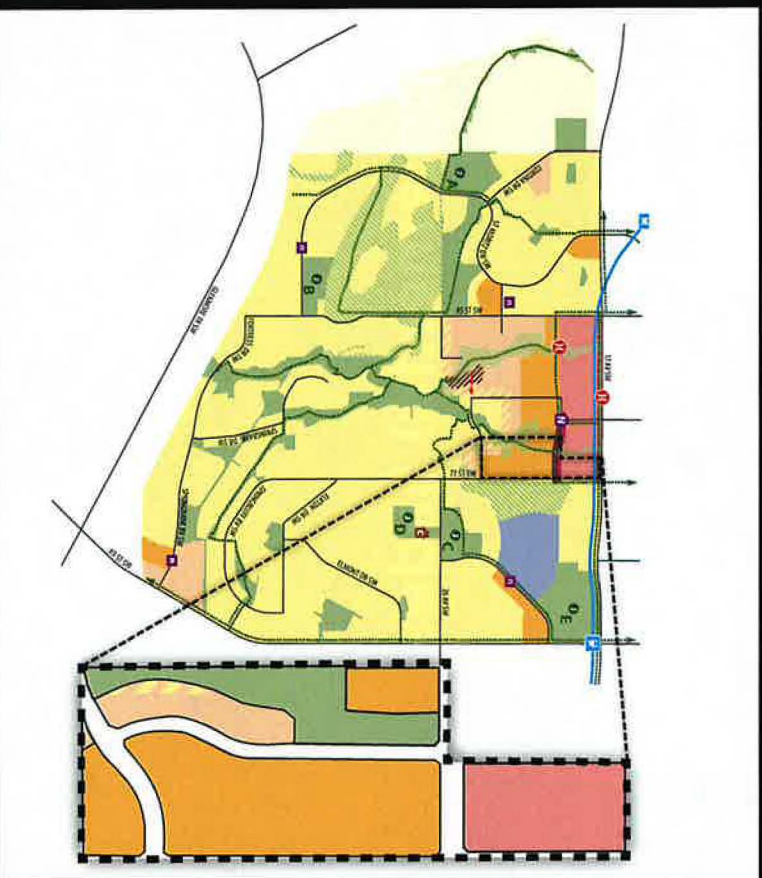
40 units per hectare

# DEVELOPMENT CONCEPT



## DENSITY ALIGNMENT WITH ASP

-  **LOW DENSITY CONTEXTUAL POLICY:** 12 - 20 uph
-  **LOW DENSITY POLICY:** 20 - 37 uph  
*Anticipated Density: ± 18 uph (± 14 units)*
-  **MEDIUM DENSITY POLICY:** 38 - 148 uph  
*Anticipated Density: ± 139 uph (± 590 units)*
-  **MIXED USE POLICY:** Min 125 people & jobs/hectare  
*Anticipated Density: ± 350 uph (± 550 units)*



SPRINGBANK HILL ASP LAND USE POLICY AREAS

# Supplemental Slides



**BACK OF BUILDING**



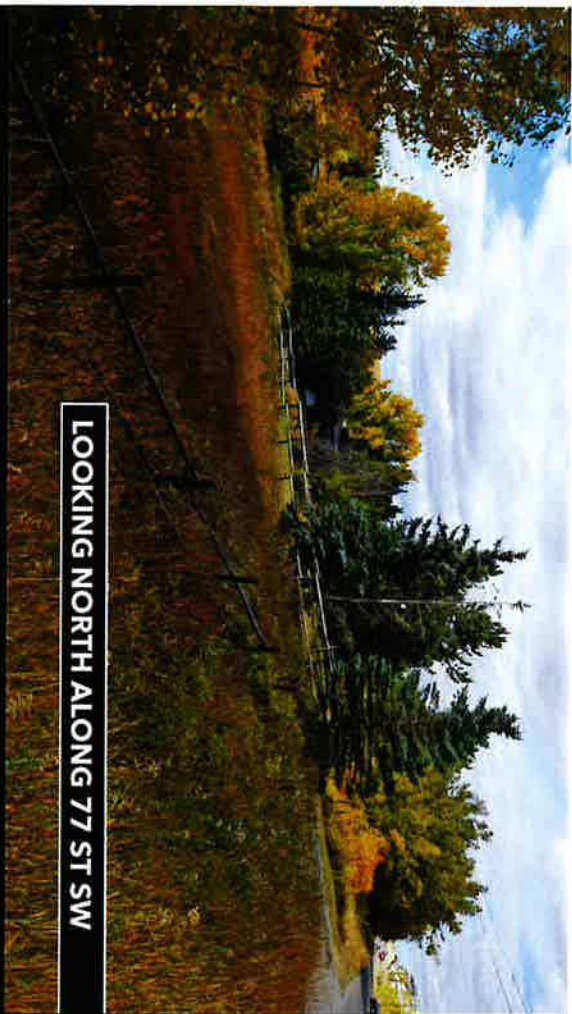
**FRONT OF BUILDING**



**BACK OF BUILDING**



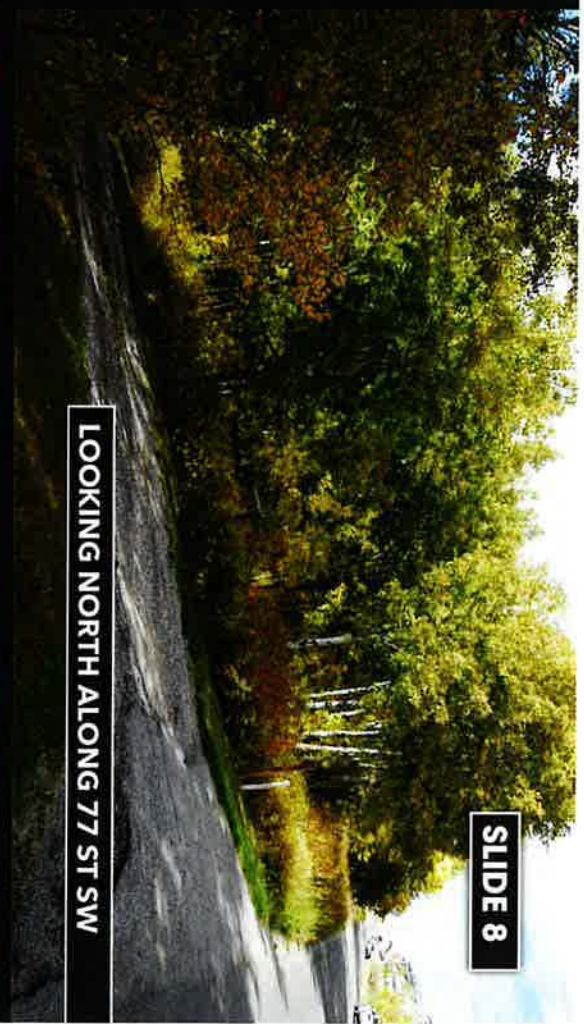
**FRONT OF BUILDING**



LOOKING NORTH ALONG 77 ST SW

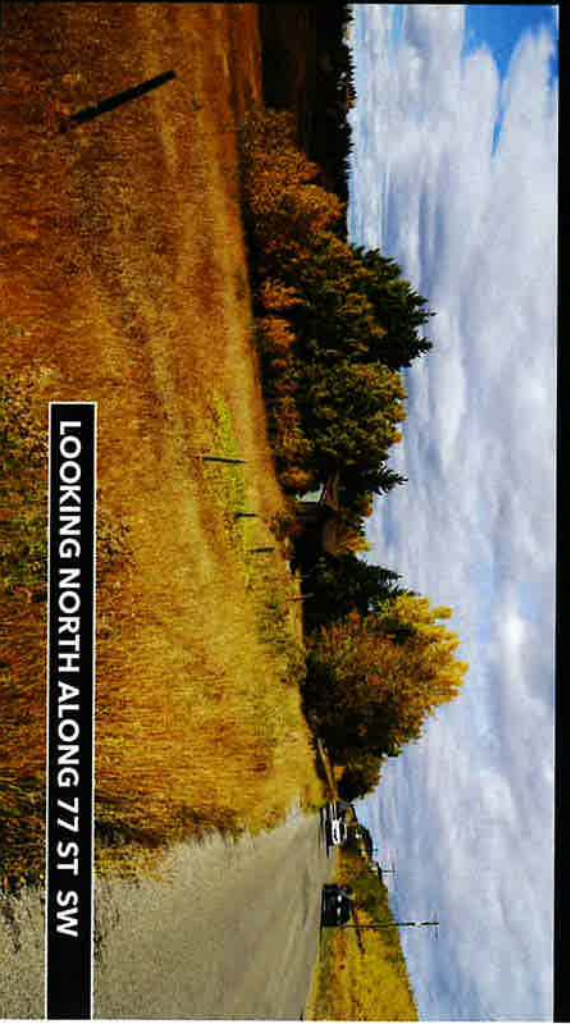


LOOKING WEST FROM 77 ST SW



SLIDE 8

LOOKING NORTH ALONG 77 ST SW



LOOKING NORTH ALONG 77 ST SW



# ACTIVE APPLICATIONS + ENGAGEMENT



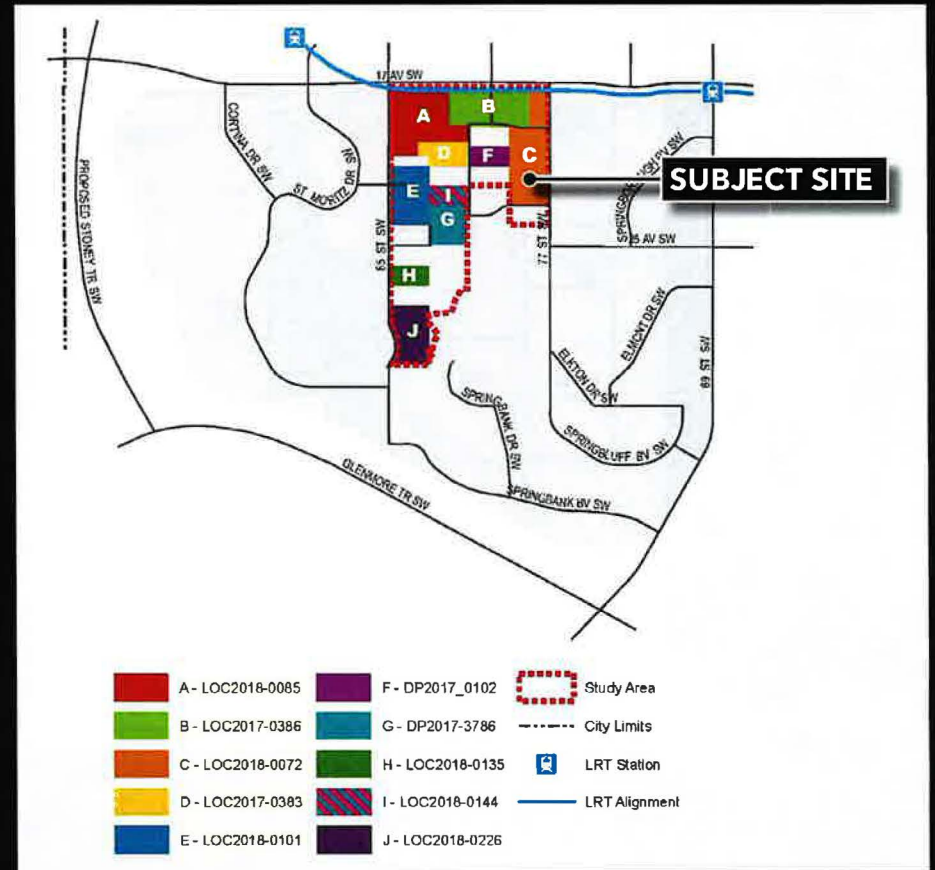
**ONSITE SIGNAGE**  
Installed on property



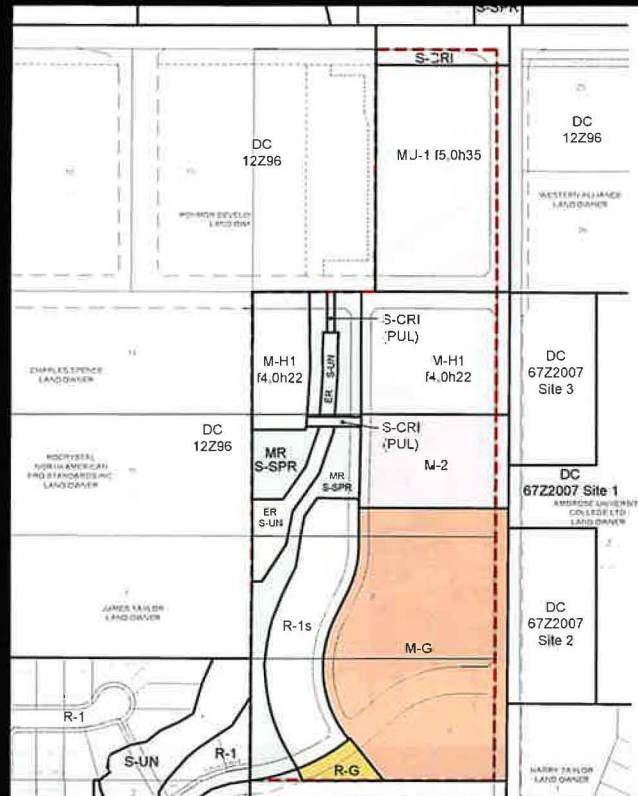
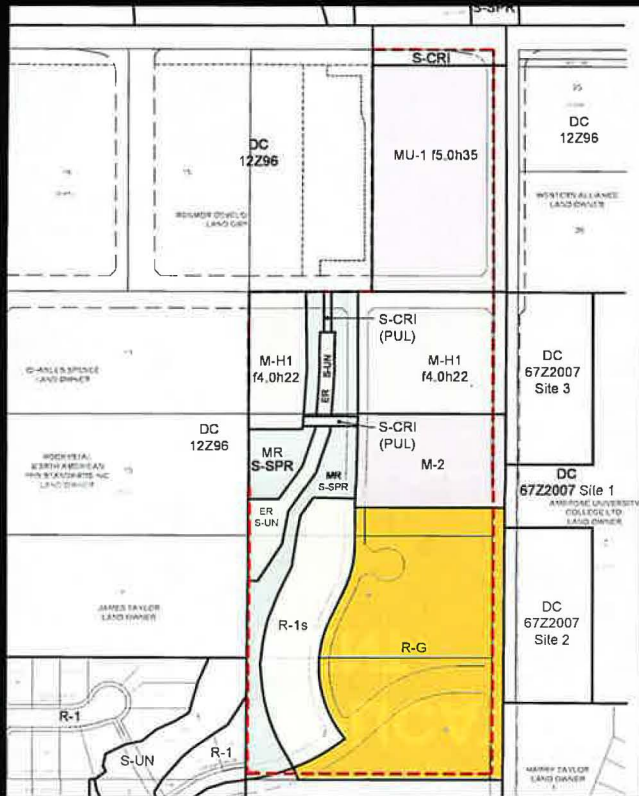
**ENGAGEMENT MEMOS**  
Sharing development vision changes



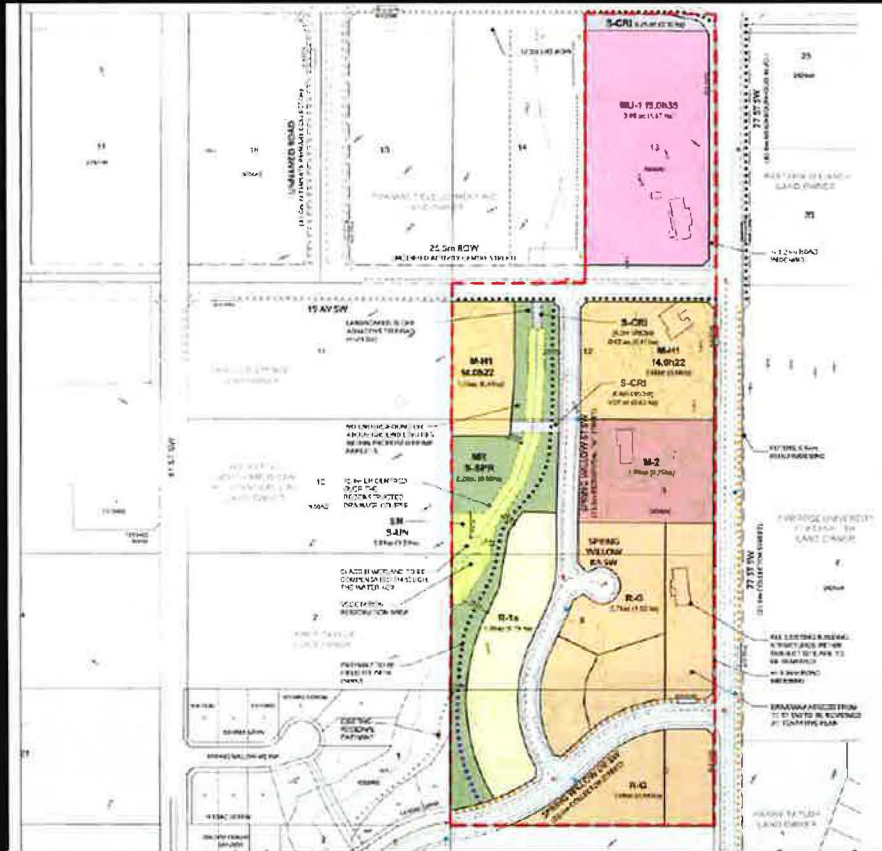
**CITY OF CALGARY ONLINE PORTAL**  
Springbank Hill Active Applications webpage



# LAND USE CHANGE: R-G TO M-G



# APPROVED OUTLINE PLAN (2019)



## OUTLINE PLAN STATISTICS

	±Acres	±Hectares
Total Site Areas	23.80	9.63
Special Purpose (S-UN) Urban Nature District	0.81	0.33
Net Developable	22.99	9.30
Residential (R-1s) One Dwelling District	1.95	0.79
Residential (R-G) Low Density Mixed Housing District	5.43	2.20
Multi- Residential (M-2) Medium Profile District	1.85	0.75
Multi- Residential (M-H1 f4.0h22) High Density Low Rise District	3.18	1.28
Mixed Use (M-U1 f5.0h35) General District	3.88	1.57
Special Purpose (S-SPR) School, Park & Comm. Reserve District	2.29	0.93
Roads & Road Widening	4.06	1.64
Special Purpose (S-CRI) City & Regional Infrastructure District	0.35	0.14

## ANTICIPATED DENSITY

	Anticipated Units	Max. Units
R-1s	14 units (18 uph)	24 units (30 uph)
R-G	40 units (18 uph)	81 units (37 uph)
M-2	153 units (204 uph)	160 units (213 uph)
M-H1 f4.0h22	348 units (270 uph)	397 units (308 uph)
M-U1 f5.0h35	554 units (353 uph)	600 units (382 uph)

# R-G LOT FEASIBILITY

