

Springbank Hill Community Association



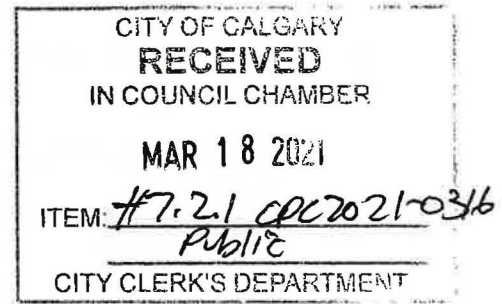
S·B·H·C·A
Springbank Hill Community Association

7541- 26 Ave SW
Calgary, AB, T3H 3X2
Email: info@springbankhill.org

March 17, 2021

TO: Planning & Development
City of Calgary
PO Box 2100, Stn M
Calgary AB

ATTENTION: Joseph Yun, Planner, City of Calgary



RE: Additional Comments from the Springbank Hill Community Association and Springborough Residents Regarding Application LOC2019-0162

Dear Joseph,

We as a community have been asked to give our support to partners development LOC2019-0162. This application is scheduled to be reviewed at CPC on March 18 (CPC2021-0316 item 7.2.1).

The applicant provided 'Attachment 5' with their submission to CPC. While this document has addressed many of the concerns that the community raised during numerous discussions with the applicant, we have requested two commitments from the developer, outlined below, which would allow us to provide our full support for this development. At this point in time the developer has not agreed to these two commitments and we have withheld our support as a result.

We feel our request is reasonable and will provide better alignment with the developer's concept plan and will provide the community with more certainty regarding the final development plan.

Please see the attached document, 'Possible Reality', which shows our community's assessment of potential development scenarios should this application be approved without our proposed two additional commitments. We created this after consulting with Planning. As you can see our assessment indicates the development can differ significantly from the applicant's vision as conveyed in their 'Attachment 5'.

We propose that the following two requested commitments be added to the land use application.

1. Density in 'site 2' to be restricted to 60uph. 60uph is over a 10% increase in what the applicant is currently showing in their concept plan noted as "final submission Feb 2021" and would provide flexibility for issues caused by grades.
2. Restrict heights on new buildings bordering existing low density residential on the eastern boundary of 'site 2' to no more than 13 metres above grade. In the applicant's concept plan noted as 'final submission Feb 2021' the

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applicant shows two storey buildings which appear to be no more than 10 metres above grade. In our discussions with Planning, we understand that 13 metres would provide flexibility for any issues caused by grades.

If the applicant is truly planning at the DP stage to bring forward the vision presented to CPC on March 18, the community is unsure why they are unwilling to agree to these two commitments which would provide them the support they require from the community while also giving them sufficient flexibility to achieve their vision.

We are also requesting that this letter be appended to the original comment letter from the community association.

We also ask via copy to all members of CPC to consider asking the following questions during the meeting on March 18:

1. Is the applicant willing to work with Planning to add the above two commitments as requested by the community?
2. Is Planning open to working with the applicant to implement these two commitments as requested by the community?

Sincerely,

Marshall Naruzny
Director of Planning
Springbank Hill Community Association

Michael Hoffman
President
Springborough Residents Association

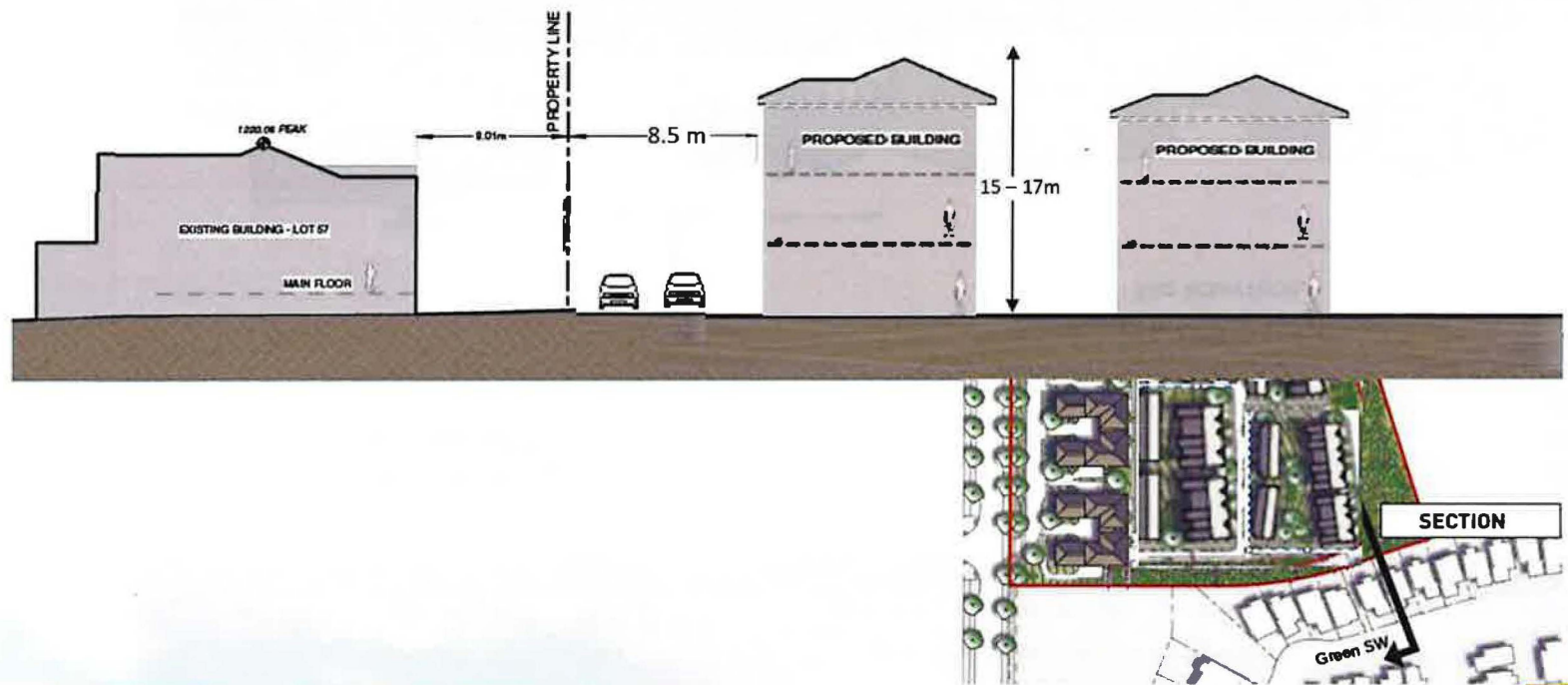
Frank Pogubila
On behalf of
Springborough Residents

Cc: Members of the Calgary Planning Commission (CPC)
Melanie Bishoff, Planning, City of Calgary
Jyoti Gondek, Councillor Ward 3
Evan Woolley, Councillor Ward 8
Jeff Davison, Councillor Ward 6
SBHCA Planning Committee Members
President, SBHCA

PLAN EVOLUTION - CROSS SECTIONS

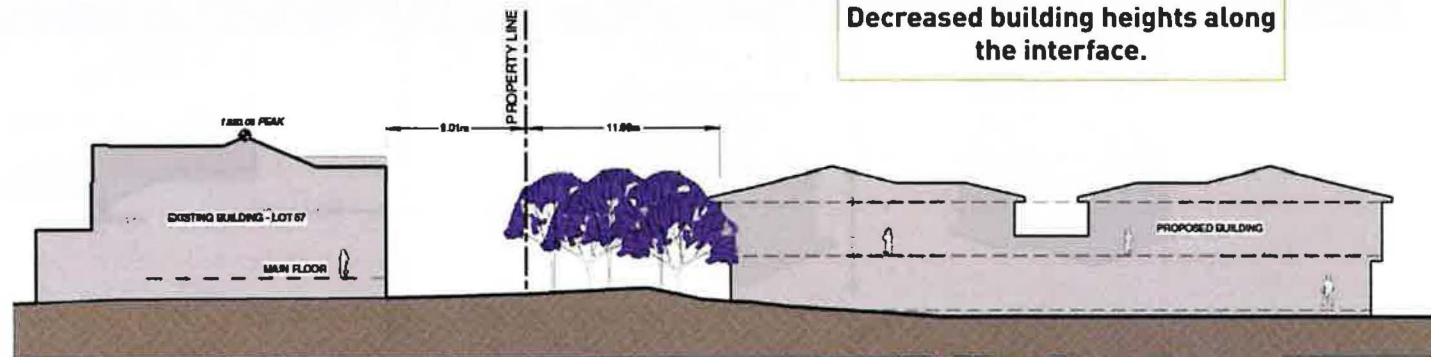
Heights Allowed in Land Use
Possible at DP

Create Fishbowl With Existing
Low Density Homes



PLAN EVOLUTION - CROSS SECTIONS

FINAL SUBMISSION
FEBRUARY 2021



PLAN EVOLUTION - SITE PLAN

ORIGINAL SUBMISSION

730 units @ 115uph



DTR 1 RESUBMISSION JUNE 2020

700 units @ 110uph



FINAL SUBMISSION AT CPC & COUNCIL

465 units @ 87uph



Density Allowed in Land Use Possible at DP

627 units @ 116uph



PLAN EVOLUTION - SITE PLAN

ORIGINAL SUBMISSION

730 Units



DTR 1 RESUBMISSION
JUNE 2020

700 Units



FINAL SUBMISSION
FEBRUARY 2021

465 Units

