

# Applicant Outreach Summary

**TIMELINE & PROCESS**

- July 16, 2019**  
First notice to adjacent residents – project flyer & door knocking
- July 24, 2019**  
First adjacent residents meeting
- July 24, 2019**  
Springbank Hill Community Association Meeting
- September 25, 2019**  
Community public open house
- October 25, 2019**  
Submission of Land Use Redesignation and Policy Plan Amendment application
- December/January 2020**  
City of Calgary circulation and technical review
- Spring 2020**  
Plan refinement
- June 2020**  
Project website launched to share project updates and document feedback
- June 29, 2020**  
Adjacent Residents Meeting
- July 6, 2020**  
Adjacent Residents Meeting
- Fall 2020**  
Plan refinement
- February 2021**  
Resubmit final plans to the City for final review
- August 2020**  
Calgary Planning Commission
- May 2020**  
Council Public Hearing

**ENGAGEMENT UPDATE**

Throughout the application process, we have maintained dialogue and there have been multiple opportunities to engage with our team since 2019.

Concerns have been consistent throughout the process and this document summarizes the major plan changes. The changes are a direct response to City, public and adjacent resident feedback.

Resident feedback has been documented and demonstrates how it influenced the plan.

**See Appendix 1 for a Public Outreach Summary.**

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## SUMMARY OF KEY CHANGES

- ✓ Excluded the “Mahood Parcel” from the application based on concerns from adjacent residents.
- ✓ Significantly reduced the overall unit count to 465 units from 730 in the original proposal. This corresponds to a density of approximately 88 units per hectare, with higher densities located in the north portion of the plan area.
- ✓ Revised the Direct Control (DC) district to include two sites based on the M-2 and M-G districts. This was a specific response to community concerns and the M-G site is based on a 135-metre distance from the south property line to ensure a transition from ground-oriented to apartment style forms.
- ✓ The DC proposes to increase the minimum setback to 8.5 metres along the south boundary (interface to the existing community) and the overall height to 24 metres to accommodate the topographical nature of the site.
- ✓ Addressed all technical concerns, specifically relating to traffic along 77th Street. Introduced frontage road along 77th Street, maintaining an attractive pedestrian environment (See Page 10).

# PLAN EVOLUTION - SITE PLAN

ORIGINAL SUBMISSION



DTR 1 RESUBMISSION  
JUNE 2020



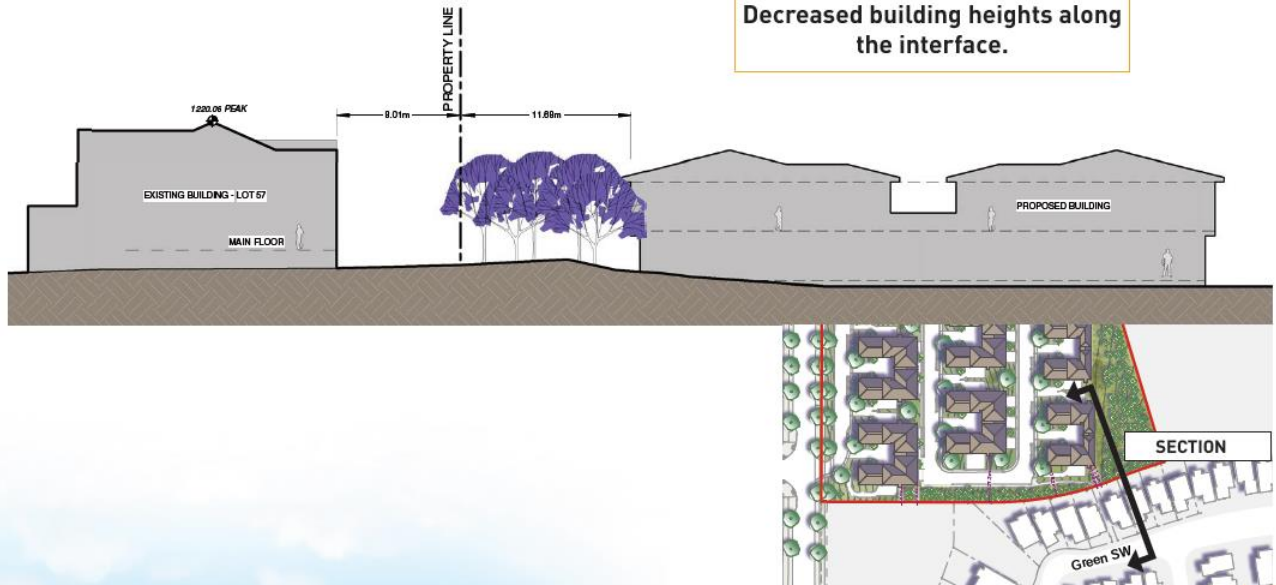
FINAL SUBMISSION  
FEBRUARY 2021



# PLAN EVOLUTION - CROSS SECTIONS

FINAL SUBMISSION  
FEBRUARY 2021

Decreased building heights along  
the interface.





—  
**FULL  
PLAN  
BIRD'S  
EYE  
VIEW**

