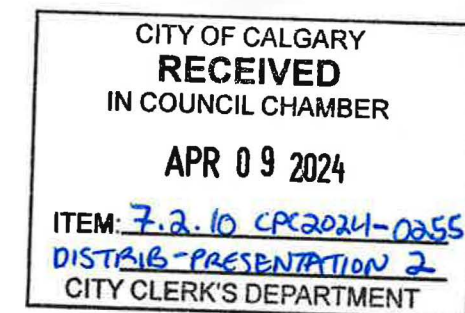


# SpringBank Hill Community Association LOC2022-0215 Presentation



# Agenda

Introduction

Design – Land Use

Traffic

Request

# Agenda

Introduction

Design Land-Use

Traffic

Request

# Introduction

- Land Use Request very broad
- Will Design incorporate NAC elements
- Traffic / Safety
- Request – Concurrent DP

# Agenda

Introduction

**Design Land-Use**

Traffic

Request

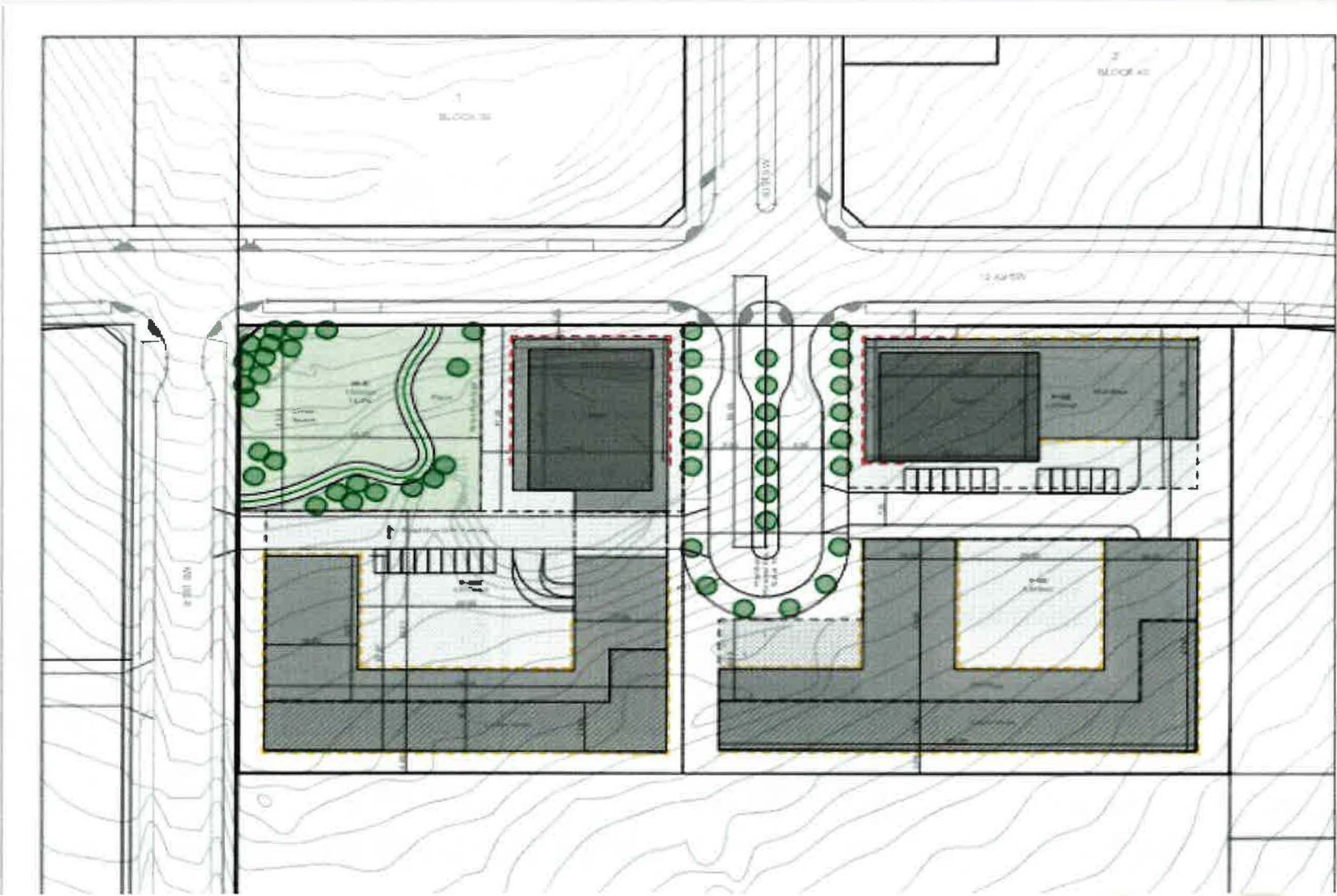
# Land Use Request very broad

The development vision is to create a vibrant, mixed use, multi-residential development in Springbank Hill. The concept proposes mixed-use development providing a mix of commercial retail/office and residential uses. The proposed land uses will provide for up to 10 storeys in the northern half of the parcel, on lands within the Neighbourhood Activity Centre (NAC), and a maximum of 6 storeys on the southern half of the parcel as directed by the Springbank Hill Area Structure Plan (ASP). The eastern portion of the site designated for public open space.

**632 residential**

**11,500sq ft retail**

# Versions

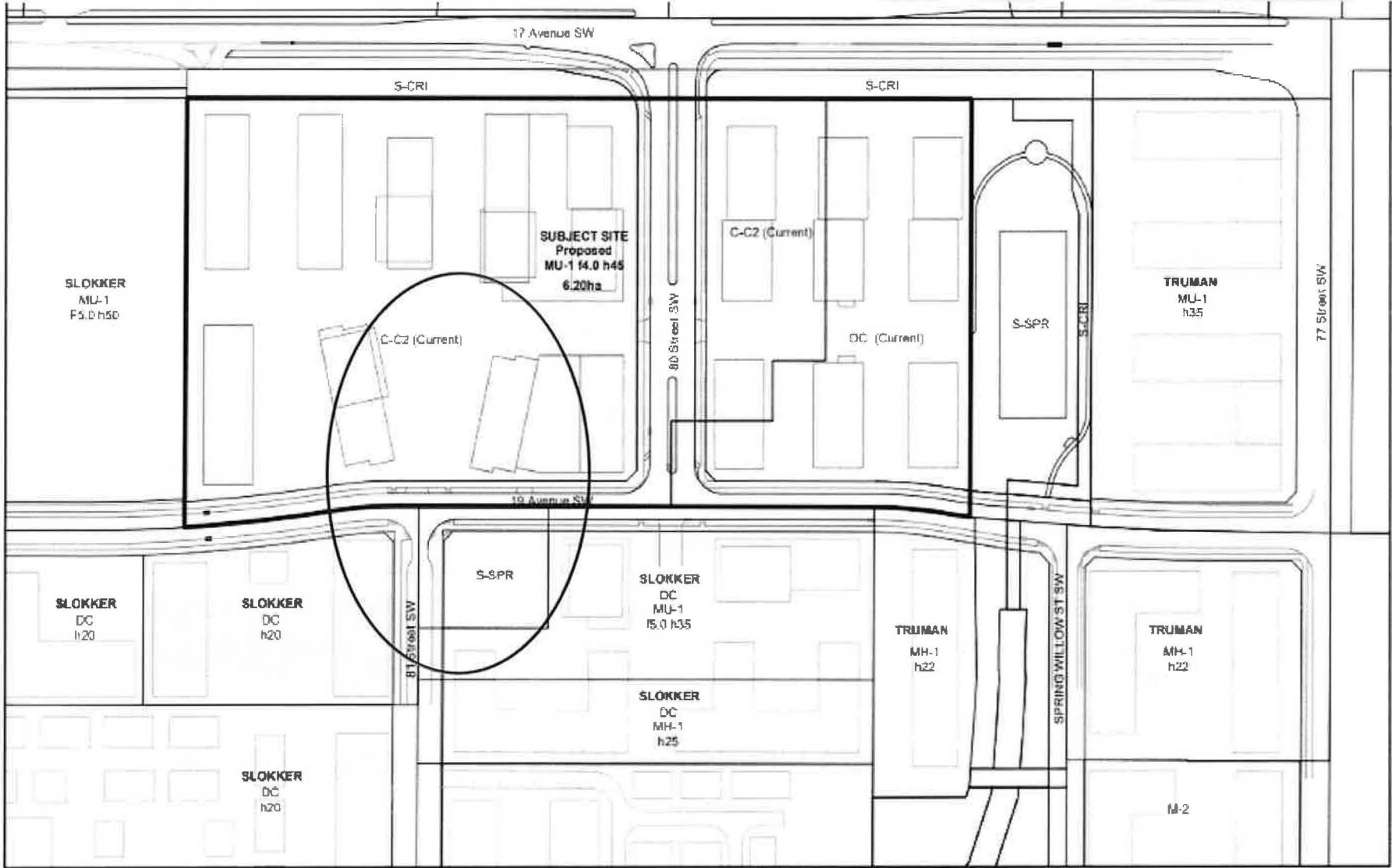


# Versions





# Versions



# CPC Concerns

CPC2024-0255  
Attachment 10

## Calgary Planning Commission Member Comments



For CPC2024-0255 / LOC2022-0215  
heard at Calgary Planning Commission  
Meeting 2024 March 07

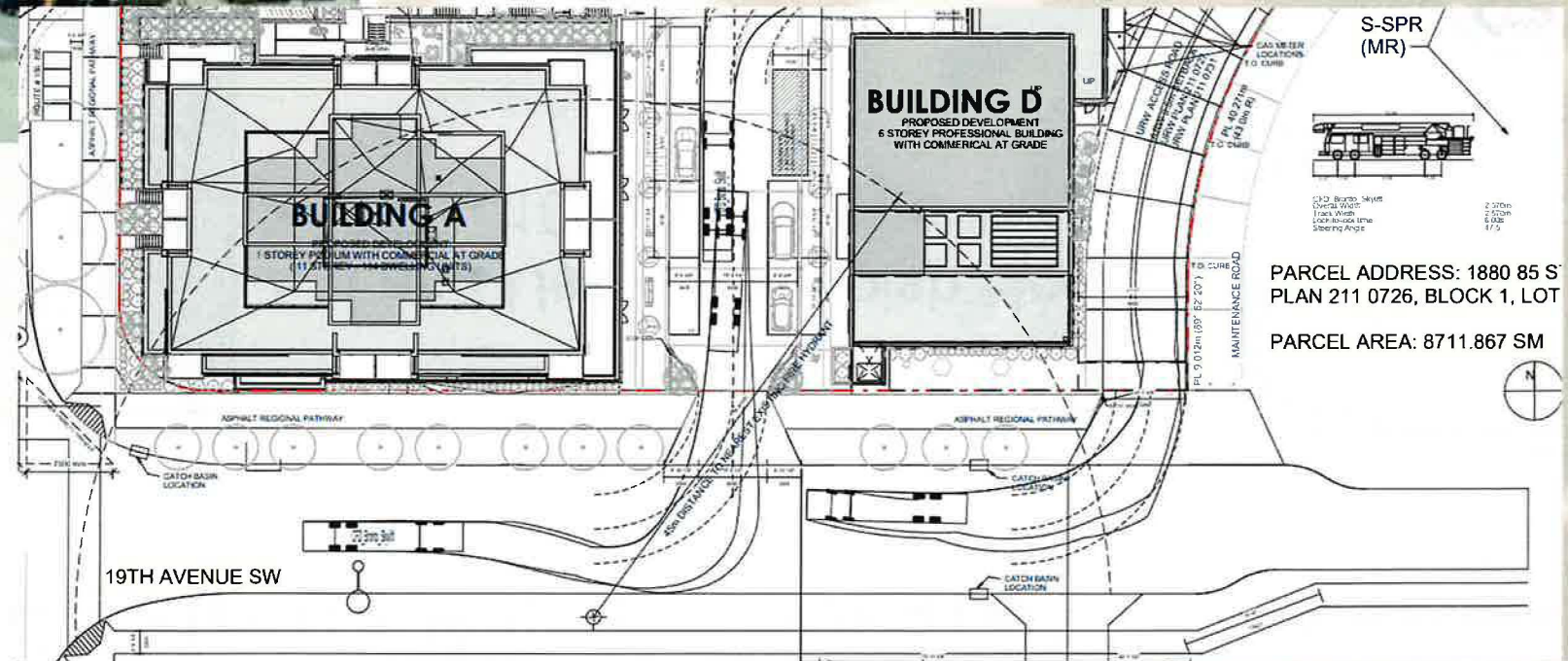


| Member                       | Reasons for Decision or Comments   |
|------------------------------|--|
| <b>Commissioner Hawryluk</b> | <p><b>Reasons for Approval</b></p> <ul style="list-style-type: none"><li>• This application would change a Direct Control District from 1996 that requires lots be at least 0.2 hectares to Mixed Use – General (MU-1f5.0h35) District, Multi-Residential – High Density Low Rise (M-H1h25) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. The Mixed Use District, with more flexible uses and height, would be on the north side of the parcel along 19th Ave SW (which the Area Structure Plan designates as a Liveable Street); the Multi-Residential District to the south has fewer uses and a lower height. In the northwest corner of the parcel, a park would meet the municipal reserve requirement.</li></ul> <p>Last year, the Planning Commission approved a development permit application farther west on 19th Avenue SW. The slope on that site made it difficult to meet the Liveable Streets Policy. Administration stated that the slope on this site should not keep the applicant from achieving the goals on the Liveable Streets Policy in the Area Structure Plan.</p> |

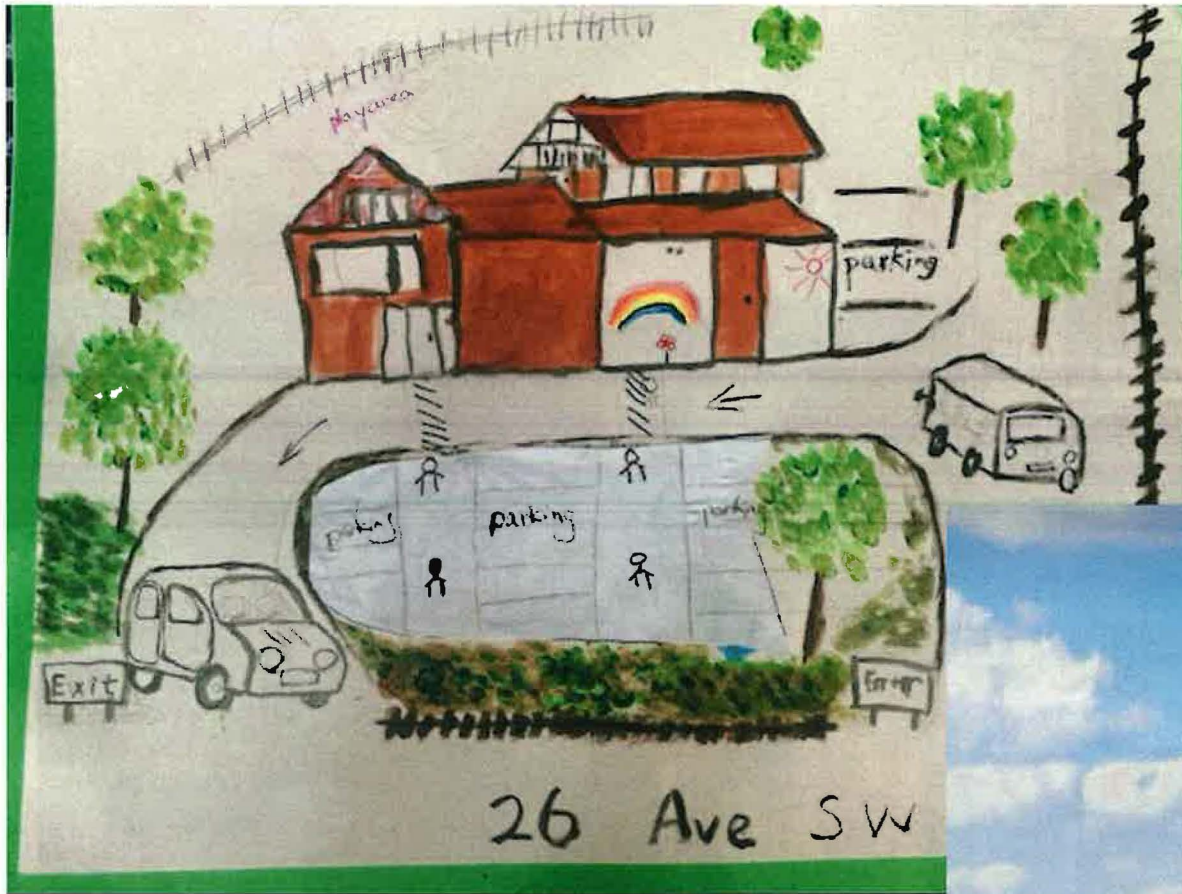
# DP2022-02654 Cobalt



- Land Use - Liveable Street
- DP - Mural on the Side of a Parking Garage



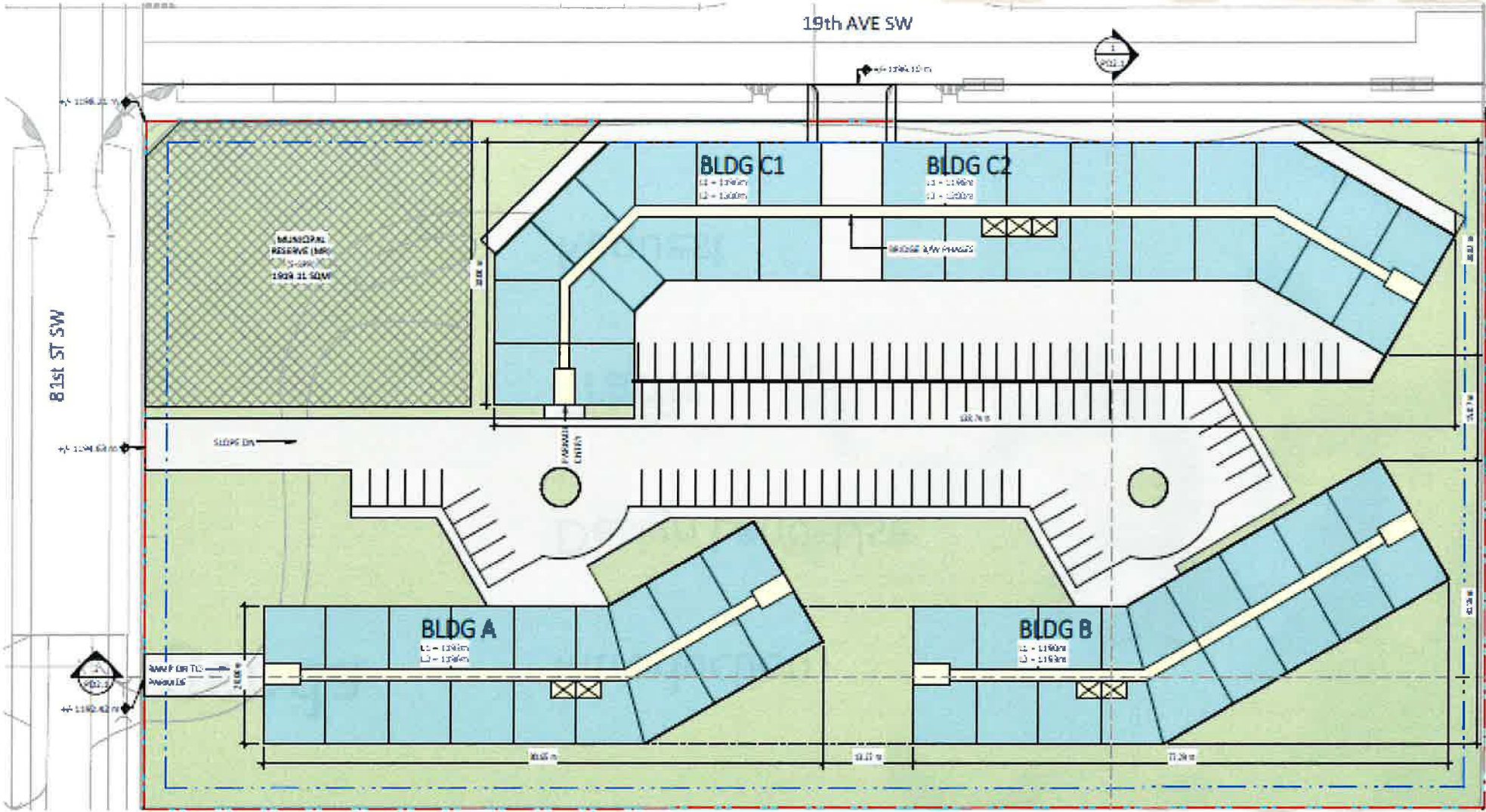
# DP2024-01444 Home Based Daycare ?



- Land Use – Refurbish Home – 30 Children
- DP – 160 Children



# Versions



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# Traffic

- Unsure of Impact of Development on Traffic and Safety

# Traffic ISL 2022 TIA

- LOC2022-0215 Spence, Slokker Homes:
- 42 townhomes, 215 units multi-family, 32,300 sq ft retail
- One Access 81 st





# Bunt TIA (March 2024)

## 5.1.4 Spence Lands (Wolfberry)

A land use redesignation proposed increased density at 2026 81 Street SW (LOC202-0215). In discussions with ISL, it was identified that higher density on the parcel was accounted for in the Cobalt TIA through the overall updated density assumptions for the 'Slokker' parcels. Therefore, no adjustment was required.

**As per the previous slide – this is incorrect. As we have just received the update Bunt. TIA we haven't had a chance to followup with Mobility/Bunt/ISL**

# 81<sup>st</sup> Street Concerns

- Additional Traffic unaccounted for in the ISL / Bunt TIAs
- Additional access on 81<sup>st</sup> street on certain versions presented
- 81<sup>st</sup> provides the only access to already established and newer developments
- Multiple developments along 81<sup>st</sup> are asking for ASP amendments asking for higher densities.



# Agenda

Introduction

Design Land-Use

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Request

# Request

- Pause approval until submission of Development Permit to ensure
- NAC guidelines are followed
- Traffic and Safety along 81<sup>st</sup> street is ensured