



2230 & 2231 81 STREET SW

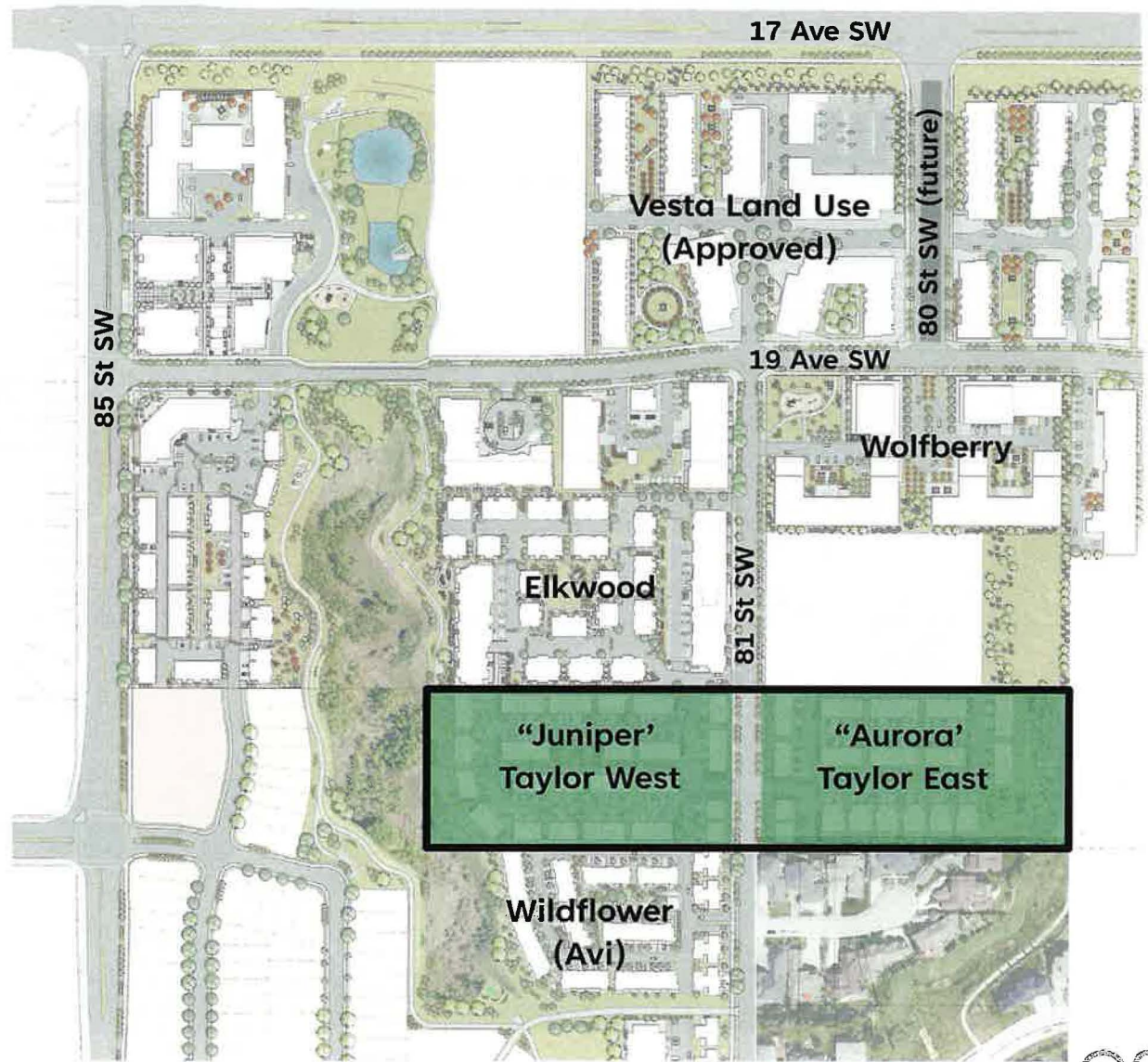
LAND USE | OUTLINE PLAN | POLICY AMENDMENT



CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 OCT 08 2024
 ITEM: 7.11 (2024-0616)
 Distrib-Presentation 2
 CITY CLERK'S DEPARTMENT

Site Context

- Two properties on 81 St SW:
- **Juniper** is west of 81 St; **Aurora** is east of 81 St
- Area is experiencing growth and transition to a vibrant, dense and walkable neighbourhood
- Dense mixed-use and multi-residential development to the north along 19 Ave
- 3 storey townhouse development to the north (Elkwood) and south (Wildflower)
- Ravine open space to the west, wetland to the east



Development Vision

Modern European-styled 2 and 3 bedroom townhomes and duplexes. Townhouse buildings contain between 4 and 7 townhomes each. Duplex dwellings are located along 81 Street.

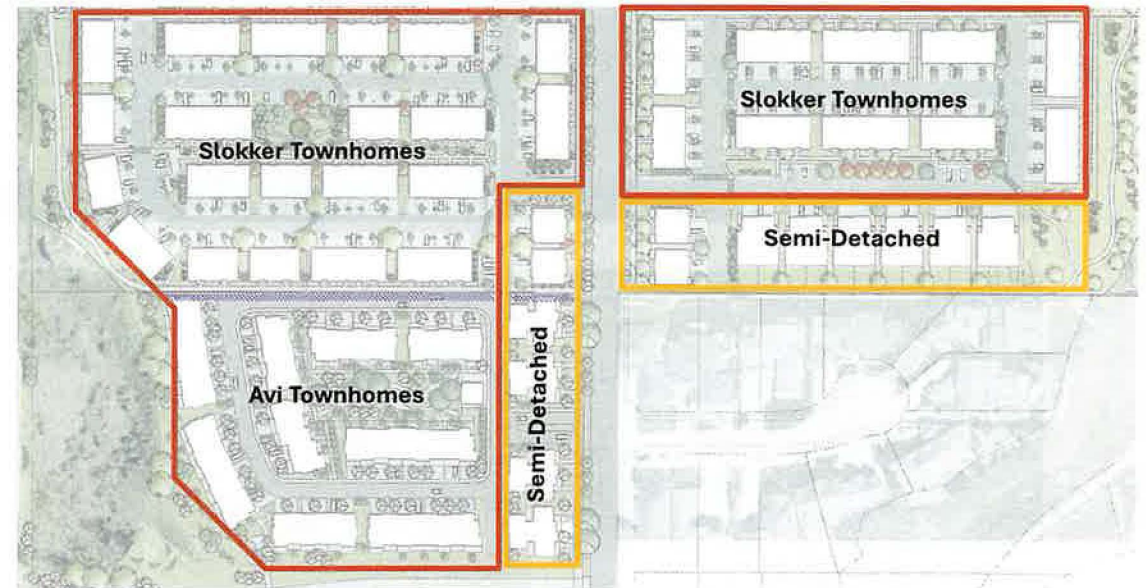
Each residence features an attached garage plus exterior and visitor parking spaces.

Each home has access to an internal connected walkway network which links to a central amenity space and grassy mews. Public open space on the west and east connects to the ravine pathway network.



Conceptual Renderings Only

Contextual Integration



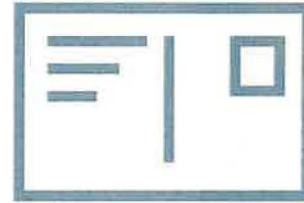
Engagement Tactics

Tactics

**NOTICE SIGN
ON SITE**



**POSTCARD
NOTICE**



**PUBLIC INFO
SESSION**



**+ Changes made to
the application**

**CA & COUNCILLOR FOLLOW
UP MEETING**



Slokker Investment in Springbank Hill

- Slokker invested \$4,000,000 to remediate and support stormwater infrastructure in Springbank Hill, making the land developable.
- Slokker installed a gravity sanitary line, eliminating the need for a lift station and servicing parcels east of 85th Street and acreages along 81st and 77th Streets.
- Slokker remediated the previous debris field site.
- Slokker investment led to the withdrawal of a City pilot project for sanitary upgrades and avoided new infrastructure and construction in existing neighborhoods.

The culmination of these efforts successfully addressed servicing challenges for active developers in Springbank Hill, resulting in 800 completed units, 400 more under construction, and a senior care complex to benefit Calgarians.



Questions?