

Community Association Response

2025 April 25



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

April 25, 2025

TO: The City of Calgary, Community Planning, Planning and Development

Attn: Carolina Yepes-Castano

RE: LOC2024-0153 and DP2023-08134 2435 81 ST SW et al. (Azure)

Thank you for the opportunity to respond to the application for LOC2024-0153 (April 8, 2025) and DP2023-08134 (April 7, 2025). In reviewing the submission, the subject parcel is in the low density contextual of the Springbank Hill ASP. Along with the land use amendment, the applicant seeks to amend the ASP accordingly.

With the proviso that the Applicant provides concurrent DP, the Community Association supports the maximum height of M-1d77 at 14 m and the density at 77 uph and therefore supports these applications. The Community Association also observes that while one parking stall per M-1 unit meets the Land Use Bylaw, high end condominium units generally have two parking stalls each. This has been discussed with the Applicant who is considering adding some parking stalls provided that there are no large consequences, doubling the 11 stalls on the NE side adjacent to the south of the 11 stalls in the parkade.

Sincere regards,

Springbank Hill Community Association

A handwritten signature in blue ink that reads 'Stephen Carter-Edwards'.

Per: Stephen Carter-Edwards, Director Planning and Development

CC: Councillor Sonya Sharp

EA Ward 1

CA Ward 1

CA Ward 6

Executive, SBHCA

Visit us at www.springbankhill.org