

What We Heard Report

June 2019: (Excerpt from Page 6 – What We Heard Report)

WHAT WE HEARD

Participants at the open house were encouraged to leave comments on the various information boards. The following is a summary of the comments that were received.

COMMENTS	APPLICATION RESPONSE
The C-Train on 69 St should go to Mount Royal University first, to move traffic flow.	This is a transportation decision. This proposal is in response to the City's plans to extend the Blue Line to 85 St SW. It strives to place new density closest to the LRT, in order to mitigate traffic impacts and support transit ridership. Additionally, the proposed 19 Ave SW will also alleviate traffic impacts by providing a new east-west connection through the community.
The maximum height of all development should only be 6 stories.	Much of the development will be 6-storeys and below. To place the highest concentration of future residents near the LRT, the proposal includes taller buildings in the north. This is in alignment with the ASP's mixed-use area.
Density is a main concern. Particularly for traffic going south on 85 St SW.	A transportation impact assessment has been submitted in support of the proposed development. As development occurs, including parcels to the south and east of the subject site, the City will need to respond with appropriate road network improvements.
There is already too much commercial activity in the area.	The commercial activity envisioned for the proposed development is in response to the anticipated population increase for the area. New commercial developments will be rationalized through appropriate market analyses.
No 10 storey buildings. 17 Ave SW is very busy and unsafe.	The proposed taller buildings in the north of the development are in alignment with the ASP. Taller buildings do not automatically increase traffic. Traffic impacts are a result of unit counts and the inclusion of Transportation Demand Management measures, or lack thereof. The community will have the opportunity to respond to proposed unit counts and detailed design at the Development Permit stage.
Need to consider emergency vehicle access.	The transportation impact assessment prepared for this project suggests that the surrounding road network will continue to function appropriately. Emergency vehicles will be able to access the site and circulate through the community safely and efficiently.