

Community Association Letter

2019 January 09 – received by email

Dear Morgan Huber,

I am writing on behalf of the Springbank Hill Community Association in regards to Application Notice LOC2018-0101.

As a community association our role is to advocate for our members and all residents of our community, and to help build a safe, active and vibrant community. We wish to encourage leading edge developments that are aligned with the vision of the MDP, supported by an achievable infrastructure plan, and respectful of the existing fabric of our community.

The community appreciates that the applicant is working with City Parks to incorporate usable public space and pathways within the storm pond solution. We understand that discussions are still ongoing, and we hope to engage with the applicant and have more formal plans prior to the scheduled presentation at City Council in February.

The community association is supportive overall of the application, but we would like to raise certain concerns.

1. Density

In review with City Planning, we understand the policies applied to the application. We also understand that the overall density of the application are within the ASP zone guidelines. We would like to identify two potential concerns.

- The southern and part of the eastern edge of the application is within the low density contextual zone. The applicant is asking for R-G zoning. In communication with both planning and the applicant, they have committed to respecting the density and build forms as defined in the low density contextual zone of the ASP. Our concern is that by allowing R-G, the applicant could at some future time request modifications, and using different build-forms could potentially increase density above what was envisioned in the ASP. We would prefer R-1 as a more appropriate zoning for the low density contextual area, as has been done in other applications that have areas within the low density context zone.

- On the northwest corner of the plan area near Val Gardena Boulevard SW and along 85th Street SW, we understand that there is a request for increased density from low density to medium density, representing an increase of approximately 80% over the approved ASP levels. We do understand the overall density of this application is within the ASP levels, but we are wondering the justification for this particular request. In discussions with the applicant, we understand that it is to support the existing neighbourhood node commercial area on the west side of 85th. The Shoppes of Montreaux. On its own merit this request makes sense, except this same applicant in LOC2018-0085 has requested ASP amendments to introduce additional mixed-use and higher density residential that is less than 300 meters away from this existing commercial area, suggesting to us that this will create competition rather than be supportive of the existing node.

2. Traffic

In recent meetings with the City Traffic department, our understanding is that the department reviews traffic submissions from the individual applicants, and through the process has an overall view of the traffic within the 190 acre study area. The resulting traffic volume on the overall road infrastructure is ranked with a grade from A (good) to F(failure). Our further understanding is that there are areas within the 190 acre study area where the anticipated service levels exceed thresholds developed by the city.

While our concern is not with this particular application, as it is within the ASP limits, as other applicants apply and receive additional density and incremental retail developments, our concern is that CPC and City Council might approve each individual plan such as this one without fully addressing the overall traffic issues.

In summary,

- The community association is cautiously supportive of this application, with the above noted concerns.
- The developer is adhering to many of the principles in the ASP, but as noted above, we would be more supportive of zoning that would ensure full adherence to the ASP.
- As noted, the community is concerned with the capacity of the overall traffic infrastructure within the 190 acre study area, and surrounding developments, and we are requesting that CPC and City Council place a higher emphasis on ensuring traffic issues are fully addressed within the entire study area when approving any applications within this ASP.

Sincerely,

Elio Cozzi (On behalf of the Planning Committee)
President, Springbank Hill Community Association

website: springbankhill.org