

Community Association Letter

January 9, 2020 (*Sent via Email*)

Dear Joseph Yun,

I am writing on behalf of the Springbank Hill Community Association in regards to Application Notice LOC2017-0386 from Ronmor.

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.

It has been over a year since our last meeting with the applicant, Ronmor, and based on the very limited information presented in the outline plan, our comments below are primarily based on discussions held previously with the applicant.

Liveable Street

It is our understanding that the applicant was concerned with the ASP's High Street concept along the northerly E-W collector road, which appears will be called Springmount Ave or 19th Ave SW. Their concern was that they could only control their own side of the street and that developments on the other side of the street might not provide for a successful and integrated design. They were also concerned that the significant required changes in grade along the street are unrealistic to develop the necessary building-to-street profiles for a High Street concept.

To facilitate the plan, the applicant Ronmor has redesigned their own site to create an internal "urban village", with a designated E-W corridor through the commercial site which connects through to the residential segment on the east side. The site plan has wide pedestrian corridors throughout, a Galleria of restaurants and shops with large public outdoor patio areas on the second level (on both north and south sides of the building), and significant underground parking. There are also several open gathering spaces, including a large one with overhead canopy that could turn into an entertainment area.

NAC

Similar to the livable street as noted above, the applicant has created a NAC within their application. By utilizing main and 2nd level outdoor spaces, accessible by the public and not tied to commercial renters. Spaces for community residents to gather in ad-hoc, or programmable ways have been provided. Similar rationale was used to prioritize the creation of multimodal access, and create spaces that would not be interrupted by vehicle traffic.

MR

In reviewing the designated MR area, the applicant has taken a bold step, by integrating MR and storm water retention plans. By taking a designated MR space that was original presented as a pathway in a ravine, the applicant is proposing to place storm water pipes into the ravine, while creating a flat programmable space. This space would be welcomed by the community association in particular.

As initially noted to the applicant we are very supportive of the overall design, and willingness of the applicant to address the concerns of the community.

Traffic

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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. A grade is given for traffic infrastructure from A (good) to F(failure). Our further understanding is that there are area's within the overall 190 acre study area, where the anticipated service levels exceed thresholds developed by city planners.

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 supportive of this plan overall. We have appreciated the applicant's interaction with the community association in the past and will request another meeting with them prior to the City Council session in February to ensure that we fully understand their current application.
- The developer is adhering to many of the principles in the ASP, although they have been constrained because not all adjacent developers are working with them to collaborate on an integrated design
- 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 across 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