

Pendola, Amy J.

From: sepid <sepidehsep@yahoo.com>
Sent: Monday, February 17, 2020 5:09 PM
To: Public Submissions
Subject: [EXT] BYLAW Springbank Hill 27D2020
Attachments: springbank-hill-development-concerns_021520 (1) (1).pdf

Hello,

I am sending this email as to respond to your official letter regarding my comments on Bylaw 27D2020. I oppose to any change to ASP and re-designations due to lack of proper traffic study by City's planning department on traffic and infrastructure of the area.

The Springbank Hill Community Associations and more than 200 residents of this area, including myself have opposed to this re-designation and similar ones.

We have signed the attached petition hoping to be heard. Please read the comments by other residents and address our concerns; the frustration is real, as it has a huge impact on our community.

Thank you,
Sepi Sepahi

Pendola, Amy J.

From: Charu Jain <cjain_4@yahoo.com>
Sent: Monday, February 17, 2020 11:28 PM
To: Public Submissions
Cc: Vivek Jain
Subject: [EXT] Ref: Notice of Public Hearing for Policy Amendment and Land Use Amendment in Springbank Hill(ward 6), LOC2018-0085

Dear Sir/Madame (City Council),

My name is Charu Jain and I am a resident of Summit of Montreux community. My house is backing on to the street 85th at SW which connects to lower Springbank road.

I am fortunate to get an opportunity to share my concern and my fears to you regarding the major construction plan scheduled on the intersection of 17th Av and 85 st SW to build a multi storey complex on the vast area of beautiful lush green lawn that is a major scenic and mountain view land which has been a remarkable value addition to the residents of Montreux.

I would like to to politely request you to kindly not proceed to building of a multi storey building backing on to the intersection of 17th Av and 85 st SW due to multiple reasons. On behalf of the residents of Summit of Montreux, I would like to raise the following concerns and factors that would affect our community due to the forthcoming construction plan:

1. It is evident that there are no high rise buildings in this community and this area is very well known for its scenic Beauty and natural landscapes with a fabulous mountain view. Any kind of construction will destroy the natural surroundings of this community.
2. Our another concern is that it will cause an immense noise pollution and congestion of traffic on the lower Springbank road and 17th Avenue SW due to excessive traffic. Construction of additional housing would lead to more 1000 more people using their own transportation. Already in winter snow time, the traffic on 17 th Avenue backs up immensely.
3. Destruction of scenic beauty and high rise building causing obstruction of so called mountain community. The high rise building would not be beneficial to this area since it will block the view of residents on Montreux backing on 85 st Sw. This area is considered posh with million dollar houses which does not justify the sense of destroying its essence.
4. All green space to become crowded with with high rise structures, causing noise pollution and congestion on the lower springback road.
5. Obstruction of natural habitat view of the residents backed on to 85 st Sw.
6. There is already so much commercial activities in this area.
7. Small children especially both young and old will face particularly Asthma problems due to construction dust and other such factors.(I also moved from Signal Hill to Montreux to protect my child from Asthmatic factors, considering its natural beauty and the lush green space. Every child has a right to be protected and I feel you would also agree to my plea.

Dear Members of the City council, I I sincerely request you to kindly consider my petition and my concerns to save our beautiful land and surroundings and help us retain the pleasure of living in a peaceful and dust free community. I am requesting you to please take action on my request And decline the permit of high rise buildings/ apartments in this area.

I would appreciate any meeting with you to discuss this matter and I am available for any kind of help and support in this matter.

I look forward to some positive feedback from you. I would like to thank you for attending to the concerns of our community members.

Thanks And Best Regards
Charu Jain / Vivek Jain

155 St. Moritz Terrace SW
Calgary, AB T3H 5X9

Sent from my iPhone

Sent from my iPhone

Pendola, Amy J.

From: SBHCA President <president@springbankhill.org>
Sent: Tuesday, February 18, 2020 9:29 AM
To: Public Submissions
Cc: Yun, Joseph; Jupp David; Waller Shawna; Nelson Tania; Sabzevari Amin; Craig Connie; Bereta Heidi; Naruzny Marshall; Christiaansen Fiona; CAWard6 - Suzy Trottier; Davison, Jeffrey R.
Subject: [EXT] Letter to City Council from Springbank Hill Community Association - Re: Proposed Springbank Hill Developments to be reviewed at February 24 City Council Meeting
Attachments: Application Notice LOC20170386 Comments from Springbank Hill Community Association.pdf; Application Notice LOC20180101 Comments from Springbank Hill Community Association.pdf; LOC20180085 Updated Letter from the Community Association.pdf; springbank-hill-development-concerns_021520 (1).pdf

Dear Calgary City Council Members,

I am writing on behalf of the Springbank Hill Community Association.

As a community association our role is to advocate for 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 Springbank Hill Area Structure Plan (ASP), supported by an achievable infrastructure plan, and respectful of the existing fabric of our community.

We are aware that you will be reviewing several development applications at the February 24th council meeting, and we wish to bring to your attention our community's views on these plans. To be clear we have generally supported applications that fully respect the requirements of the ASP, but we are concerned that some applications appear to exceed the ASP density targets and/or deviate from original land use designations. We have concerns about the impact of growing densities on traffic levels and we have worked with the city planners in an attempt to ensure that proposed infrastructure plans will adequately address the increased densities. Due to the unique nature of the area which consists of rolling land and several deep ravines, road development is constrained and data we have seen from the city's transportation planners indicate that service levels will deteriorate significantly due to the higher densities allowed by the ASP.

So we are simply asking that council only approve applications which are within the limits defined by the ASP, particularly with regards to densities.

We have previously provided written comments to city planners for each proposed development, and I am attaching copies of relevant communications regarding the proposals you are reviewing on February 24. Firstly, we provided our full support for application 2017-0386 (Ronmor). Attached for your reference is our recent letter of support.

Secondly, we provided our conditional support for application 2018-0101 (Slokker/Shane). We had a concern about the proposed land use zoning which potentially allows for densities above the ASP limits so we did not provide our full support. Attached for your reference is our recent letter on this matter.

Next, we have expressed our concerns that application 2018-0085 exceeds the ASP in several ways and subsequently we did not support this application. Please refer to our previously submitted letter on this matter for further details.

There are several other applications that we are opposing for similar reasons, and we will follow-up with council when those applicants come forward for formal approvals at future council meetings.

Finally, we wanted to let you know that members of our planning committee have sponsored a community petition to confirm alignment of our views with those of our residents at large. The petition is well underway, we currently have 270 signatures of which over 200 are residents in our community and the remainder are in surrounding areas. The current results of this petition confirms support for our position that council should only approve applications which are clearly within the allowable limits of the ASP. Attached is a copy of the petition for your records.

Please be advised that members of our community association planning committee will attend the February 24 meeting to make a brief presentation and answer any questions you may have.

Sincerely,

Elio Cozzi

President, Springbank Hill Community Association

website: springbankhill.org

Pendola, Amy J.

From: Anthony Bastiaansen <tony.b@hotmail.ca>
Sent: Tuesday, February 18, 2020 2:51 AM
To: Public Submissions
Subject: [EXT] LAND USE AMENDMENT LOC2018-0085/CPC2019-1079
Attachments: Springbank Hill ASP Density.pdf

Attention office of the City Clerk. Please find attached my comments and concerns regarding CPC2019-1079 for inclusion in the public hearing on February 24th.

Best Regards,
Anthony Bastiaansen
Tony.b@hotmail.ca

Sent from [Mail](#) for Windows 10

Pendola, Amy J.

From: Amin Sabzevari <masabzevari@yahoo.com>
Sent: Saturday, February 15, 2020 2:38 PM
To: Public Submissions
Subject: [EXT] Fw: BYLAW 27D2020
Attachments: springbank-hill-development-concerns_020320.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Sorry, I forgot to attach the petition and residents comments and concern! Please make sure our residents to be heard.

Thanks,
Mohammad Amin Sabzevari

----- Forwarded Message -----

From: Amin Sabzevari
To: PublicSubmissions@calgary.ca
Sent: Saturday, February 15, 2020, 02:04:59 p.m. MST
Subject: BYLAW 27D2020

Hello,

With reference to Land Use Redesignation "SPRINGBANK HILL BYLAW 27D2020".

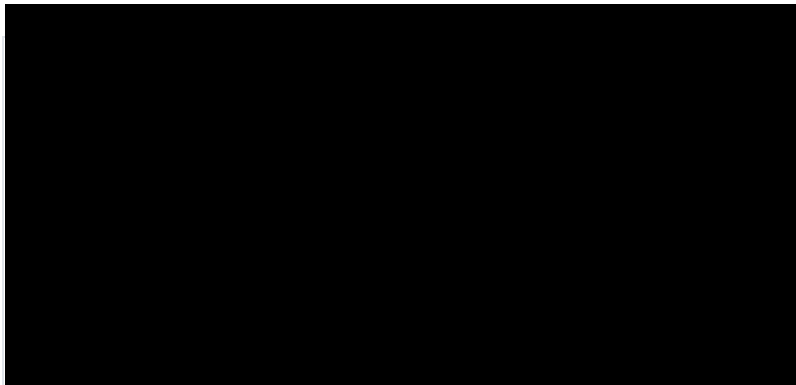
As springbank hill resident and adjusting property owner of this re-zoning. I would like to oppose this change! This change is not as per ASP and not supported by me! Nor by Springbank hill community association.

I and more than 200 springbank hill residents have signed the below link petition opposing any application beyond ASP. And these changes are included to our petition.

Please read the petition and read residents comments and concern. Please do not ignore us!

Mohammad Amin Sabzevari
207 st Moritz Terrace SW T3H 5X9

[Sign Petition: Springbank Hill development concerns](#)



Sign Petition: Springbank Hill development concerns

To City of Calgary Council The Springbank Hill ASP was passed and approved by City of Calgary Council in the Su...