

**Pendola, Amy J.**

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**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.**

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**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.**

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**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](http://springbankhill.org)

From: Elio Cozzi ecozzi@shaw.ca  
Subject: Application Notice LOC2017-0386 - Comments from Springbank Hill Community Association  
Date: January 9, 2020 at 3:22 PM  
To: Yun Joseph Joseph.Yun@calgary.ca, DP Circ DP.Circ@calgary.ca  
Cc: planning\_planning@springbankhill.org

EC

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

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 areas 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](http://springbankhill.org)



From: **Elio Cozzi** ecozzi@shaw.ca  
Subject: Application Notice LOC2018-0101 - Comments from Springbank Hill Community Association  
Date: January 9, 2020 at 3:21 PM  
To: Huber, Morgan J. Morgan.Huber@calgary.ca, DP Circ DP.Circ@calgary.ca  
Cc: planning\_planning@springbankhill.org

EC

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 buildforms 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](http://springbankhill.org)

From: **SBHCA President** president@springbankhill.org   
Subject: LOC2018-0085 - Updated Letter from the Community Association  
Date: October 28, 2019 at 1:10 PM  
To: Yun Joseph joseph.yun@calgary.ca, Morgan J. Huber Morgan.Huber@calgary.ca, Melanie M. Bishoff Mel.Bishoff@calgary.ca  
Cc: Juan Lourdes lourdes@hivedevelopments.ca, Jeffrey R. Davison jeff.davison@calgary.ca, Christiaansen Fiona fiona@fionac.com, Waller Shawna waller4ski@icloud.com, Nelson Tania tania@tanielson.com, Sabzevari Amin masabzevari@yahoo.com, Mathew Liza liza.mathew@ca.ey.com, Craig Connie coho\_connie@hotmail.com, Bereta Heidi bereta.heidi@gmail.com, Naruzny Marshall mnaruzny@shaw.ca, Jupp David djupp1@yahoo.com



To Joseph, Morgan and Melanie,

On behalf of the planning committee for the Springbank Hill Community Association I am providing you with our updated comments regarding the land use amendment plan for the Slokker proposed development at 85th Street & 17th Avenue SW.

Based on our interpretation of this land use application we are unable to provide our support at this time.

The Springbank Hill ASP was passed and approved by Council in the Summer of 2017. One of the primary objectives of the ASP was to create a cohesive plan for the 190 acre study area. By creating 5 neighborhood area density zones, placement of neighborhood nodes, and a neighborhood activity centre, the intended goal was to avoid the potentially inconsistent development approach that might otherwise occur as a result of having over 15 different land owners and developers in the study area.

At this time only 5 applications have been reviewed by CPC and council, within the 190 acre study area. Four were within the bounds of the ASP in terms of density, and build form. The 5th application requested a density increase of 150% without an ASP amendment, and we understand is currently under review. These 5 applications account for less than 20% of the 190 acre study area.

The subject of this letter, LOC2018-0085, represents the 6th application which will soon go to CPC for review.

As a result of our discussions with city planning, and with the applicant, we are very concerned that there appears to be a willingness to allow substantial increases in density and modifications to build form, and an increase in the amount of retail/commercial development versus limits originally established in the ASP. We are also concerned about the apparent lack of a formal mechanism or process to address the cumulative impacts of individual development changes on the overall 190 area study area, in terms of infrastructure needs, additional traffic impacts and other impacts to the existing community. We are also very disappointed with the city in that after many years of work and engagement with the community to establish an approved ASP in 2017 you appear to be prepared to dismiss the requirements and limits in the ASP document that were established by you and accepted by the community.

In reviewing this land use application there are several issues we wish to raise:

1. Request to change the ASP 'medium density' zone to 'mixed-use zone' in the area south of 19th Ave

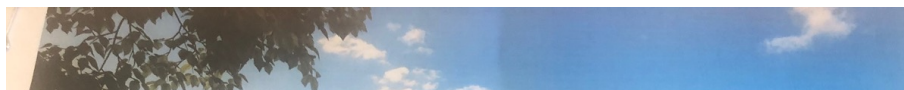
The applicant has requested an ASP amendment to change the medium density zone to mixed use south of 19th ave along 85th street. Our understanding after discussing this with the planning department is that the applicant believes that the community will support additional retail offerings.

We are concerned that pushing retail development further south is outside the scope of the ASP and seems to be excessive in our opinion. We note that there is 260,000 sq ft of retail planned less than 100 metres from this location on the north side of 19th ave as per the ASP. There is also an existing retail node less than 400 metres south of this location on the west side of 85th street. In addition, the existing Aspen Landing shopping mall is less than 400m north of this location. We had previously expressed concerns about potential traffic issues in our community and it is our belief that the additional retail will only make the problem worse.

We also wish to note that the ASP identifies a goal to achieve a pedestrian friendly 'livable street' on 19th Ave, incorporating a blend of retail and residential. We are very concerned that the proposals to date are not incorporating the desired design features for this mixed use area as originally defined in the ASP. We supported the following design elements when the ASP was approved but we have yet to see these elements included in any of the proposed developments:

- All development sites shall provide short, direct and convenient multi-modal connections to the community
- Active Modes Crossings shall be integrated within the site
- At-grade units should be oriented to the street and provide a seamless at-grade transition to the public sidewalk
- Sites shall incorporate a pedestrian-scaled lighting and street furniture treatment that contributes to a high quality urban environment
- Parking should be located underground where possible
- Where surface parking areas are considered, they should: a) be located at the rear or side of buildings and screened with landscaping; and b) incorporate Low Impact Development (LID) treatments to reduce environmental impacts

As a specific example, we are concerned with the proposed design of the condo building on the southeast corner of 85th St and 19th Ave SW. As shown in the attached illustration provided by the applicant, a retail mall is incorporated into the first floor of the a condo building with no street level access from 85th or 19th ave, a large surface level parking lot. This is not a pedestrian friendly design! We can't expect to achieve the goals stated in the ASP if we continue to allow the same type of automobile friendly designs!





We also request that the planning department provide the community with a sound basis for their recommendation to amend the ASP, only two years after establishing the original ASP guidelines.

2. Request to change the ASP 'Low Density' zone to 'Medium Density', south of the new proposed mixed use zone on the south side of 19th Ave

We understand that the applicant is requesting to change the 'low density' zone in their original application to 'medium density'. This request would increase the ASP planned density by 135%. We also note that the ASP requires a transition and variety of build forms which may not be addressed in this zone.

We also understand that the planning department would consider the amendment from low density to medium density to create a better transition to the proposed new mixed use modification. We believe the critical discussion will be the decision for the mixed use area, and if there is no support for that decision then our view is that the low density area should remain unchanged.

3. Request to change the ASP 'Medium Density' zone south of 19th ave, east of the ravine, to DC

The applicant is effectively requesting a density increase of 40% within the proposed DC area, over the original ASP medium density zone. The planning department criteria for approving this appears to be based on the fact that this location is adjacent 19th ave which is planned to be a 'livable street'. The designation of 19th Avenue as a 'livable street' was the original intention of the ASP so we question why the original zoning in the ASP is no longer relevant.

4. Insufficient development plans have been submitted

In reviewing the land use application and submitted development plans to date, preliminary development plans have been submitted for only 25% of the land use area. We are questioning how this land use application can proceed without additional information regarding development plans and an understanding of the full impact on densities versus the limits placed in the original ASP.

5. Traffic Study Requirements

We have made numerous requests to the city traffic department and planning department, as well as the applicant, to review the traffic impact analysis of this and other developments. To date, we have not received a satisfactory response. The community had been given information on the traffic analysis based on the initial ASP plans but we are unaware of any updated traffic impact studies. As we believe the study area has a very limited capacity to accept increased traffic we request further analysis and discussion on this matter.

6. Pathways and Connected Communities

Given the current patchwork of development along 85th street the ASP vision of a continuous pathway through the community seems to have been lost, leading to disconnected paths, streets designated as pathways where traffic densities are unknown, a pathway now suggested on the westside of 85th (the original plan was to run paths on the east side), but without clear development plans we are concerned about the city's ability to deliver on it's vision. In reviewing current development plans, placement of residential buildings are being positioned to limit multi-modal traffic in an east west fashion, in essence creating a gated community, purposely making it difficult for the community at large to traverse the new developments. This is at odds with the city's planning criteria.

In summary, given the above 6 concerns, we cannot support this application. We are planning to meet with the applicant to discuss their plans in more details and to present our concerns. In addition, our community association requests that the city require the applicant to submit concurrent development plans for the entire land use application area, so that the planning department, CPC, council and the community can fully understand the impacts of the revised proposal to the overall 190 area study area development.

Finally, we question why the city would even consider deviating significantly from the original ASP plans for this area. The community has accepted the intentions of the original ASP, any amendment

should require new community engagement sessions otherwise the entire ASP process loses credibility with the community.

Sincerely,

***Elio Cozzi***  
**President, Springbank Hill Community Association**  
website: [springbankhill.org](http://springbankhill.org)

**Pendola, Amy J.**

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**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 24<sup>th</sup>.

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

Sent from [Mail](#) for Windows 10

Attention Office of the City Clerk

From:  
Anthony Bastiaansen  
159 St. Moritz Terrace SW  
Calgary, AB T3H 5X9  
Email: tony.b@hotmail.ca

When my wife and I purchased our home in the fall of 2015 we looked very closely at the communities that we were considering and chose Springbank Hill because of the type of community that it was then, is now, and was projected to be by the area structure plan at that time; not what this development application is planning to make it. My wife and I made some financial sacrifices in order to start our family in this community because we believed that it was worth it for our children. The 2014 ASP met the requirements of the MDP and had a projected density that was less than half of what is being brought in 5 years later. Springbank Hill is a community of pre-dominantly single-family homes and low-rise apartments. Re-zoning to MU-1f5.0h50 grossly exceeds the minimum requirements of the MDP. According to the land use proposal, 15 story buildings could be directly across the street from single family homes. While the site is located in a ravine, it's not a deep one. A 15 storey building built in a 10 meter ravine will still tower more than 30 m over the less than 10 m tall surrounding homes. Backyards and homes that once had privacy, will now have walls of windows towering over them.

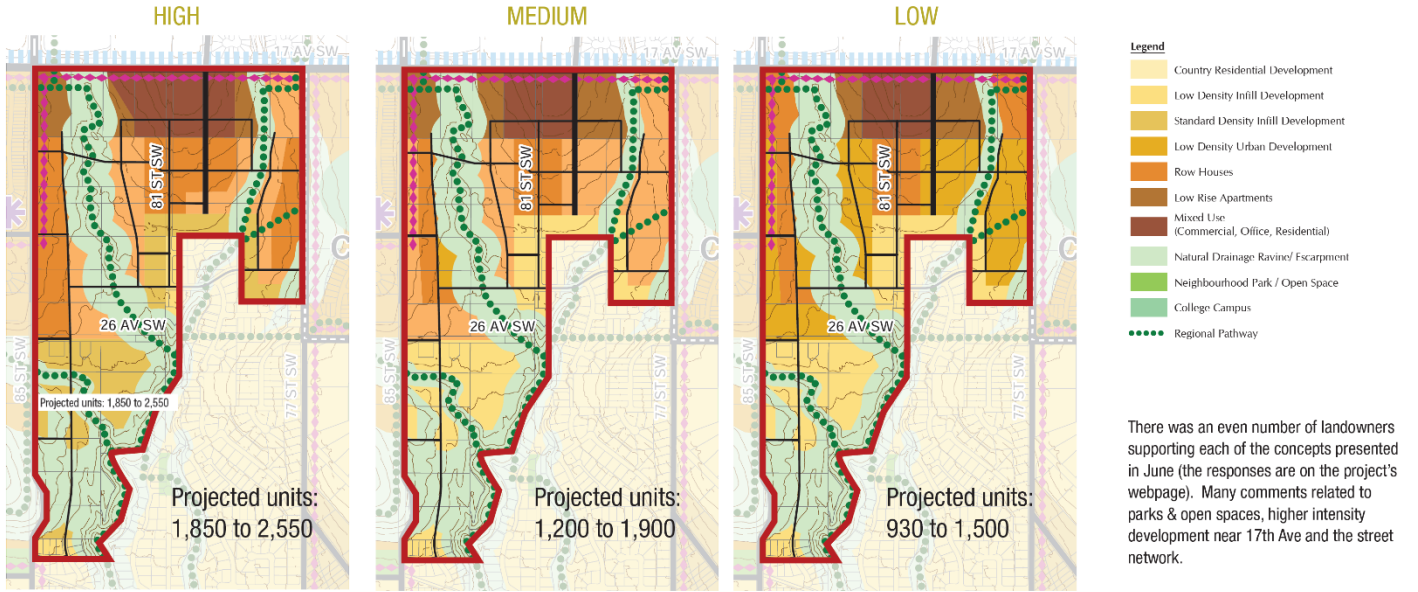
O2 has provided many drawings of how the municipal reserve and streets will be built, but they have provided almost no information on what they intent to build above ground on the locations to be designated MU-1f5.0h50. O2 has provided a drawing in 2018 that didn't require MU-1f5.0h50 zoning, so the fact that they now need land use re-designation again shows that those drawings are now outdated. Comparatively, Ronmor Developers have provided detailed images, maps and even a rendered video of what they intent to build. Piggy backing in approval for MU-1f5.0h50 re-designation with the MU-1f3.0h20 re-designation that does have development plans would give O2 a carte-blanche to build 15 storey buildings. A land use re-designation that differs this significantly from the existing designation must be accompanied by a development plan.

When my wife and I were searching for a house, privacy was high on our list of requirements. My wife and I invested in a house that overlooked an area that was expected to have buildings ranging from row houses to low rise apartments; either of which would have still afforded us some privacy. If we had wanted to live amongst 15 storey buildings, we wouldn't have moved out of the belt line. (Where 15 storey buildings belong.) Now the beltline is coming to us!

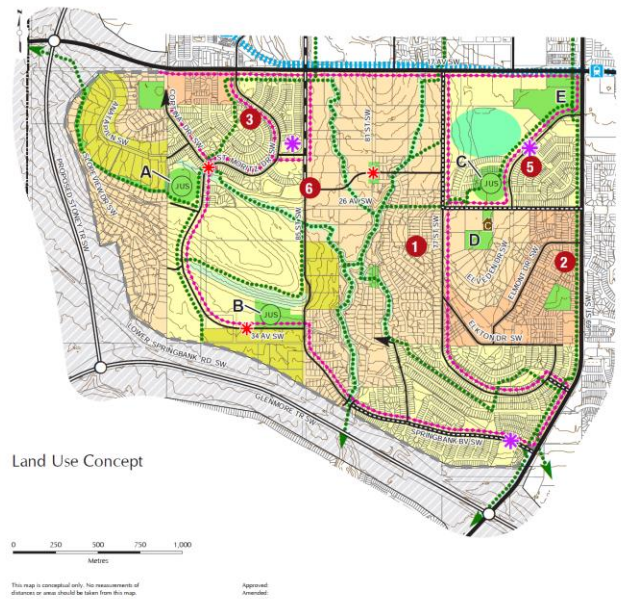
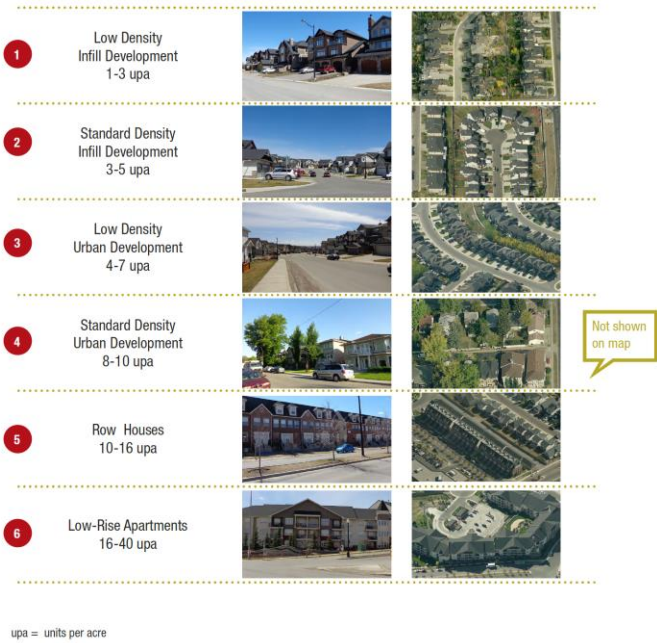
This is the information provided by the City of Calgary at the time that my wife and I bought our home in Springbank Hill:





- 2014-02-18 oh-panels for Spingbank hill ASP proposed changes. (Which was created under the same 2009 Municipal Development Plan referenced in CPC2019-1333.)

These were the concepts presented at the June 19, 2013 Open House



# Visualizing Density



Location \ Date:	2014-02-18	2017-04-07	2017-ASP Final	2019
Adjacent to 85 <sup>th</sup> between 17 <sup>th</sup> and 19 <sup>th</sup> Ave	Medium to High Density Plans - Low-Rise Apartments - <b>3 to 4 storeys</b> - <b>40-99 uph</b> 	Mixed Use 6 storeys ( >125 uph)	Mixed Use 10 storeys	Mixed Use 13 to <b>15</b> storeys <b>215 uph</b> 
On the SE corner of 85 <sup>th</sup> Ave and 19 <sup>th</sup> St.	Row Houses <b>3 storeys</b> <b>25-40 uph</b> 	Medium Density Residential 38-148 uph 4 storeys	Medium Density 6 storeys	Mixed Use <b>6 storeys</b> <b>97 uph</b> 
Total Units	980 - 1765	6000	6000	

**Pendola, Amy J.**

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**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".

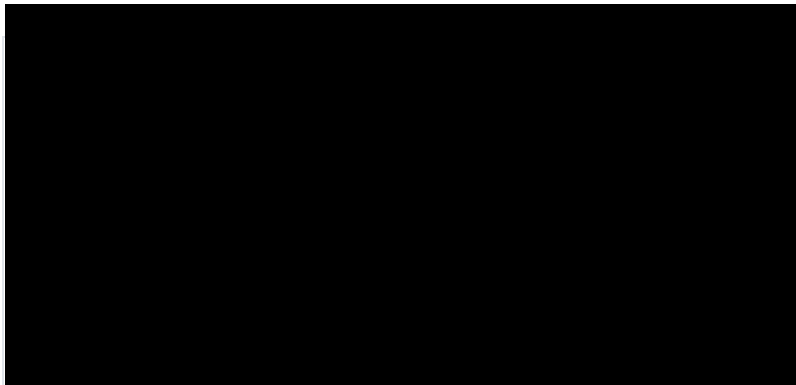
As springbank hill resident and adjusting property owner of this re-zoning. I would like to oppose this change! This change is not as per ASP and not supported by me! Nor by Springbank hill community association.

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...