

## Community Association Letter

From: SBHCA President [mailto:president@springbankhill.org]  
Sent: Tuesday, May 05, 2020 2:20 PM  
Subject: [EXT] LOC2018-02131 - Comments from Springbank Hill Community Association

Ben,

I am writing on behalf of the Springbank Hill Community Association concerning application LOC2018-02131 at 131 St Moritz Drive SW. Based on our review of this application along with information from prior meetings with the applicant and numerous comments received from our community residents in the vicinity of this proposed development, we are firmly opposed to this development.

During several meetings with the applicant, the community association and the community residents at large attempted to work with the applicant to achieve a compromise, but were faced with what some of our residents interpreted as a 'support it or else' attitude from the applicant and this has contributed to the overwhelming level of community opposition to this development. Please see the attached document #1, a scanned copy of a meeting invitation from the applicant to the local residents and refer to the last paragraph on page 2 (starting with 'Alternatively, and without support . . .'). Residents who attended the meeting have advised us that they experienced what they believed was an attempt to intimidate them into supporting the proposal without any changes. Despite a lack of support from the residents the applicant has proceeded without any consideration of the concerns which were voiced.

Following are additional detailed comments for your consideration:

### 1. Commercial Proposal

In discussions with the applicant, the retail development was presented as a "wellness center" which would differ from any other retail in the immediate area. In reviewing attachment #2, (the applicant's 'Market Study') on page 4 under the heading "Development Concept Evaluation", we note the mention of retail uses such as convenience retailing, dry cleaning, salon, and restaurant establishments. This is inconsistent with the message we received from the applicant.

The applicant is requesting DC zoning which would allow all the uses suggested in their Market Study, with the exception of the following uses: addiction treatment, brewery, winery and distillery, cannabis counselling, cannabis store, drink establishment, and liquor store. Our conclusion is that the applicant is not actually planning to create a "wellness center" but a retail strip mall as provided in other locations in close proximity. While this strip mall concept plan is approximately .06 - .07 ha, and the proposed ASP Amendment re-designating this area as a neighbourhood node would be limited to .08 ha, we don't see any city requirement that would prevent the applicant from developing the entire area as retail. While the proposed DC zoning allows a maximum of 45 uph and limits the size of individual retail units, it does not limit the footprint of the retail area, and this results in the unacceptable possibility that the applicant could develop retail on the entire parcel of land.

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### **2. Commercial Viability**

While the market study (attachment #2) mentions the existing retail locations in the community and highlights the proposed growth in residential development in SpringBank Hill. It does not provide any assessment of the proposed retail development elsewhere in the ASP study area. It only briefly mentions the Ronmor project 'Springbank Hill Market' which will introduce 242,000 sq ft of retail space less than 600 metres away from this applicant's proposed retail development. It also does not acknowledge the mixed-use retail development that has been approved in LOC2018-0085. This introduces another 50,000 sq ft of retail on 85th St north and south of 19th Ave. Mixed Use retail north of 19th Ave has also been approved at land use, and DP 2019-4791 has already been submitted. This retail development is less than 400 metres away from this submission.

The study also neglects to mention that other mixed-use area's designated in the ASP along 19th Ave that will be built as the residential development is further developed. Finally the market study does not take into account the likelihood that several other mixed use developments will be encouraged along 19th Ave in accordance with the ASP guidelines. One example is LOC2020-0016, which is supported by the neighbourhood node concept in this area. Our conclusion is that the analysis was limited in the Market Study in order to support the applicant's desire for a retail component in their development, and this is in our opinion very misleading.

### **3. Residential Density / Integration / Green space.**

As shown in the submitted land use designation, the increased residential density is shown as a wall of townhomes across the entire western edge of the property and a large parking lot. There is no connectivity or integration to the established community to the west, there is no green space incorporated into the design and no pathways forcing inconvenience to all existing residents other than those directly east. This design goes against the stated goals of the Springbank Hill ASP, as well as that of the Calgary's MDP.

### **4. Traffic Concerns**

With this proposed commercial/townhome development the community residents are concerned about the increased traffic in this community which houses many families with young children. With the existing on-street parking along St. Moritz Drive already often fully utilized, the residents of the surrounding streets immediately behind the parcel of land are concerned that due to the current direct access walking path vehicles will utilize their street for overflow parking or as parking that is more convenient for residents in the western portion of the community. These streets often have children riding their bikes or playing as they are cul-de-sacs and generally quiet to traffic. In addition, St. Moritz Drive will have increased traffic at the proposed site as well as at the intersection off 17th Avenue into the community (which has poor line of sight up the hill west on 17th Ave), both of which pose additional safety concerns.

While the neighbourhood node designation, specifically calls for multimodal access, the concept design shows a walled off development, with townhomes to the east, retail to the west, and a

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large parking lot in the middle, providing no connectivity to the existing neighbourhood, other than for vehicular transportation.

### **5. ASP land use designation**

The applicant has owned this property for quite some time, and the property had been designated for SC-1 / DC to allow for a daycare operation. The city's default designation based on the recently completed Springbank Hill ASP is 'standard suburban'. During our meetings, the applicant was asked why they had chosen not to participate with the city planners during the ASP planning phase, and the applicant stated that they were unaware of the process. We understand from the applicant's communications with the community that they are unable to recoup their investment with an SC-1 designation and its approved uses, however, it begs the question why should it be the responsibility of the surrounding community to compromise land use for what may have then been a potentially poor business decision by the applicant, with obvious lack of engagement at the appropriate time during the ASP development process. Still as noted above, we have been more than willing to engage in meaningful discussion, around higher densities than the R-1 as is specified in the ASP, but have been met with an unwillingness to engage in any discussion that does result in the applicant's preferred design, without any concern for the neighbourhood. We fully understand the planning process, and while many of these matters could be dealt with at future phases including the DP Phase, the applicant has been completely unwilling to entertain any changes, so we don't see a solution path using future dialogue. We are therefore asking that CPC and City Council both reject these plans and ask the applicant to work with the community to find a solution that can be supported by residents.

In conclusion the community wishes to express their strong opposition to this proposed development and specifically the broad request for retail usage that would come with the proposed rezoning. We were prepared to support a daycare development combined with an appropriate amount of residential and are open to ongoing meaningful discussions on this matter. Please provide a copy of this letter to members of the CPC prior to their May 21 meeting on this application.

Sincerely,

Elio Cozzi  
President, Springbank Hill Community Association  
On behalf of the SBHCA Planning Committee  
website: [springbankhill.org](http://springbankhill.org)