

Charlie Spence
2026 81st Street S.W.
Calgary, Alberta
T3H 3V9

June 12, 2017

The City of Calgary
P.O. Box 2100 Stn. M
Calgary, AB T2P 2M5



Attention: The Mayor and Members of Council

**Re: Springbank Hill Area Structure Plan
Bylaw 28P2017, CPC2017-194**

My wife and I reside in the Springbank Hill area, at 2026 81st Street SW, approximately 200 metres south of 17th Avenue SW (See Map attached) Our property is strategically located adjacent to the proposed Neighbourhood Activity Centre and Mixed Use area to the north and is indicated as Medium Density Residential on the Land Use Concept in the proposed Springbank Hill Area Structure Plan that is before Council today. As a landowner within the Area Structure Plan, we have been extensively involved with the planning process to date, including open houses, meetings with Administration as well meetings with adjacent landowners. In so doing we have retained the services of various consultants to assist us in the process and have carried out preliminary site investigations.

We certainly recognize and appreciate the numerous challenges in planning this Springbank Hill area including but certainly not limited to fragmented ownership, sloping land/topography, servicing and diverse landowner interests. We would therefore like to acknowledge Administration for the efforts and the outcomes thereof in the preparation of the proposed Area Structure Plan.

We would like to express our support for approval of the Area Structure Plan **as recommended by and including the amendments of Calgary Planning Commission**, in particular the amendment to Section 3.1.6.3 regarding the maximum number of storeys in the proposed Medium Density area. Given the strategic location and the sloping land/topography of our property and properties in proximity to us, the maximum height proposed of 6 storeys in the amendment by CPC is critical in providing the flexibility to achieve the intent and direction of the Area Structure Plan and Municipal Development Plan.

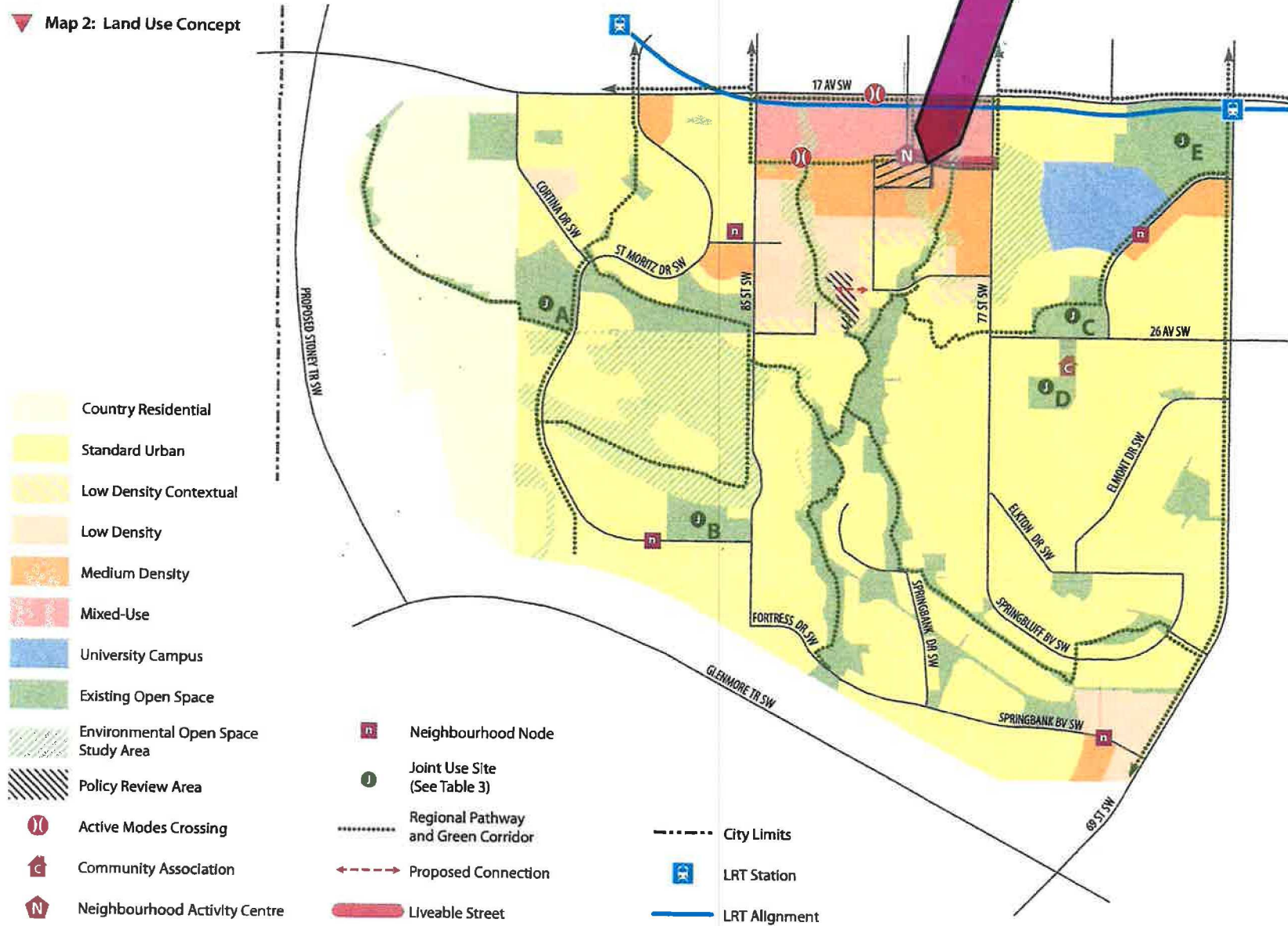
In closing, while we support the proposed Area Structure Plan, we are somewhat concerned about the nature of the "proposed connection" indicated on map 2 of the ASP extending the collector road from Spring Willow Drive SW to 85th Street SW. As the connection may encourage short cutting past our property similar to Sierra Morena Blvd. SW, we suggest that, if the connection is required, it be limited to a "transit only" and pedestrian/bicycle crossing.

Regards,

A handwritten signature in black ink, appearing to be "C. Spence".

Charlie Spence

Map 2: Land Use Concept



Note: Map is conceptual only. No areas or distances should be measured or assumed. EOS study area identifies areas to be further evaluated. Lands that do not qualify as Environmental Reserve may be developed provided no other limitations exist.