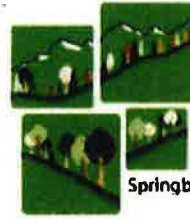


Springbank Hill Community Association



S·B·H·C·A

Springbank Hill Community Association

7541- 26 Ave SW
Calgary, AB, T3H 3X2
Email: info@springbankhill.org

June 1, 2017

The City of Calgary
Councillors Offices (8001)
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

To: All members of City Council



RE: Springbank Hill ASP (M-2017-019)

Over the past several years, the City of Calgary planning department has been working to amend the Springbank Hill Area Structure plan. Multiple design workshops, open houses, and information sessions were held, engaging the residents of Springbank Hill, landowners, and potential developers soliciting their opinions and feedback. The Springbank Hill Community Association (SBHCA) has worked with multiple dedicated individuals at the city, including resources from the planning, traffic, geo-demographic, and parks department.

During these sessions, multiple concerns were raised, involving transition areas, building heights, traffic, and green space. These concerns are again detailed below. The SBHCA felt the April 11, 2017 ASP Draft from the city administration provided a reasonable and balanced response to all stakeholder concerns, and with diligence and proper stewardship during the land use/outline plan stage, a development that integrated and improved the existing community would be obtainable. Yet the CPC did not accept it as is.

During the April 20th Calgary Planning Commission (CPC) meeting, we felt there was a lack of acknowledgement of the residents' concerns. We also believe that the CPC did not acknowledge the geo-demographic analysis by city administration. The sentiment expressed from the CPC was that the revised ASP policy did not do enough in the 189 acre study area to reflect the intent of the Municipal Development Plan (MDP) in the Springbank Hill area as a whole. Proposed amendments to the ASP were brought forward by CPC and passed to dramatically increase building heights, even higher than originally specified by city administration.

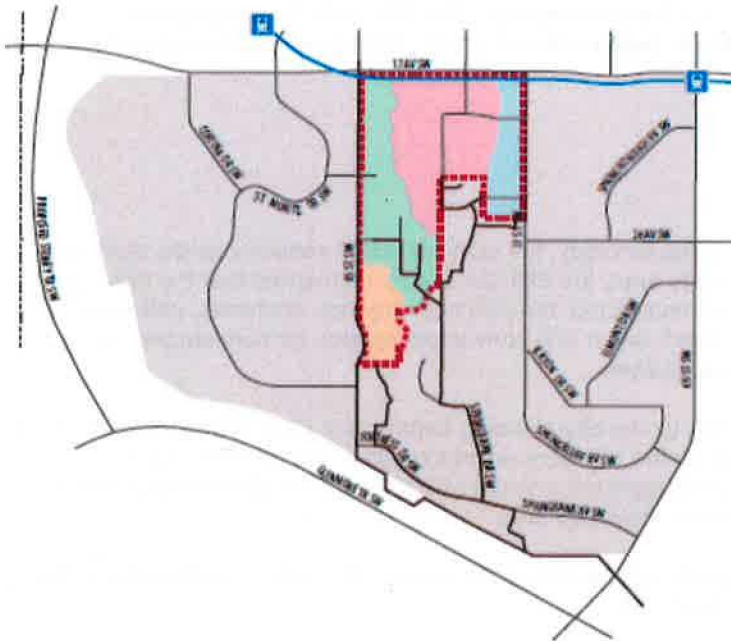
Visit our website at www.springbankhill.org

Additional Details

Based on the city administration recommendations and the residents' concern the SBHCA requests:

- The mixed-retail building height be lowered from 10 storeys (as per the proposed CPC amendments) to no more than 6 storeys (as per the April 11, 2017 ASP Draft from city administration)
- The medium density building height be lowered from 6 storeys (as per the proposed CPC amendments) to no more than 4 storeys (as per the April 11, 2017 ASP Draft from city administration)
- The building height surrounding the NAC be lowered from 10 storeys (as per the proposed CPC amendments) to no more than 6 storeys (as per the April 11, 2017 ASP Draft from city administration), to provide for an attractive, usable gathering area as originally envisioned
- Increase the low density contextual area to provide appropriate buffer to ensure seamless integration of new developments within existing areas already developed to suburban densities.
- Ensure a framework exists to provide a solution for the liveable / high street development.
- The SBHCA also requests a minimum of 4 acres, out of the required 18.9 acres MR required be set aside as programmable space for the community. The site is to be a square or rectangular parcel (maximum width to depth ratio of 1:1.5). Site grading should be less than 2.0 per cent.

The SBHCA has consistently raised the following concerns. These concerns specifically reference the 189 acres of developable land in the Springbank Hill community known as the “study area”



Lowered mixed-retail building height from 10 storeys to 6 storeys
Lowered medium density building height from 6 storeys to 4 storeys

During the CPC, no mention of the geo-demographic, traffic, ER sensitivity was taken into account and the CPC recommended:

Mixed-retail building height be raised from 6 to 10 storeys
Medium density building height be raised from 4 to 6 storeys

Based on the city recommendations, and the residents concern the SBHCA requests

- **The mixed-retail building height again be lowered from 10 storeys to no more than 6 storeys.**
- **The medium density building height again be lowered from 6 storeys to no more than 4 storeys.**

3. Contextual Sensitivity

The SBHCA is fully supportive of the language used in the ASP :

Contextual sensitivity should be achieved through careful site layout, orientation, building design and architecture to ensure seamless integration of new developments within existing areas already developed to suburban densities.

But we feel, by many other statements in the ASP this is not accomplished

- **Building Heights**
 - The surrounding community does not have any 10 storey mixed use retail, 6 storey apartment blocks.
 - There is a concern that given the grades, shadowing with such large buildings could be substantial, and are unsure how this type of development would seamlessly integrate with existing areas
 -
- **Neighbourhood Activity Centre (NAC) in section 3.4.1 page 23**

The NAC is a central destination point comprised of a range of uses and accessible by a variety of transportation modes. Landmark buildings and programmed gathering spaces will provide a strong sense of place

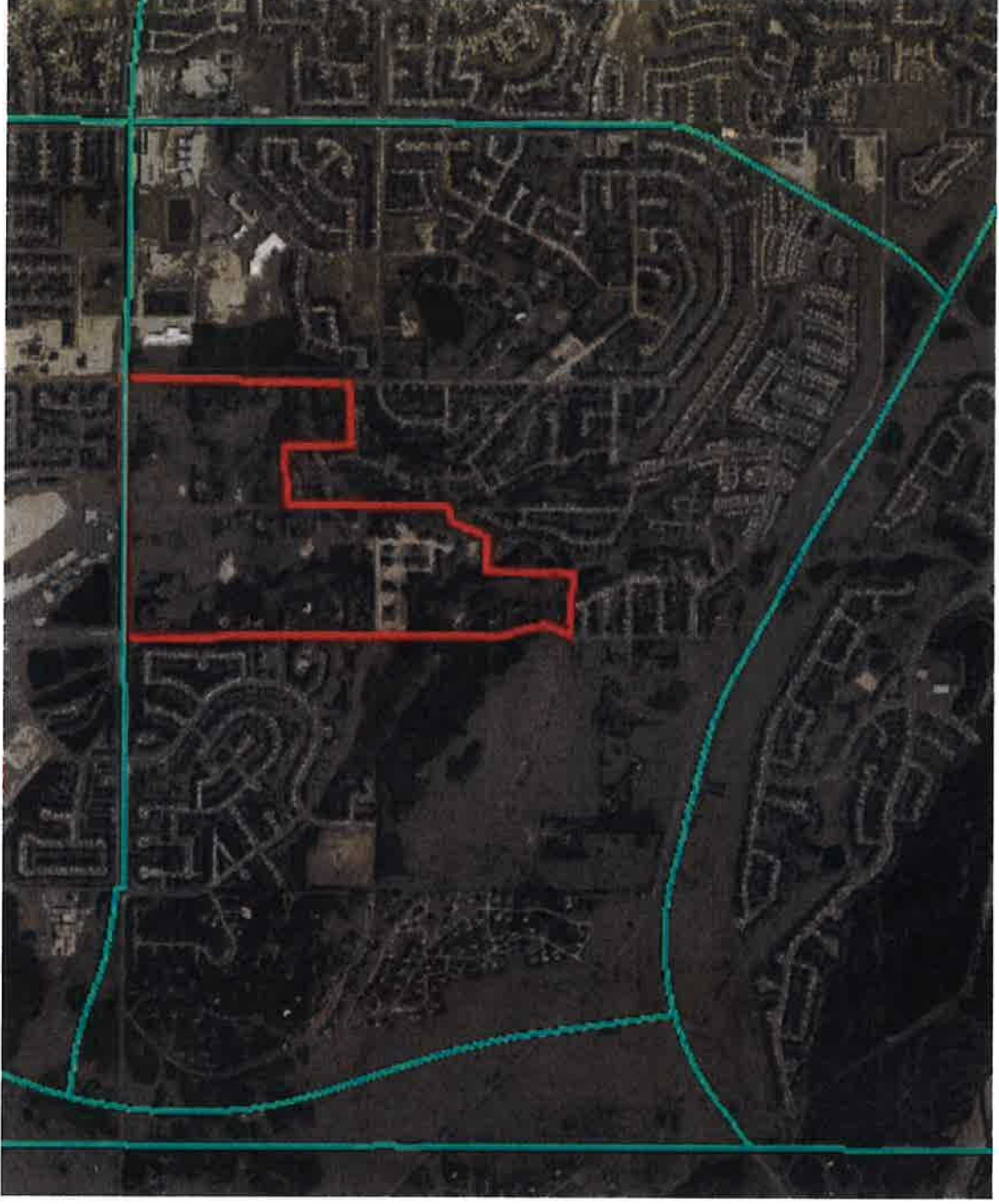
At CPC, the design of the NAC was substantially modified increasing the building height from 6 to 10 storeys.

Originally proposed to have maximum 6 storey buildings, given the footprint of this gathering area, having the NAC surrounded by 10 storey buildings will create an uninviting, unused space, constantly in shadows. The city planning department cannot provide any instances of a proposed NAC, with 10 storey buildings.

- **Buffering for existing developments in the community study area**

Introduced into the ASP in the April 11 2017 version, the "Low Density Contextual" (12-20uph/4.8-8upa) area is meant to provide a suitable transition in density and built form between existing Standard Suburban (7-17uph/3-7upa) and proposed Low Density (20-37uph/8-15upa)

Springbank Hill ASP Population and Job Estimates (Study Area)



Information is for discussion purposes only – and not forming part of the ASP.

Actual development scenarios may vary based on submission, review and approval of future applications

Springbank Hill ASP Population and Job Estimates (Study Area)

Study Area

Population: 4,100

Jobs: 400

Households: 1,600

Density: 27 uph

Intensity: 75 people + jobs / ha

New Communities

Municipal Development Plan

Density Minimum: 20 uph

Intensity: 60 people + jobs / ha,
with the ability to achieve 70

Springbank Hill Community

Population: 16,000 - 17,000

Jobs: 1,750

Households: 6,000

Density: 11 uph

Intensity: 33 people + jobs / ha

Information is for discussion purposes only – and not forming part of the ASP.

Actual development scenarios may vary based on submission, review and approval of future applications

Springbank Hill ASP Population and Job Estimates (Study Area)

	Low Density	High Density	Estimate
Standard Urban	7	17	13
Low Density Contextual	12	20	20
Low Density	20	37	20
Medium Density	38	148	75
Mixed Use	125 p+j/ha	150 p+j/ha	150 p+ j/ha

Information is for discussion purposes only – and not forming part of the ASP.
Actual development scenarios may vary based on submission, review and approval of future applications

