

Community Association Letter

Received Jan 18, 2021

Dear Rayner,

I am writing on behalf of the Planning Committee for the Springbank Hill Community Association, in regards to DP2019-4791.

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, and the SpringBank Hill ASP, supported by an achievable infrastructure plan, and respectful of the existing fabric of our community.

We are appreciative of the time and effort put forth by the applicant, and are generally supportive of this application. We do have some comments noted below for your review.

1. Overall Design / Density:

We understand the density and height of the building is within the ASP guidelines, and the overall design and usage of the building is also within allowable parameters. We also note the extra attention that has been given to the 19 Avenue treatment. The courtyard on 85th street and 19th ave will be a great addition to the community, and a wonderful gateway of the livable street concept as envisioned by the ASP.

2. Signage:

An incredible amount of discussion was held around the signage of this development. The community is now supportive of the conditional approval given by planning based on the following statement:

All illuminated signage to be indirect or backlit, and consistent for all retail signage on the development.

We also wish to indicate our community's preference for indirectly lit signage. In addition it is our understanding that there will be no other signage planned on the west end of the development other than building signage as shown on the development permit. Finally it is the community's understanding that the developer will undertake to ensure that the signage on the north eastern edge of the development will be unobtrusive, given the proximity to the environmental reserve and regional pathway entrance.

3. Regional Pathways - Connectivity

In review of the regional pathways in the area it is noted:

- The City has advised that the east side of 85th street directly to the west of this development will be a 2.5 to 3m wide multimodal pathway (this is not specifically shown in the DP drawings)

- the 2nd regional pathway located in the ravine terminates just east of this development on 19th Avenue, which is designated as a Livable Street in accordance with the ASP

- this regional pathway has the opportunity to create additional connectivity possibly through DP2019-4791, and DP2019-4785.

We have attached a drawing denoting pathway connections for reference purposes. We would like to receive updates on any changes made to this plan.

As presented at CPC and Land Use meetings, the stated vision for the retail usage was for a multimodal, community based retail location. Given that this applicant is also the applicant for the land use area subdivision, and for DP2019-4785, the community would like to see additional connectivity into and through this development, both to the west to the 85th Street multimodal pathway, and to the east and south towards the ravine regional pathway.

Finally, though not a specific requirement for this DP, the community wishes to see plans for the regional pathway entrance from the ravine onto 19th Avenue just east of this development, to confirm that the design is integrated with this development and supports the ASP Liveable Street concept. We request that CPC and the City give consideration to this request. We are concerned that current approval processes at the City allows for upwards of 5 years delay in creating and approving the pathway plans, and we question why it cannot be done along the same approval timeline as this DP.

Sincerely,

Elio Cozzi
President, Springbank Hill Community Association
website: springbankhill.org

Drawing denoting Pathway Connections

