

Community Association Response



Springbank Hill Community Association

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

March 29, 2021

TO: City of Calgary, Planning and Development

Attn: Angela Kiu, Planner

RE: **Applications: LOC2020-0109 and SB2020-0168**

Dear Angela,

With respect to the above noted applications pertaining to the property located at 7217 - 26 Ave SW, please accept this written submission.

The SBHCA generally does not object to this application but has the following conditions for approval of the above noted application:

Subdivision and Density: The SBHCA supports a subdivision from one residential lot to no more than 3 lots resulting in a density of 12.5 units per hectare. Each subdivided lot would be R-1 and have a single family home built upon it. Care will be taken to place the newly constructed buildings to facilitate the use of a shared driveway as set out below.

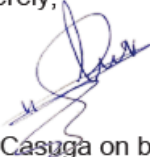
Driveway design: The 2 new subdivided lot shall have a shared driveway with sufficient area to allow vehicles to turn around so as to prevent the need to back out of the driveway onto 26 Ave. Ideally, house design would involve garages that enter from the east or west and not the north. The mutual access to the driveway shall be registered on the titles of all 3 subdivided lots. The driveway shall be centered along the shared property line between the 2 new subdivided lots.

Access: The existing driveway access is to be used to access from the north via 26 Ave. There shall never be more than one access point to 26 Ave SW from these subdivided lots and the driveway shall not exceed 13.5 m at the point at which it accesses 26 Ave. Access shall be "right in right out" meaning vehicles entering the driveway shall come from the west only and exiting vehicles shall only be permitted to turn eastbound. Trees that impede visibility from the driveway should be removed.

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Curbs: Frontage to 26 Avenue shall be completed to the standard of the adjacent lots at the time of the development including a setback for road widening and completion of the sidewalks as required. The developer shall ensure placement of light posts consistent with the ones on the adjacent lots. No vehicle parking shall be allowed on the southside of 26 Ave adjacent to the lot. Fencing on the north side of the lot should be limited to assist visibility for vehicles exiting the driveway.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Casuga', with a stylized flourish at the end.

Alex Casuga on behalf of
Springbank Hill Community Association
Planning and Development Committee
Cc:

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