



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Andrew

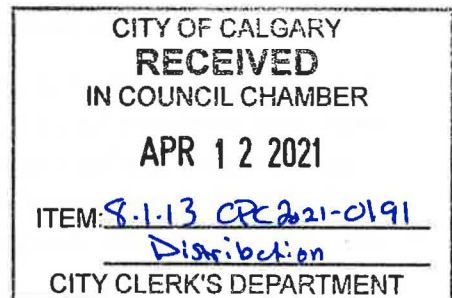
Last name (required) Kryzan

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Amendment LOC2020-0106, Public Hearing of City Council on April 12

Date of meeting Apr 12, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters) see my attached letter to Council members



2435 Sovereign Crescent SW
Calgary, AB T3C 2M4

April 12th, 2021

Re: Land Use Amendment LOC2020-0106, Public Hearing of City Council on April 12, 2021

Dear Council Members,

Being a resident immediately adjacent to the development that has been vacant since 2010 I am keen to see this land developed. However I have several comments that cause me to waiver from giving this development unconditional support.

I remain unconvinced the TIA submissions made by the proponent that address the exit from our neighbourhood at the intersection of 26th Street SW and Bow Trail SW, the only exit that provides access to Bow Trail east bound, are correct. Very simply put, none of us, including Council members, other than perhaps a few of the employees in Calgary's Corporate Planning Applications Group (CPAG) are competent at and capable of critiquing VISSIM models to ensure the model, as it was constructed, accurately reflects the anticipated impact of this development. Here is why I have difficulty accepting the proponents assessment that **"eastbound and westbound through movements will continue to operate with acceptable delays"** when it is also said **"the intersection presently operates near to capacity in the AM peak hour and at capacity in the PM peak hour with the current intersection configuration"** (see bunt & associates June 2020 TIA report). Today there are 61 residences between Sovereign Crescent, Sandhurst Avenue, Surrey Street and the portion of 26th Street adjacent to the proposed development. Most households own 2, some 3 vehicles. That probably results in about 120 to 150 vehicles accessing this intersection at various times. The plans shown to date by the proponent have:

1. 150 row home units for Site 4/DC 2 with garage capacity for 238 vehicles (based on drawings shown to date, that's more than 1.5 vehicles per unit);
2. a further 30 units of single/semi-detached homes and row houses for Sites 1, 2 and 3/DC 1 with as yet undisclosed detailed plans but likely garage capacity for at least 30 vehicles; and
3. for Site 5/DC 3, which includes a future apartment building along with townhouse edges, for which also no detailed plans have to date been disclosed, but would likely involve around 150 units based on the disclosure that around 330 units are planned for the whole Jacques Lodges site, and thus would likely have capacity for at least 1 vehicle per unit.

This suggests that more than 400 vehicles likely will be added to our community, that's more than 2.5 times what exists presently in our community. How can this not have an impact on this intersection? The suggestion that it won't just does not make sense! I cannot understand how the City's Corporate Planning Applications Group could not see it this way during its review process. It just does not add up! This intersection needs to be changed to accommodate this significantly increased load.

My remaining comments address both the city and the proponent as I believe both profess to support sustainable and environmentally sensitive development.

The prior owner of the site Silvera commissioned Stantec Consulting Ltd. to carry out an inventory and assessment of trees within a 20 metre setback of the Jacques Lodges Site boundary. The majority of the

trees were likely planted at the time the Jacques Lodges were developed which makes most of the trees on the site some 50 to 60 years old, or mature. But most species native to Alberta can live 150 years under good conditions, so the healthy trees on the site have another 100 years of good life potentially. Stantec's report (December 2012) identified 44 trees in healthy state with only minor problems (rating of 75% or better) with white spruce, green ash, Colorado blue spruce and American elm accounting for most of these healthy trees. The majority of these trees are 12 to 16m tall. The white spruce grow on average to a 25m height and under favourable conditions can reach 40m. Regretfully the proponent has already knocked down some of these trees – see picture below taken in October 2020e pedestrian bridge over Bow Trail.



The proponent does not seem to have environment in mind for any of these trees around the perimeter of this site. The Development Permits submitted for Site 4/DC 2 suggest complete stripping and grading without regard for any of the trees on site. Likewise the City through documents like Guidebook for Great Communities, its Parks Urban Forest Strategic Plan and its MDP talks a good environmental/conservation talk, but when it comes for the City to encourage a developer to preserve some of the mature trees on this site the City seems not to have the “backbone” to do it. The trees that are promised to replace the existing ones on the site will not help us remove carbon until 50 or more years from now, when it is now that we need them.

I also believe that this is a perfect opportunity to reduce our environmental footprint by building zero net energy homes, townhouses and apartments as these properties will be targeting more affluent buyers who are likely to be willing to pay the premium for that feature. The City should be encouraging such a development and the proponent should be offering it if they both are sincere in their environmental goals.

I thank you for considering my comments.

Sincerely,

X 

Andrew Z. Kryzan

Signed by: 2c0e0dc5-5c2a-4f6e-85da-fcf468b6ea1a



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First name (required)

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Last name (required)

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What do you want to do?
(required)

Request to speak

Public hearing item (required -
max 75 characters)

Public Hearing April 12 Planning Matters CPC2021-0191

Date of meeting

Apr 12, 2021

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

I am a neighbouring landowner and resident.
I have 1 presentation pdf and 2 pdfs for submission from the petition