

Report to Planning and Development Department and Councillor Jim Stevenson RE: Saddlestone Proposed Rezoning LOC2015-0064 Open House



Genesis Land Development Corp.
7315 - 8 Street NE, Calgary, AB, T2E 8A2
Phone 403 265 8079 Fax 403 984 1299
www.genesisland.com

Report to Planning and Development Department and Councillor Jim Stevenson

Re: Saddlestone Proposed Rezoning LOC 2015- 0064 OPEN HOUSE

At the request of City Council, Genesis Land Development undertook a public engagement exercise (Open House) with residents in areas of the Taradale and Saddlestone communities close to the proposed redesignation. (80 Av. NE/Taradale Dr./Saddlebrook Dr.NE.)

Event: Saddlestone Rezoning Open House

Timing/Venue: May 26/16 5:00-8:00

Advertising: Invitation mailed to members of the public who addressed city council

Met with The Taradale Community Association Board (May 11).

Newspaper ads ran twice in the Herald (May 16 & May 19)

Invitation mail drop-off within 200 m of the proposed townhouse

rezoning –

approximately 150 invitations

Attendance 11 participants – 8 registered from Taradale and 1 from Saddlestone

City Staff present: Tariq Ahsan P. Eng, Transportation Development Services

City Councillor Stevenson attended the open house

Public feedback

The public's concerns with the proposed rezoning primarily relate to the operation of the existing city streets and the traffic circle at 80 Av.NE and Taradale Dr. NE. They cited current congestion and their fears of more traffic delays and less safety in the future.

There were 17 comments received from the 11 members of the public of which 13 related to traffic volumes and safety. These included suggestions from the public that on-street parking and delayed snow removal contributed to the congestion. The balance of the comments related to loss of privacy, lack of sufficient area parks and other amenities, the expectation upon purchase of the subject properties being single family instead of townhousing, impact on property values, and lack of parking.

Report to Planning and Development Department and Councillor Jim Stevenson RE: Saddlestone Proposed Rezoning LOC2015-0064 Open House

A number of area residents were concerned that the proposed development would be apartments and were informed that the proposed zoning would only allow townhousing.

The public was clearly informed that the existing and proposed road system in the area met all City requirements and outline plan approvals.

Action

City transportation staff was present at the open house and have received a copy of the public comments.

ISL (Genesis's Transportation Engineering consultant) has recommended that the City Transportation Development Services Department consider additional no parking/no stopping signage at the entryways to the traffic circle. No other strategies were identified by the transportation consultant or the City (to our knowledge) that could reduce the future traffic volumes although it was pointed out that once the full road network was completed in the area alternative peak hour routes would be available which could serve to reduce the future volumes somewhat.

For more information, please contact XiaoYi Yang, Land Planning Manager, Genesis Land Development Corp., 403 463 2491, xiaoyi.yang@genesisland.com