

Smith, Theresa L.

From: Brittany Schiebel [bschiebel@obriendevlin.com]
Sent: Thursday, June 02, 2016 9:54 AM
To: City Clerk
Subject: West Springs and Coach Hill Road (Ward 6) LOC2015-0021 and LOC2015-0021(OP)
Attachments: 20160602115001423.pdf

Please see attached for a letter from Don and Mary MacLeod in regard to West Springs and Coach Hill Road (Ward 6) 10th Avenue SW between 73St SW and Coach Hill Road SW LOC2015-0021 and LOC2015-0021(OP) in PDF format.

Yours truly,

Brittany Schiebel
Legal Assistant

O'Brien ♣ Devlin ♣ MacLeod
Barristers & Solicitors
Watermark Tower
1310, 530 - 8th Avenue SW
Calgary, Alberta T2P 3S8

Tel: 403-265-5616
Fax: 403-264-8146

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THE CITY OF CALGARY
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This message is intended only for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone. Thank you.

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Don and Mary Macleod
51 Westridge Crescent SW
Calgary, Alberta
T3H 5C9

2016 JUN -2 AM 9: 52

THE CITY OF CALGARY
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June 2, 2016

The Office of the City Clerk,
The City of Calgary
700 MacLeod Trail SE
P.O. Box. 2100, Postal Station "M"
Calgary, Alberta
T2P 2M5

via email: cityclerk@calgary.ca

RE: West Springs and Coach Hill Road (Ward 6)
10th Avenue SW between 73rd St SW and Coach Hill Road SW
LOC2015-0021 and LOC2015-0021(OP)

We wish to confirm our strong support for both the proposed development and the closure of the segment of 10th Avenue SW between 73 St SW and Coach Hill Road SW.

We adopt the position taken by the West Springs/Cougar Ridge Community Association (WSCRCA) in its letter of April 6, 2015 which is already appended to the relevant Calgary Planning Commission reports in relation to these matters.

The WSCRCA has consistently advocated the closure of 10th Avenue (essentially to create a walkable/recreational corridor between Coach Hill and the West Springs community core) over the course of many years. In fact, this last segment is no longer needed for vehicular access to any adjacent land and, in practical terms, is now used almost exclusively by pedestrians, bicyclists, dog walkers, children on route to school and other recreational users. During the warmer months, we have also seen persons in electric wheelchairs use this non-vehicular corridor.

The approval of this application will complete an uninterrupted recreational connector between Coach Hill, St. Joan of Arc School and the West Springs community core. In short, this is the last incremental step towards the completion of a well-used, highly appreciated and visually appealing corridor which both encourages and greatly enhances pedestrian connectivity for people of all ages within our community.

Yours Truly,



Don and Mary MacLeod

/bs

Albrecht, Linda

From: Glenn Coskey [glenn.coskey@actelion.com]
Sent: Sunday, May 29, 2016 8:53 AM
To: City Clerk
Cc: Kevin MacDonald
Subject: 2016 05 26 Bylaw 137D2016
Attachments: 2016 05 24 Letter to Council re Bylaw 137D2016 and 9C2016.docx

Please find attached a letter in support of the above stated bylaw.

Regards,
Glenn

Glenn Coskey
Manager Commercial Affairs
Actelion Pharmaceuticals Canada Ltd.
Cell: 1 403 710 4670
Toll free: 1 866 531 4885
Fax: 1 403 663 2124
email: glenn.coskey@actelion.com

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2016 MAY 30 AM 8:01
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Glenn Coskey
25 Westpoint Way SW
Calgary AB T3H 5W6

May 29, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

Sent via e-mail: cityclerk@calgary.ca

Re: Bylaw 137D2016 and Bylaw 9C2016 – West Springs and Coach Hill

We wish to express our support for the proposed bylaws for the following reasons:

- The proposed zoning is compliant with the West Springs Area Structure Plan density standards and is compatible with the density of development in the three bordering neighbourhoods.
- The closure of 10 Avenue SW was conceived many years ago. As adjacent development proceeded, several conditions were approved (e.g. restriction of vehicle access to 10th Avenue, and dedication of SPR along the north side of 10th Avenue) that enabled the eventual closure of this road and the establishment of a linear park/ pathway. The West Springs Cougar Ridge Community Association summarized this history well in its letter of April 6, 2015 (attached).
- Vehicle access to 10th Avenue SW, east of 73rd Street is no longer required and thus closure of this final section of 10th Avenue SW is now both possible and desired to enhance pedestrian and cyclist connections within the West Springs and Coach Hill communities.
- This linear park pathway will continue the pathway created by the closure of 10th Avenue SW. west of 73rd Street, which was approved by Council in 2011. We would recommend that future consideration be given to a pedestrian crossing on 73rd St. SW at the closed 10th Avenue for safety purposes. With the anticipated development along 11th Avenue SW., traffic levels along 73rd Street are likely to increase.

Thank you.

Sincerely,

Glenn Coskey

Jane Coskey

Smith, Theresa L.

From: Robert Kostash [kostashrm@yahoo.com]
Sent: Wednesday, June 01, 2016 1:34 PM
To: City Clerk
Subject: Submission for Public Hearing on Planning Matters, June 13, 2016, Bylaw 137D2016 & Road Closure Bylaw 9C2016
Attachments: Support for Bylaw 137D2016, Kostash.pdf

City Clerk, as requested, attached please find a letter in support of the subject Planning Matters.

Please contact us if any questions or if further is required.

Regards, Robert & Laura Kostash

Attachment

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THE CITY OF CALGARY
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ROBERT & LAURA KOSTASH

21 Coach Court SW
Calgary Alberta Canada T3H4P7

T 403-685-0668
C 587-700-8137
kostashrm@yahoo.com

June 1, 2016
Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M
Calgary Alberta T2P2M5

Dear City of Calgary Council,

This is reference to: Public Hearing on Planning Matters on June 13, 2016, regarding:

- * Land Use Redesignation, West Springs and Coach Hill, Bylaw 137D2016, and
- * Road Closure West Springs, Bylaw 9C2016 (Plan 1610053, Area A) to a linear park
- * and upon review of the proposed bylaws and documents relating to these items (including West Springs / Cougar Ridge Community Association letter dated April 6, 2015) comments and recommendations).

This letter is to document support for this Land Use Redesignation and Road Closure.

Please contact us for any additional information or clarification of this support.

Sincerely yours,

Robert & Laura Kostash

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Smith, Theresa L.

From: Karen MacDonald [karenamacdon@gmail.com]
Sent: Wednesday, June 01, 2016 8:31 PM
To: City Clerk
Subject: Bylaw 137D2016 and Bylaw 9C2016 West Springs and Coach Hill
Attachments: Bajnok letter re Bylaws 137D2016 and 9C2016.pdf; ATT00001.txt

Attached please find another submission from an adjacent landowner with respect to the above bylaws which are scheduled for a Public Hearing on Monday June 13, 2016.

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Bernie Bajnok/Jane Jessiman
9 Westpoint Way SW
Calgary AB T3H 5W5

2016 JUN -2 AM 7:48

THE CITY OF CALGARY
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May 30, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

Sent via e-mail: cityclerk@calgary.ca

Re: Bylaw 137D2016 and Bylaw 9C2016 – West Springs and Coach Hill


We wish to express our support for the proposed bylaws for the following reasons:

- The proposed zoning is compliant with the West Springs Area Structure Plan density standards and is compatible with the density of development in the three bordering neighbourhoods.
- The closure of 10 Avenue SW was conceived many years ago. As adjacent development proceeded, several conditions were approved (e.g. restriction of vehicle access to 10th Avenue, and dedication of SPR along the north side of 10th Avenue) that enabled the eventual closure of this road and the establishment of a linear park/ pathway. The West Springs Cougar Ridge Community Association summarized this history well in its letter of April 6, 2015 (attached).
- Vehicle access to 10th Avenue SW, east of 73rd Street is no longer required and thus closure of this final section of 10th Avenue SW is now both possible and desired to enhance pedestrian and cyclist connections within the West Springs and Coach Hill communities.
- The linear park now possible east of 73rd Street will continue the pathway created by the closure of 10th Avenue SW. west of 73rd Street. The latter pathway which is used extensively was approved by Council in 2011.
- Finally, we would recommend that future consideration be given to a pedestrian crossing on 73rd St. SW at the closed 10th Avenue for safety purposes. With the anticipated development along 11th Avenue SW., traffic levels along 73rd Street are likely to increase.

Thank you.

Sincerely,


Bernie Bajnok


Jane Jessiman

Albrecht, Linda

From: Karen MacDonald [karenamacdon@gmail.com]
Sent: Wednesday, June 01, 2016 7:33 PM
To: City Clerk
Subject: Bylaw 137D2016 and Bylaw 9C2016 West Springs and Coach Hill
Attachments: MacDonald letter re Bylaws 137D2016 and 9C2016.pdf; ATT00001.txt; WSCR CA LOC 2015 0021 - April 6, 2015.pdf; ATT00002.txt; Roznicki letter re Bylaws 137D2016 and 9C2016.pdf

Attached please find two submissions from adjacent landowners with respect to the above bylaws which are scheduled for a Public Hearing on Monday June 13, 2016.

- 1) MacDonald letter and attachment

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K.A. MacDonald
17 Westpoint Way SW
Calgary AB T3H 5W6

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May 29, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Submitted via e-mail to cityclerk@calgary.ca

Re: West Springs and Coach Hill Bylaw 137D2016 and Bylaw 9C2016

We support the approval of Bylaw 137D2016 subject to and in conjunction with the approval of Bylaw 9C2016.

Approval of Bylaw 9C2016 realizes the plan for the ultimate closure of 10 Avenue SW which is included in the East Springbank Area Structure Plan. The closure has been considered and enabled with each development of land parcels on either side of 10 Avenue SW. As the last parcel is developed, there is no longer any impediment to closing 10 Avenue SW. The West Springs Cougar Ridge Community Association letter of April 6, 2015 provides a clear outline of this history (attached).

The proposed zoning is compatible with the density in the adjacent neighbourhoods and complies with the West Springs Area Structure Plan.

The proposed closure and development will enhance the safety and quality of a popular pedestrian and cyclist route linking the West Springs and Coach Hill communities.

Thank you.

Regards,


Kevin A. MacDonald


Karen A. MacDonald



West Springs / Cougar Ridge Community Association

April 6, 2015

The City of Calgary
Corporate Planning Applications Group
Development and Building Approvals
#8201 P.O. Box 2100 Stn. M
Calgary, AB T2P 2M5

Attention: Yuping Wang, File Manager

Re: File Number: LOC 2015- 0021
7120 10th Avenue SW

2016 JUN -2 AM 7:49
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I write to you on behalf of the West Springs Cougar Ridge Community Association (WSCR CA) which has reviewed the subject application. The WSCR CA supports this application, for the reasons which follow and subject to some additional comments. The condition most critical to our support is that, as contemplated by clause 10.1(3) of the West Springs Area Structure Plan (and in keeping with the WSCR CA's long-standing position), **this application should be approved subject to and in conjunction with the closure of the contiguous segment of the 10th Avenue right of way (between 69 St. and 73 St. SW) and its conversion into a linear park.**

We note that the site which is the subject of this application is also an "affected parcel" within the boundaries of a proposed West Springs Area Structure Plan Amendment upon which the city administration is currently working in response to "a request from City Council to update existing local area plans that have significant remaining development capacity to align with the Municipal Development Plan." We also note that the proposed ASP Amendment contemplates "a modest increase in density."

While the WSCR CA recognizes both the trend toward increased density and the policy considerations underlying that trend, it also recognizes that there will be cases which justify a departure from it. This is very clearly such a case.

This is the last undeveloped 5 acre parcel along the eastern segment of 10th Avenue in West Springs. 10th Avenue is closed at its eastern end (at Coach Hill Road SW) and is a linear park to the west (between 73rd St. SW and the 76th St. SW alignment).

The parcel is a single isolated fragment on the north side of 10th Avenue SW. It is bordered by developments which were approved in the late 1990s and early 2000s: villas to the east, single family residences to the north, and single family residences to the west.

The proposed development is not only compliant with the current West Springs ASP density standards but it also compatible with the density of development in the three immediately bordering neighbourhoods.

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Calgary, Alberta T3H 5Z9
403.770.8585 www.wscr.ca



West Springs / Cougar Ridge Community Association

This is a very significant factor because the limited size of the subject site makes it impossible to both accommodate higher density and buffer all three bordering neighbourhoods from it.

We recognize that residents on already developed lands in those three bordering neighbourhoods have bought their properties in reliance upon a current ASP, which still provides for densities which are lower than the emerging trend, and gave them an eminently reasonable expectation that the same density would apply to the neighbouring land when it developed. Indeed that is an expectation that the City itself has engendered. Clause 3.6 of the current West Springs ASP states, in part the following:

"Area Structure Plans and Community Plans are intended to be long-term planning documents. As such, they promote a vision for a Community and put in place policies and guidelines that work toward achieving that vision over time..." (emphasis added).

To state the obvious: ASPs have little value if citizens cannot place reasonable reliance on them. For that reason, we think it to be of the utmost importance, where possible, that reasonable and appropriate measures be taken to buffer "old" developments from "new" ones and provide for a transition that respects existing residents' reliance upon the current version of the ASP, on the one hand while, on the other, allowing for change as conditions in the city evolve over time. However, in this case, we have concluded that the limited size of this parcel and its triple borders with existing neighbourhoods make reasonably sufficient buffering measures impossible and we therefore support the density as proposed.

We support this application subject to the following additional comments:

1. We emphasize that the time has now come for the completion of the 10th Avenue closure between 73rd St. and 69th St. alignment and its conversion to a green space with regional pathway in conjunction with the subject application.

The closure of 10th Avenue and its conversion to a green space along its length was conceived many years ago and has been realized in discrete steps as the development of parcels adjacent to 10th Avenue has occurred. Council has repeatedly confirmed that 10th Avenue can be appropriately used for pedestrian, recreational and other uses, which, without compromising vehicular transportation, promote non-vehicular movement and linkages within the community.

For your reference, we provide a brief history of the developments along this corridor.

- a) The approval of the villas on the north side of 10th Avenue and Coach Hill Road included dedication of green space on SW corner of parcel along 10th Avenue.
- b) The approval of the Keystone Court development on the south side of 10th Avenue and Coach Hill Road included dedication of land on NW corner of parcel along 10th Avenue.
- c) On October 2, 2000 Council approved Bylaw 117Z2000 for Stone Meadows development on the NE corner of 77th St and 10th Avenue. No direct vehicular access to 10th Avenue was permitted. 10th Avenue was constructed along the south boundary of the parcel being developed.

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West Springs / Cougar Ridge Community Association

- d) In 2000, access to 10th Avenue SW was permanently closed at Coach Hill Road (69th St. alignment) as prescribed in the Area Structure Plan.
- e) The development of West Springs Phase 2 – Westpoint Estates (Bylaw 96Z2003, LOC2003-0048) dedicated green space on the north side of 10th Avenue between 73rd St. SW and the 71st St. alignment. The conditions of approval included the following:

“19. That the applicant shall deposit with the City for the **future removal of the existing road**, grading, loaming and seeding and construction of the regional pathway along the south boundary of **the future closed 10 Avenue right of way**. The Developer shall rehabilitate those areas which are disturbed as a result of this development and maintain the 10 Avenue SW right of way **until such time as 10 Avenue SW is permanently closed.**”
- f) On February 9, 2009 Council partially approved Bylaw 7D2009, CPC 2009-007 (West Grove Estates).
- g) On June 7, 2009 Council adopted an amendment to the East Springbank Area Structure Plan APPENDIX 3: East Springbank II Community Plan Land Use Concept under Bylaw 16P2009 to indicate a portion of 10 Avenue SW may be closed.
- h) On June 7 2010 Council approved a Motion Arising related to Report CPC 2010-0075 for an amendment to the ASP Concept Plan to show 10 Avenue SW may be closed between 73 St. SW and 69 St. SW and to bring forward an ASP amendment to close 10th Avenue between 73rd St. and West Grove Rise SW.

Map 2 of the West Springs ASP reflects that potential road closure.

Clause 10.1(3) of the ASP contemplates that the determination of the road closure of this segment “shall be made” with an Outline Plan and Land Use Amendment application for “those properties where primary access is provided by 10 Avenue SW...” **The subject site is the last such property and thus the time for the road closure already expressly envisioned by the ASP is now.** It should be noted that the subject application provides for access via Westpoint Way and not 10 Avenue S.W.

- i) On January 10, 2011, Council approved West Springs Phase 3 providing for reserve land along its entire southern edge along the north side of 10th Avenue. (Bylaw 4D2011 and CPC 2011-004, Appendix III).
- j) On June 13, 2011 Council approved the plan for West Grove Estates (land east of 73rd St.) (Bylaw 37D2011), which provided for access via 73rd St. only and was amended to provide future access for parcels to the east.
- k) On July 4, 2011, Council approved Bylaw 6C2011 closing 10th Ave. SW between 73rd St. SW and approximately the 76th St. SW alignment (West Grove Rise SW). At

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Calgary, Alberta T3H 5Z9
403.770.8585 www.wscr.ca



West Springs / Cougar Ridge Community Association

that time, Council also approved Bylaw 51D2011 redesignating the now closed segment of 10th Ave SW to Special Purpose – City and Regional Infrastructure (S-CR1) District in accordance with administration's recommendations contained in Report CPC 2011-071. Included among the reasons cited by the administration for recommending approval were: "that the two Bylaws were compatible with the West Springs Cougar Ridge Community Association's desire to extend the linear open space network in West Springs"; that the "closure will permit rehabilitation of the lands into a linear park space that will enhance pedestrian connections within the West Springs Community" (see p.5 of the CPC report).

2. All reasonable steps possible must be undertaken to ensure optimal preservation of the trees on the subject site generally;
3. The pathway, landscaping and benches in the portion of 10th Avenue to be closed on the southern edge of the subject site should be both consistent and compatible with those features in the already closed portion of 10th Avenue to the west of 73rd Street S.W.;
4. Reasonable provision should be made for lighting in the linear pathway within the closed portion of 10th Avenue, which will continue to be used by pedestrians within our community for recreational and other purposes, including access to public transit operating on Coach Hill Road. To state the obvious, lighting is also needed to address public safety concerns. Similarly, there should be lighting along the pathway into the subject site and along the pathway through the MR;
5. There should be attractive and durable fencing which is generally compatible with the fencing already backing onto the existing development along the linear pathway;
6. Since the development of the subject site will substantially complete development bordering the closed 10th Avenue linear pathway, **there should be a concrete plan and schedule for burial of power lines along its length between roughly 69th Street and 77th Street SW.** While we recognize that this necessarily involves Enmax, this should be undertaken, not only because such burial of power lines is generally desirable, but conditions such as "that the existing overhead power line be relocated underground, to the standards of the City and the satisfaction of Enmax" have been imposed in conjunction with LUA approval along 10th Avenue.

117Z2000 (Stone Meadows October 2, 2000)

"(f) that the existing overhead power lines be relocated underground, to the standards of the City and the satisfaction of Enmax"

96Z2003 (Westpoint Estates September 15, 2003)

"(27) ... that any affected overhead power lines be relocated underground..."

Bylaw 4D2011 (Westpoint Estates Phase 2 January 10, 2011)

"5. Overhead power lines shall be relocated underground to the standards and satisfaction of Enmax."



West Springs / Cougar Ridge Community Association

Our comments are based on the application as presented. We reserve the right to comment on any changes which may arise, either in connection with the application itself or with regard to circumstances or actions which affect it.

Sincerely,

A handwritten signature in black ink, appearing to read 'm h', followed by a long horizontal line.

Mike Hammerlindl
Planning and Development Committee
West Springs Cougar Ridge Community Association

Cc: **Richard Pootmans**, Councillor Ward 6
E-mail: Richard.Pootmans@Calgary.ca

cc. **Yuping Wang**, City of Calgary File Manager
Email: yuping.wang@calgary.ca

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2016 JUN -2 AM 7:49

Stacey and Peter Roznicki

33 Westpoint Way SW

Calgary AB T3H 5W6

THE CITY OF CALGARY
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May 30, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

Sent via e-mail: cityclerk@calgary.ca

Re: Bylaw 137D2016 and Bylaw 9C2016 – West Springs and Coach Hill

We wish to express our support for the proposed bylaws for the following reasons:

- The proposed zoning is compliant with the West Springs Area Structure Plan density standards and is compatible with the density of development in the three bordering neighbourhoods.
- The closure of 10 Avenue SW was conceived many years ago. As adjacent development proceeded, several conditions were approved (e.g. restriction of vehicle access to 10th Avenue, and dedication of SPR along the north side of 10th Avenue) that enabled the eventual closure of this road and the establishment of a linear park/ pathway. The West Springs Cougar Ridge Community Association summarized this history well in its letter of April 6, 2015 (attached).
- Vehicle access to 10th Avenue SW, east of 73rd Street is no longer required and thus closure of this final section of 10th Avenue SW is now both possible and desired to enhance pedestrian and cyclist connections within the West Springs and Coach Hill communities.
- This linear park pathway will continue the pathway created by the closure of 10th Avenue SW. west of 73rd Street, which was approved by Council in 2011. We would recommend that future consideration be given to a pedestrian crossing on 73rd St. SW at the closed 10th Avenue for safety purposes. With the anticipated development along 11th Avenue SW., traffic levels along 73rd Street are likely to increase.

Thank you.

Sincerely,


Stacey Roznicki


Peter Roznicki

Smith, Theresa L.

From: Gagnon, Pierre [Pierre.Gagnon@conocophillips.com]
Sent: Thursday, May 26, 2016 6:49 AM
To: City Clerk
Cc: kevin macdonald (macdonaldkevina@gmail.com)
Subject: 2016 05 26 Bylaw 137D2016
Attachments: 2016 05 26 Bylaw 137D2016.docx

Please find attached letter concerning Bylaws 137D2016 and Bylaw 9C2016 – West Springs and Coach Hill.

Pierre Gagnon

Office: 1-403-260-1061
Cell: 1-403-650-2713
pierre.gagnon@conocophillips.com

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Pierre Gagnon
1 Westpoint Way SW
Calgary AB T3H 5W5

May 26, 2016

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

Sent via e-mail: cityclerk@calgary.ca

Re: Bylaw 137D2016 and Bylaw 9C2016 – West Springs and Coach Hill

As residence of the neighborhood, Cheryl Clark and I, wish to express our support for the proposed bylaws 137D2016 and 9C2016 for the following reasons:

- The closure of 10 Avenue SW was conceived many years ago. As adjacent development proceeded, several conditions were approved (e.g. restriction of vehicle access to 10th Avenue, and dedication of SPR along the north side of 10th Avenue) that enabled the eventual closure of this road. These bylaws are in step with the original plan.
- The proposed zoning is compliant with the West Springs Area Structure Plan density standards and is compatible with the density of development in the three bordering neighborhoods.
- Vehicle access to 10th Avenue SW, east of 73rd Street is no longer required and thus closure of this final section of 10th Avenue SW is now both possible and desired to enhance pedestrian and cyclist connections within the communities.
- We strongly recommend that the city should install a pedestrian crossing on 73rd St. SW once all of 10th Avenue is closed for safety purposes. With the anticipated development along 11th Avenue SW., traffic levels along 73rd Street will surely increase.
- For that same reason as above, we also recommend the installation of speed bumps on 73rd st to prevent excessive speeding.

Regards,

Pierre Gagnon and Cheryl Clark