

Smith, Theresa L.

CPC2015-213
ATTACH 3
LETTER 1

From: Samm Holmes-Domagala [sammholmes@gmail.com]
Sent: Tuesday, November 24, 2015 12:58 PM
To: Albrecht, Linda
Cc: D FLEMMING; Kevin Domagala
Subject: Public Hearing – Dec 7 2015 West Springs Bylaw 206D2015

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

I am a concerned resident of Coach Hill as to the anticipated effect of Administration not requiring 11th avenue to be closed as part of West Grove Estates development. The cut through traffic is noisy and dangerous for our kids. I don't object to the planned land uses but have a concern about cut through traffic and the safety on Coach Hill Road and nearby streets

I respectfully request that Council, as a condition of this application, that the City require 11th Avenue SW, at or about the 69th Street alignment, be closed as a prior to subdivision and/or development permit application being approved – as was promised by a prior Council to our community.

Thank you,

Resident of Coach Hill

Name: Samantha Holmes Domagala

Address: 323 Coach Ridge Rise SW

Phone Number: 403-698-4887

THE CITY OF CALGARY
CITY CLERKS

2015 NOV 24 PM 12:54

RECEIVED

RECEIVED

SUBJECT: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

2015 NOV 24 PM 12: 50

Dear Mayor and Councillors:

THE CITY OF CALGARY
CITY CLERK'S

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

Council we are concerned as to the anticipated effect of Administration not requiring 11th avenue to be closed as part of this development.

We are not objecting to the planned land uses but we do have a concern about cut through traffic and the safety on Coach Hill Road and nearby streets, these streets are already very busy, adding and opening that road will cause more traffic concerns in our Neighbourhood of Coach Hill.

Nicole and I respectfully request that Council, as a condition of this application, that the City require 11th Avenue SW, at or about the 69th Street alignment, be closed as a prior to subdivision and/or development permit application being approved – as was promised by a prior Council to our community.

Thank you,

Resident of Coach Hill

Name: Hal & Nicole Cameron

Address: 927 Coach Side Crescent SW

Phone Number: 403-259-3180

RECEIVED

November 24, 2015

2015 NOV 24 PM 12:45

To: The City Clerk, City of Calgary

cityclerk@calgary.ca

THE CITY OF CALGARY
CITY CLERK'S

Re: Public Hearing – December 7, 2015
West Springs Bylaw 206D2015
Land Use Amendment for:
7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

The upcoming West Grove development at 11th ave west of 69th st, has now begun and we have major concerns about the Councils plan to allow access to the area for both construction and new residency through our community.

In the past it was made clear by the then Council, that if and when further developments for this area (11th ave), the temporary closure at Wentworth Drive, would be re-opened and all traffic, both construction as well as new residential, would enter and exit at that location. A road closure would also be put in place at the 11th Ave and 69th st location to divert this traffic from our community.

We are already seeing the impact of construction traffic, with large trucks not necessarily paying attention to children, parked cars and pedestrians in the area.

69th St remains a small residential road off Coach Hill Rd, and was not built to accommodate large amounts of traffic, especially the large equipment required for construction use. This road is narrow and as it is not a designated "snow route" can be quite icy. We believe this road is already at capacity for traffic volume.

An additional 200 houses which is planned for the area would also increase the danger posed for many of the children using the route to walk to the school bus.

This planned community is slated as a West Springs project, not a COACH HILL development, so access to the community should therefore be via Wentworth Dr/77th St. This was the initial design for the project when first considered. This is a much wider access and used successfully by the current residents of the West Springs/Wentworth Communities.

We respectfully request that the Council, as a condition of the Application before them, require a portion of 11th Ave SW to be closed prior to the application being approved.

Thank you for your consideration,

Sharon Crawford and Michael Smith
6751 Coach Hill Rd SW

CC: dmflemming@shaw.ca

Smith, Theresa L.

From: Linda Watson [lindylew00@hotmail.com]
Sent: Tuesday, November 24, 2015 10:32 AM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: Public Hearing - Dec 7 - 2015 West Springs Bylaw 206D2015

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 - 11th Avenue SW
Public Hearing Dec 7 West Springs Bylaw 206D2015

I am a resident of Coach Hill and am concerned about the anticipated effect on our community of Administration not requiring 11th Avenue to be closed as part of this new West Grove Estates development.

I am not objecting to the planned land uses but am concerned about cut through traffic and the safety on Coach Hill Road and nearby streets.

I respectfully request that Council and the City, as a condition of this application, require 11th Avenue S.W., at or about the 69th Street alignment, be closed as a prior to approval of the subdivision and/or development permit application, as promised to our community by a previous Council.

Linda Watson
327 Coach Ridge Rise S.W.
403-249-3327

RECEIVED
2015 NOV 24 AM 11:02
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Deana Lee [deanakimlee@gmail.com]
Sent: Monday, November 23, 2015 12:44 PM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

I am resident of Coach Hill and are are concerned as to the anticipated effect of Administration not requiring 11th avenue to be closed as part of this development. I am a mother of two young children and while I am not objecting to the planned land uses I have a concern about cut through traffic and the safety on Coach Hill Road and nearby streets.

I/We respectfully request that Council, as a condition of this application, that the City require 11th Avenue SW, at or about the 69th Street alignment, be closed as a prior to subdivision and/or development permit application being approved – as was promised by a prior Council to our community.

Thank you,

Resident of Coach Hill

Name: Deana Lee

Address: 6703 Coach Ridge Road SW

Phone Number: 403-852-7571

THE CITY OF CALGARY
CITY CLERKS

2015 NOV 24 AM 8:10

RECEIVED

Smith, Theresa L.

CPC2015-213
ATTACH 3
LETTER 6

From: Michelle Metherel [metherel@ca.ibm.com]
Sent: Monday, November 23, 2015 11:45 AM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

I am sending this note to bring forward my concerns regarding the potential increase of traffic and safety hazards for my street and neighborhood. I live on Coach Hill Rd with my husband and children in a house with a front drive garage. I have lived here for 20 years and have seen how dangerous this road becomes when something, like an accident, causes a temporary increase in vehicle traffic.

First and foremost, it is important to make you aware of the many young children who use this street daily for public and chartered bus services. My own driveway is a pick up spot for elementary and junior high school busses. Any increase to the traffic on Coach Hill Rd will make school bus pick ups and drop offs considerably more dangerous for our kids.

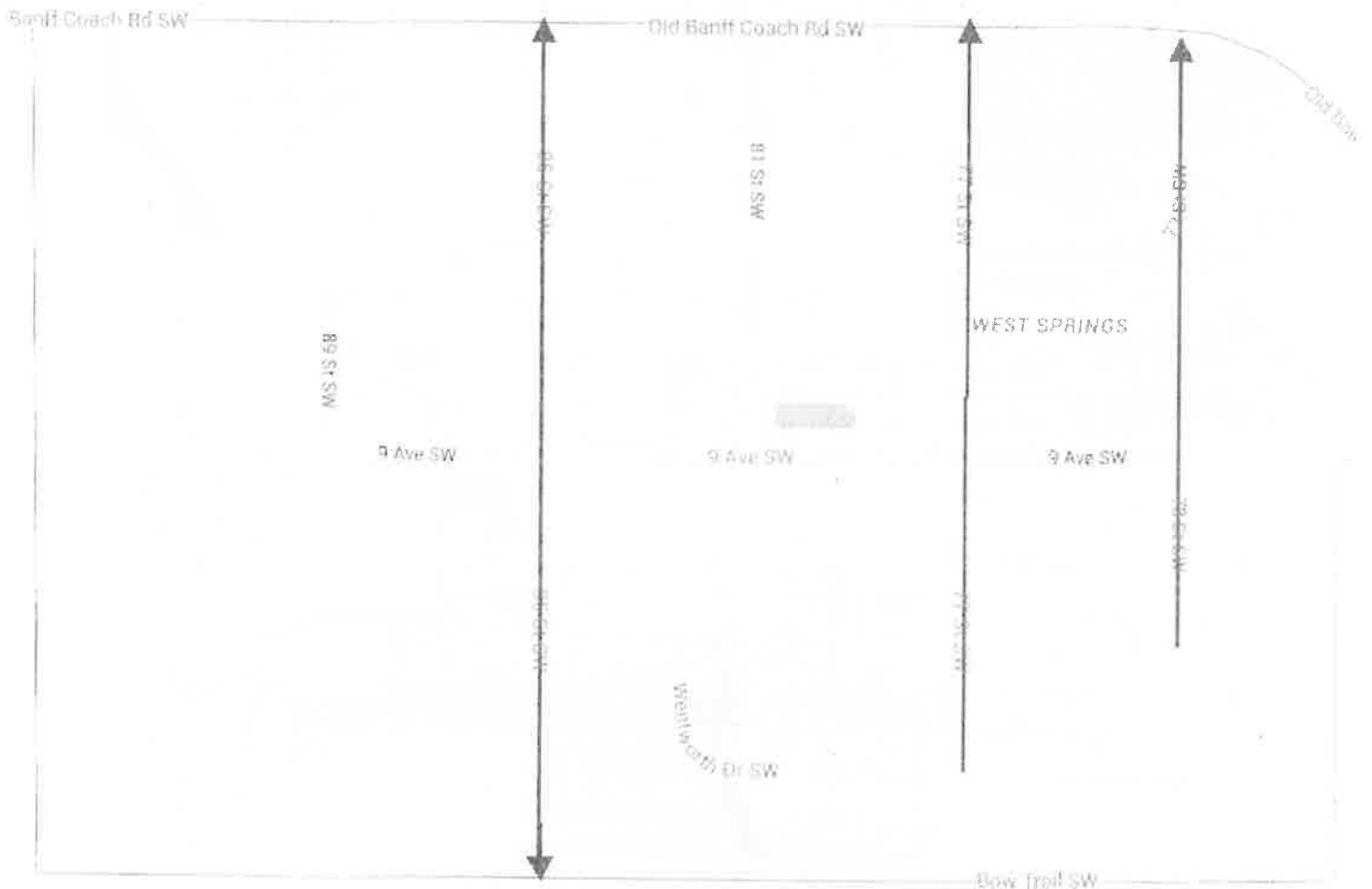
It is also important to note that Coach Hill Rd was NOT designed to support more traffic than what we see today. My house is one of many on this street with a front drive garage. Entering and exiting the numerous front drive garages will become considerably more dangerous and time consuming for the residents and the drivers.

Coach Hill has one feeder road for the entire upper Coach Hill Community. West Springs already has three, safer, feeder road options and all three were designed to be feeder roads for the entire West Springs Community. 85th Street, 77th Street and 73rd Street all have ample stop signs and/or lights to manage the traffic flow AND very little or no garage access. West Springs has sufficient existing infrastructure to support the builds, outlined in West Springs Bylaw 206D2015, within its community and should not be using other communities as less safe conduits.

THE CITY OF CALGARY
CITY CLERK'S

2015 NOV 24 AM 8:09

RECEIVED



I respectfully request that Council, as a condition of this application, require 11th Avenue SW, at or about the 69th Street alignment, be closed prior to a subdivision and/or development permit application being approved – as was promised by a prior Council to our community.

Thank you,

Resident of Coach Hill
 Michelle Metherel
 6707 Coach Hill Rd SW
 403-686-4125

Service Integration Leader
 Mobility and Workplace Services
 IBM Canada

Phone: 1-403-539-3544 | Mobile: 1-403-461-9584
 E-mail: metherel@ca.ibm.com



227 - 11th Avenue SW
 Calgary, AB T2R 1R9
 Canada

Smith, Theresa L.

CPC2015-213
ATTACH 3
LETTER 7

From: sharon crawford [sharoncrawford7@icloud.com]
Sent: Monday, November 23, 2015 8:52 PM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca; leagardin@shaw.ca
Subject: Publi Hearing - Dec 7,2015. West Springs Bylaw 206D2015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116,7232,7370,7458,7546 and 7666 - 11 th Avenue SW

I am very concerned about the traffic flow associated with the 11th ave development of 200 houses if 11th ave is not closed at or about the 69th street alignment, as was promised by a prior council.

We understood that 11th avenue would be opened at Wentworth dr and traffic (both construction and new residents) would enter and exit at that location. At this point this has not happened.

We already have witnessed many 18 wheel construction vehicles using our Coach Hill streets to enter and exit the construction site.

As we live on the corner of Coach Hill Rd and Coach Ridge Rd,

Regards Sharon Crawford

THE CITY OF CALGARY
CITY CLERK'S
2015 NOV 24 AM 8:09

RECEIVED

November 23, 2015

To: The City Clerk
The City of Calgary

cityclerk@calgary.ca

Re: **Public Hearing – December 7, 2015**
West Springs Bylaw 206D2015

Land Use Amendment for
7116, 7232, 7370, 7458, 7546 and 7666 – 11 Avenue SW

With the West Grove subdivision development now proceeding on 11th Avenue SW west of 69th Street, we have great concerns about Council's plan to allow access to the area via our community.

Many years ago, we were assured by the current City Council that if, and when, 11th Avenue is further developed, the temporary closure at Wentworth Drive would be re-opened and any traffic (both construction and residential) would enter and exit at that location, and a road closure put in place at 11th Avenue and 69th Street to divert this additional traffic away from our community. At the very least, a closure or cul-de-sac should be added along the Avenue at the point where the new development begins. This would allow the two existing property owners who are adjacent to 69th continued access as they have enjoyed for the past many decades. But this should be done as soon as possible, as we are already seeing the impact of construction traffic.

69th Street is a small residential road off Coach Hill Road, and was not built for large amounts of traffic. It is quite narrow, can be icy in winter as it is not a priority for snow removal, and is virtually at its capacity right now with the number of residents it already serves. Adding to that, it is also a route for children walking to their bus, and there is no doubt that the traffic flow from an additional 200 houses would make this road increasingly dangerous. As this project was slated as a West Springs development and not a Coach Hill development, access to the community via Wentworth Drive and 77 Street was initially designed in consideration of this project. Both roads are very wide and are already used successfully by residents in neighboring subdivisions whose local roads have been closed.

Therefore, we respectfully request that Council, as a condition of the Application before them, requires that a portion of 11th Avenue SW be closed before the Application is approved.

Thank you for your consideration,

Shelley Ford and Tony Hayduk
6747 Coach Hill Road SW

Cc: dmflemming@shaw.ca

THE CITY OF CALGARY
CITY CLERKS

2015 NOV 24 AM 8:09

RECEIVED

Albrecht, Linda

From: Lea Gardin [leagardin@shaw.ca]
Sent: Saturday, November 21, 2015 5:48 PM
To: Albrecht, Linda
Cc: dm Flemming@shaw.ca
Subject: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

I am concerned about the traffic flow associated with the 11th Avenue Development (200 houses), if 11th Avenue is not closed at or about the 69th Street alignment – as was promised by a prior Council to our community.

We have already witnessed many 18-wheeler construction trucks using our Coach Hill streets to enter and exit the construction site, as we live on the corner of 11th Avenue and Coach Ridge Road. I walk my daughter to and from the school bus stop on Coach Hill Road every school day.

I am very concerned about the traffic flow, as it will increase in the spring. Cut-through traffic and the safety on Coach Hill Road and nearby streets will be greatly compromised if construction traffic and residents of the new development use our community streets.

I respectfully request that Council, as a condition of this application, require 11th Avenue SW be closed before the development permit application is approved.

Thank you,

Resident of Coach Hill

RECEIVED
2015 NOV 24 AM 7:51
THE CITY OF CALGARY
CITY CLERKS

Lea Gardin

59 Coach Ridge Place SW

(403) 283-7771

Smith, Theresa L.

From: Lea Gardin [leagardin@shaw.ca]
Sent: Saturday, November 21, 2015 9:50 PM
To: Albrecht, Linda
Cc: Michelle Flemming
Subject: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

I am very concerned about the 11th Avenue development traffic that is entering and exiting through Coach Hill Community. If 11th Avenue is not closed at or about the 69th Street alignment – as was promised by a prior Council -- the safety on Coach Hill Road and nearby streets will be greatly compromised.

My wife and daughter walk to and from the school bus stop on Coach Hill Road every school day. We have already seen many large construction trucks using our Coach Hill streets to enter and exit the construction site, as we live on the corner of 11th Avenue and Coach Ridge Road. That traffic flow is supposed to increase this spring, as development begins

I respectfully request that Council, as a condition of this application, require 11th Avenue SW be closed before the development permit application is approved.

Thank you,

Resident of Coach Hill

Murray Gardin

59 Coach Ridge Place SW

THE CITY OF CALGARY
CITY CLERK'S
2015 NOV 24 AM 7:48

RECEIVED

Smith, Theresa L.

From: pgs@panda.ca
Sent: Tuesday, November 24, 2015 2:45 PM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

We have lived in this community since 1980 (35 years). We understand that the City is considering re-opening 11th Ave for through traffic from West Springs with the proposed development noted above. Major changes in traffic patterns should be a discussion broadly attended and commented on by the community which occurred in the past and resulted in the closures of 10th and 11th Ave to future traffic flows. We are also concerned that during construction our community would be subject to the activity belonging to another community.

I/We respectfully request that Council, as a condition of this application, that the City require 11th Avenue SW, at or about the 69th Street alignment, be closed as a prior to subdivision and/or development permit application being approved as previously agreed in the long distant past.

Thank you,

Resident of Coach Hill

Name: Philip Sceviour

Address: 931 Coach Side Cr SW, Calgary, AB T3H 1A6

Phone Number: (403) 242-5025

THE CITY OF CALGARY
CITY CLERK'S
2015 NOV 24 PM 2:40

RECEIVED

Albrecht, Linda

From: Tatiana Oshchepkova [tata_o@shaw.ca]
Sent: Tuesday, November 24, 2015 11:50 PM
To: Albrecht, Linda
Cc: dm Flemming@shaw.ca
Subject: Public Hearing - Dec 7, 2015 West Springs Bylaw 206D2015

Dear Mayor and Councilors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546, and 7666 – 11th Avenue SW

I am writing to express my concerns regarding the traffic flow escalation associated with the 11th Avenue development (200 houses). As of my understanding the prior Council assured that 11th Avenue will be closed at or about the 69th Street alignment and the construction traffic (and new residents) would enter and exit from the Wentworth Drive. Yet, I do not see it being arranged. Furthermore, some of the construction trucks are already using the Coach Hill streets to enter and exit the construction site.

There a lot of children living in the area and many of them, including my son, use school buses or Calgary transit to go to/from school. My main concern is that when the traffic increases in the spring with the start of the development phase, there will be safety issues for pedestrians including children walking to/from the bus stops. Also Coach Hill Road is a very narrow street and adding the construction trucks to the traffic during the peak hours will cause significant inconvenience for the Coach Hill residents.

Therefore, I respectfully request that Council, as a condition of this application, require 11th Avenue SW to be closed for the construction vehicles before the development permit application is approved. Thank you.

Sincerely,

Resident of Coach Hill
Tatiana Oshchepkova
8 Coach Ridge Bay SW

THE CITY OF CALGARY
CITY CLERKS
2015 NOV 25 AM 7:54

RECEIVED

Albrecht, Linda

From: Anne Miller [anne.miller818@gmail.com]
Sent: Tuesday, November 24, 2015 5:54 PM
To: Albrecht, Linda
Cc: dm Flemming@shaw.ca
Subject: PUBLIC HEARING - December 7, 2015 WEST SPRING BYLAW 206D2015

Dear Mayor and Councillors,

Re: Land Use Amendment for 7116, 7232, 7458, 7546 and 7666 - 11th Avenue SW

I am very concerned about the traffic flow associated with the 11th Avenue Development of 200 new houses if 11th Avenue is not closed at Coach Ridge Road SW (also referred to as the 69th Street alignment), which was promised by a prior Council in 1998. We understood that 11th Avenue would be opened at Wentworth Drive and the traffic (both construction and new residents) would enter and exit there. This intersection is currently barricaded and only foot and bike traffic can get through. This barricade has not been removed at this time of the construction timeline.

I have witnessed many large construction trucks using our Coach Hill streets to access the development site. We live just off Coach Ridge Road and Coach Hill Road SW where I walk my children daily to and from the bus stop on Coach Hill Road. Also, we like to play outside on a green space and ride our bikes around 11th Avenue where these large trucks come barrelling down. I have great safety concerns associated with this traffic flow and the higher speeds used by these vehicles in our family-friendly residential area. We have been informed that this traffic will increase in the spring when the next phase of development begins.

I had emailed Councillor Pootmans' office about the added construction vehicle traffic back in March 2015. I received a form letter regarding general "traffic concerns". I have added it below as you can see it really did not address any of my concerns associated with a city-permitted development issue (as stated above) and not general traffic concerns. See email reply below:

From: "Remond, Guillaume" <Ward6@calgary.ca>
Date: March 12, 2015 at 9:20:14 AM MDT
To: "Miller, Anne"
Subject: Traffic Concerns

Dear Anne:

This is to acknowledge receipt of your email. I would suggest you contact your community association to determine whether they have requested a traffic study. They can also arrange for the placement of the Speed Limit Observations and Warning System Trailer. I have attached below a link to the City's website regarding community traffic studies.

<http://www.calgary.ca/Transportation/TP/Pages/Safety/Community-Studies/Community-Traffic-Studies.aspx>

Speed bumps are a traffic calming enhancement and I would encourage you to work with your community association. Speeding is an enforcement matter and you can report this online or on the non-emergency number 403-266-1234. I will send your concerns over to Cst. Chandler the Community Resource Officer with the Calgary Police Service.

Kind regards,

Eileen Badowich
Communication & Community Liaison to Councillor Richard Pootmans - Ward 6
Office of the Councillors, The City of Calgary
PO Box 2100, Stn M | Mail code #8001A | Calgary, AB T2P 2M5

T 403.268.1035 | E caward6@calgary.ca

This development is part of West Springs but it is using the Coach Hill community to move forward. This development site's construction traffic (and future new residents) should be accessing it through its West Springs community by opening up the corner of 11th Avenue and Wentworth Drive SW.

I respectfully ask that Council require 11th Avenue SW to be closed at Coach Ridge Road (sometimes referred to 69th Street) before the development permit application is approved.

Concerned resident of Coach Hill,
Anne Miller
32 Coach Ridge Bay SW

RECEIVED
2015 NOV 25 AM 7:55
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Sam M [sbmiller76@gmail.com]
Sent: Wednesday, November 25, 2015 10:22 AM
To: Albrecht, Linda; dm Flemming@shaw.ca
Subject: PUBLIC HEARING - December 7, 2015 WEST SPRING BYLAW 206D2015

Dear Mayor and Councillors,

Re: Land Use Amendment for 7116, 7232, 7458, 7546 and 7666 - 11th Avenue SW

I am very concerned about the traffic flow associated with the 11th Avenue Development of 200 new houses if 11th Avenue is not closed at Coach Ridge Road SW (also referred to as the 69th Street alignment), which was promised by a prior Council in 1998. We understood that 11th Avenue would be opened at Wentworth Drive and the traffic (both construction and new residents) would enter and exit there. This intersection is currently barricaded and only foot and bike traffic can get through. This barricade has not been removed at this time of the construction timeline.

I have witnessed many large construction trucks using our Coach Hill streets to access the development site. We live just off Coach Ridge Road and Coach Hill Road SW where I walk my children daily to and from the bus stop on Coach Hill Road. Also, we like to play outside on a green space and ride our bikes around 11th Avenue where these large trucks come barrelling down. I have great safety concerns associated with this traffic flow and the higher speeds used by these vehicles in our family-friendly residential area. We have been informed that this traffic will increase in the spring when the next phase of development begins.

This development is part of West Springs but it is using the Coach Hill community to move forward. This development site's construction traffic (and future new residents) should be accessing it through its West Springs community by opening up the corner of 11th Avenue and Wentworth Drive SW.

I respectfully ask that Council require 11th Avenue SW to be closed at Coach Ridge Road (sometimes referred to 69th Street) before the development permit application is approved.

Concerned resident of Coach Hill,
Sam Miller
32 Coach Ridge Bay SW

THE CITY OF CALGARY
CITY CLERK'S

2015 NOV 25 AM 10:25

RECEIVED

TO: Cityclerk@calgary.ca
CC: dmflemming@shaw.ca
SUBJECT: Public Hearing - Dec 7, 2015 West Springs Bylaw 206D2015

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 - 11th Avenue SW

We are residents of Coach Hill and although we have no objection to the proposed plan and development of the West Grove Estates area along 11th Avenue, we are concerned about construction access. It is our understanding that the current proposal is to allow construction traffic for this West Spring development, to cut through Coach Hill (up Coach Hill Road, the major through street in our neighbourhood).

Our primary concern with this proposal is safety. Coach Hill Road is an older road, with parking along both sides and it was not built wide enough to accommodate high volume and oversized construction equipment. Additionally, the road is quite steep and curved and as a result, visibility can be very limited. At times it is difficult to safely cross due to this, and with an increase in traffic we only see this problem becoming worse. As parents of children who cross this road daily to board one of the many school buses which stop along Coach Hill Road, I am concerned about the addition of numerous construction vehicles to this road when there are other safer alternatives available.

As the development is in the West Springs area, it would be more appropriate and safer for construction traffic to travel through West Springs to access 11 Avenue.

- 1) Although 11 Avenue is currently inaccessible from 77 Street SW, the closure at the end of the road appears to be temporary. Access of 11 Avenue would also be safer from 77 Street SW, since this road is very straight, flat and wide. It appears to be capable of safely accommodating oversized construction vehicles in addition to regular traffic.
- 2) The West Grove Estate area could also be accessed through 73 Street SW. This road currently dead ends just before the proposed development and could be continued through as access for construction traffic.

We respectfully request that Council, as a condition of this application, require 11th Avenue SW, at or about the 69th Street alignment, be closed as a prior to subdivision and/or development permit application being approved - as was promised by a prior Council to our community.

Thank you,

Residents of Coach Hill
Jessie & Darcy McLaughlin
53 Court SW
403-264-5122

THE CITY OF CALGARY
CITY CLERK'S
2015 NOV 25 AM 10:18

RECEIVED

RECEIVED

Nov 22, 2015

2015 NOV 26 AM 8:10

To Whom it may concern,

THE CITY OF CALGARY
CITY CLERK'S

Re: West Springs Bylaw 206D2015 and zoning amendments

I am a resident of Coach Hills whose property is adjacent to the new West Spring development. I support the development of the acreages in the area, but I have three concerns regarding the current amendments to the existing plan:

1. **Density:** The proposed change to the density from low (3-5 units per acre) to medium (8-10 units per acre). This will basically double the number of new residents and vehicles. Currently the traffic is extremely congested at peak times. I know the city is planning to make changes – ie the SW ring road and widening Bow Trail, but I am afraid with all the new development this will not be enough.

The other big concern is the overcrowding of our schools. Currently, children are being bused to other areas. Doubling the density will only make this worse. A single new elementary school in Aspen will not be enough. Are you planning to zone an elementary school in this new neighbourhood? Doubling the density does not help our children.

2. **Green Space:** The new amended map has less green space than the original. Why decrease the green space? The existing residents and I am sure the new residents will appreciate more green space. As lots are getting smaller our children need space to play.
3. **Vehicle Access:** It is my understanding that the original plan of accessing the new development through west springs has changed. The pervious council had promised our community that this would not happen. Coach Hill Road is a narrow, uphill road with multiple curves and bends. It is already difficult to cross. There are multiple school stops on this street. Please honour the previous council's promise.

I am not a city planner and do not have access to all the information, but as a resident in the area ***please do not increase the density and decrease the green space.*** Who's plan is it to do so? The city, the developers or the community.

Thanks you for your time. Please contact me if you have any questions
jylradwell@hotmail.com

Jyl Radwell
Resident of 69 Coach Court SW

Albrecht, Linda

From: Eugene Malayko [eugene.malayko@calgary.ymca.ca]
Sent: Wednesday, November 25, 2015 7:15 PM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: Public Hearing - December 7, 2015 West Springs Bylaw 206D2015

Dear Mayor and Councilors

The traffic flow associated with the 11th Avenue Development has been brought to my attention specifically if, 11th Ave S.W. will not be closed at or about the 69th Street S.W. alignment. It has been my understanding and the Communities' that previous Council made a decision that any and all traffic, residential or construction would enter and leave through Wentworth Drive and not at the 11th Ave and 69th Street alignment.

I have lived in Coach Hill now for the past 22 years and believe that allowing more vehicles entering and leaving at or near the 11th Ave and 69th Street alignment will be a large detriment to the community and unsafe.

Community members from children, young adults, to Senior Citizens continue to use this popular and well used area/route for recreation purposes. Community members of all ages many of which are either walking, running, cycling, and walking with strollers. All of these recreational opportunities are important to the people living within the Coach Hill Community as well as outside the community. People are also using Coach Ridge Rd as part of their daily walking or cycling route to the pathway that the "City" built along the berm during the extension of Bow Trail. In addition to all this there are school buses picking children up only a couple of blocks away from this location. Even closer to this intersection is a cul-du-sac where children and their parents play around year around.

I believe that this area/route is very well used and appreciated because of the existing traffic condition combined with the recreational opportunities that presently are available to everyone in this existing and safer environment.

Therefore I am respectfully requesting that this Council honor the decision that was made a number of years ago by Council members who were voted to their positions to listen and support members of their community ensuring that 11th Ave and 69th St alignment be closed before the development permit is approved and that other routes be considered.

Thank-you

Eugene Malayko
Resident of Coach Hill
4 CoachRidge Bay S.W.
Calgary, Alberta
T3H 1H8

RECEIVED
2015 NOV 26 AM 7:50
THE CITY OF CALGARY
CITY CLERK'S

TO: Cityclerk@calgary.ca
CC: dmfflemming@shaw.ca
SUBJECT: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

I am a resident of Coach Hill and I'd like to express my concern that residents of this community have been and will continue to be negatively affected by the traffic moving through our community at the east end of 11th Avenue and Coach Ridge Road (69th Street Alignment) to access West Springs (see Appendix "A").

I am not objecting to the planned land use addressed by the above referenced amendment but very concerned for the safety of children and residents of our community.

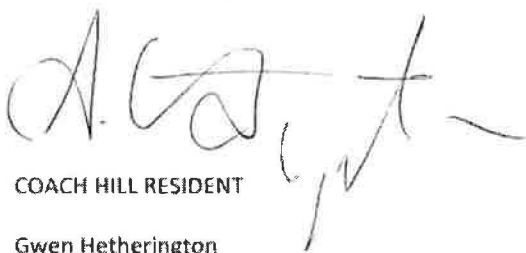
Coach Hill Road is a steeply sloped, winding road. It is a bus route, a school bus route, and has many driveways with vehicles backing onto the it. It is well-used as a bike route, and by joggers and residents with strollers and pets. One of my neighbours is in a motorized wheelchair and drives this on the road to exercise his dog. There is a firehall on this road. It is critically necessary for emergency vehicle access to all roads branching off this.

There are cars parked all along the road on both sides of Coach Hill Road making it narrow for regular traffic, let alone construction equipment. When stripping and grading commences we will have heavy construction vehicles accessing through our community, making it very unsafe.

Heavy use by construction vehicles will also worsen the wear on a road badly in need of asphalt repair at an exponential rate.

I respectfully ask Council that the City require, as a condition of this application, that 11th Avenue SW at or about the 69th Street alignment be closed prior to subdivision and/or development permit application being approved. Please note that this closure was promised to our community by the City Council in October, 1998.

Thank you for considering my request.



COACH HILL RESIDENT

Gwen Hetherington
#3, 828 Coach Bluff Cr SW
Calgary, AB T3H 1A8
Tel: 403.862.2893

RECEIVED
2015 NOV 26 AM 7:50
THE CITY OF CALGARY
CITY CLERK'S

Albrecht, Linda

From: S & N Harbaruk [harbarun@telus.net]
Sent: Wednesday, November 25, 2015 11:59 PM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: SUBJECT: Public Hearing - Dec 7 -2015 West Springs Bylaw 206D2015

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

FIRST PARAGRAPH:

I am writing this letter to express my concern relating to construction traffic for the proposed land development on 11th Ave SW. Without the closure of the East side of 11th Ave I fear that much of this construction traffic will use Coach Hill Road. Coach Hill Road is already busy enough, is very hilly, windy, and narrow. For this reason, construction traffic on Coach Hill Road poses safety concerns for me.

I realize that the land development must take place and my concern is solely with the construction traffic that may be using Coach Hill Road during the construction if the east end of 11th Ave were to remain open. With the small amount of snow we received this week, Coach Hill road was gridlock and impassable two mornings this week. I believe better routes to reach this construction site would be via 73rd or 77th St SW.

SECOND PARAGRAPH:

I/We respectfully request that Council, as a condition of this application, that the City require 11th Avenue SW, at or about the 69th Street alignment, be closed as a prior to subdivision and/or development permit application being approved – as was promised by a prior Council to our community.

Thank you,

Resident of Coach Hill
Name: Neil Harbaruk
Address: 9 Coach Court SW
Phone Number: 403-836-3156

RECEIVED
2015 NOV 26 AM 7:50
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Kathy Wood [kwood@mtroyal.ca]
Sent: Thursday, November 26, 2015 8:39 AM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: Public Hearing – December 7, 2015 West Springs Bylaw 206D2015 Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11 Avenue

November 25, 2015

To: The City Clerk

The City of Calgary

cityclerk@calgary.ca

Re: Public Hearing – December 7, 2015

West Springs Bylaw 206D2015

Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11 Avenue SW

RECEIVED
2015 NOV 26 AM 8:38
THE CITY OF CALGARY
CITY CLERK'S

With the West Grove subdivision development now proceeding on 11th Avenue SW west of 69th Street, we have great concerns about Council's plan to allow access to the area via our community.

Many years ago, we were assured by the current City Council that if, and when, 11th Avenue is further developed, the temporary closure at Wentworth Drive would be re-opened and any traffic (both construction and residential) would enter and exit at that location, and a road closure put in place at 11th Avenue and 69th Street to divert this additional traffic away from our community. At the very least, a closure or cul-de-sac should be added along the Avenue at the point where the new development begins. This would allow the two existing property owners who are adjacent to 69th continued access as they have enjoyed for the past many decades. But this should be done as soon as possible, as we are already seeing the impact of construction traffic especially along Coach Hill Rd SW, a narrow winding road with a significant incline and several turn offs to side roads. The corner of Coach Hill Rd and Coach Ridge Rd is already dangerous as much of the traffic speeds around the corner with little regard for people crossing the road to the bus stop or trying to pull out of into traffic either from the side of the road or from a driveway.

69th Street is a small residential road off Coach Hill Road, and was not built for large amounts of traffic. It is quite narrow, can be icy in winter as it is not a priority for snow removal, and is virtually at its capacity right now with the number of residents it already serves. Adding to that, it is also a route for children walking to their bus, as well as a popular route for people commuting by bike and walking their dogs. There is no doubt that the traffic flow from an additional 200 houses would make this road increasingly dangerous. As this project was slated as a West Springs development and not a Coach Hill development, access to the community via Wentworth Drive and 77 Street was initially designed in consideration of this project. Both roads are very wide and are already used successfully by residents in neighboring subdivisions whose local roads have been closed. 10th Ave has remained closed along Coach Hill Rd, with construction traffic accessing through Wentworth, we are hoping that the same consideration can be given to 11th Ave.

Therefore, we respectfully request that Council, as a condition of the Application before them, requires that a portion of 11th Avenue SW be closed before the Application is approved.

Thank you for your consideration,

Kathy Wood

6739 Coach Hill Road SW

Cc: dmflemming@shaw.ca

--

Thanks
Kathy

MRU BookStore is institutionally owned and operated by Mount Royal University
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Kathy Wood
Supervisor, Learning Material Services
Mount Royal University BookStore
4825 Mount Royal Gate SW
Calgary, AB, T3E 6K6

Tel:403.440.6696
Fax: 403.440.6628

Smith, Theresa L.

From: Walter Muilwyk [wmuilwyk@shaw.ca]
Sent: Sunday, November 22, 2015 2:42 PM
To: Albrecht, Linda
Cc: dm Flemming@shaw.ca
Subject: Public Hearing - Dec 7 - 2015 West Springs Bylaw 206D2015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councilors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546, and 7666 – 11th Avenue SW

I am concerned that 11th avenue will not be closed during this development. Coach Hill Drive is the only egress from my residence. Heavy construction traffic through Coach Hill causes an increased chance of vehicle and pedestrian incidents as well as increased wear and tear on the road surface. My only concern is traffic congestion in Coach Hill not the planned land use.

I respectfully request that Council, as a condition of this application, that the City require 11th Avenue SW, at or about the 69th Street alignment, be closed prior to subdivision and/or development permit application being approved – as was promised by a prior Council to our community.

Thank you,

Resident of Coach Hill
Walter Muilwyk
307 Coach Ridge Rise SW
Ph: 403-249-4992

THE CITY OF CALGARY
CITY CLERK'S

2015 NOV 24 AM 7:58

RECEIVED

Smith, Theresa L.

From: Ric Maturino [ravo@shaw.ca]
Sent: Sunday, November 22, 2015 4:06 PM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: Public Hearing - Dec 7, 2015 West Springs Bylaw 206D2015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7999 – 11th Avenue SW, Calgary, Ab

I, like the other residents of Coach Hill specially those living along Coach Ridge Road are very much concerned about the traffic flow associated with the development in 11th avenue SW area for about 200 houses. If 11th Avenue is not closed at or about the 69th Street alignment as was promised by the previous council that as we understood, that 11th Avenue would be opened at Wentworth Dr. SW for traffic as entry and exit for construction vehicles and equipments and for new residents. But up to this point this has never happened.

For quite a while now, we have been witnessing construction vehicles using our street (Coach Ridge Road) to enter and exit the construction site. Please be aware (City Council) that children and parents are walking along this street from their houses to the school bus stop on Coach Hill Road every school days and we as residents of this area are very concerned about the safety of our children and parents as well.

In this regard, would the city council as condition of this application require the closure of 11th Avenue SW before the development permit application is approved.

Yours respectfully,

Resident of Coach Hill
Romarico Maturino
51 Coach Ridge PI SW
Calgary, Ab

RECEIVED
2015 NOV 24 AM 7:58
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: Nevine Cassis [nevinecassis@gmail.com]
Sent: Sunday, November 22, 2015 2:54 PM
To: Albrecht, Linda
Cc: dmfflemming@shaw.ca
Subject: Public Hearing - Dec 7, 2015 West Springs Bylaw 206D2015

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councillors:

RE: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666-11Ave SW

My family and I are very concerned with the increased traffic flow which is associated with the 11th Ave Development which is building 200 new houses. It was promised, by a previous council, that the 11th Avenue would be closed during this construction. We understood that instead of using 11th Avenue, they (the construction & new residents), would enter using Wentworth Dr. Why has this not happened yet?

We live adjacent to 11th Ave in the cul-de-sac of Coach Ridge Place. Many kids, elderly people and families use the 11th Avenue to ride bikes, take dog walks and run on. We are greatly concerned with the safety associated with the increase of traffic throughout the upcoming months.

I request that Council, as a condition of this application, require 11th Avenue SW to be closed before the development permit application is approved.

Thank you for taking the time to read our concerns.

Regards,

Nevine Cassis
Coach Hill Resident
#27 Coach Ridge Place SW
Calgary, T3H 1H9

THE CITY OF CALGARY
CITY CLERKS
2015 NOV 24 AM 7:58

RECEIVED

Smith, Theresa L.

From: Debra & Chris Goldring [goldring@telus.net]
Sent: Monday, November 23, 2015 9:05 AM
To: Albrecht, Linda
Cc: dmflemming@shaw.ca
Subject: 11th Avenue SW Road Closure

Follow Up Flag: Follow up
Flag Status: Flagged

SUBJECT: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW, Calgary, Alberta

My husband and I along with our five children have resided in the community of Coach Hill for 17 years. Our decision to move here was based on it being a quiet and safe area where our children could grow up. We have a concern already with elevated amounts of traffic coming through our neighbourhood; the additional traffic from construction trucks, prospective buyers, future home owners and others looking for a short cut to Old Banff Coach Road by shortcutting through our neighbourhood in our minds is a recipe for disaster. We were informed earlier that **11th Ave would be closed** and that ingress and egress to new development would be directed to the West of the subdivision, i.e. to 77th St SW. In our opinion, it is too late after a child or adult has been run over or hit by a construction vehicle to then address the logistics and traffic flow.

We respectfully request that Council, as a condition of this application, require that 11th Ave SW at the current 69th St intersection be closed prior to a subdivision and / or development permit application being approved – as was promised by a prior Council to our community.

Yours truly,

Residents of Coach Hill
Names: Chris & Debra Goldring
Address: 379 Coach Ridge Rise SW
Phone Number: 403 903 7611

RECEIVED
2015 NOV 24 AM 7:58
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: adrienne mcgarvey [adrienne.mcgarvey@yahoo.ca]
Sent: Thursday, November 26, 2015 9:48 AM
To: Albrecht, Linda
Subject: Public Hearing – Dec 7 -2015 West Springs Bylaw 206D2015

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

I am writing this email as I am concerned that the land use amendment for the proposed development may not have taken into consideration that 11th Avenue between 69th Street and 77th Street SW is a very established and well used walking/cycling route for a large number of Coach Hill/Patterson and West Spring residents.

I am not objecting to the planned land uses, but I have a concern that if a pathway along 11th Avenue is not included in the development plans, that it will have a negative effect on the beauty of the neighbourhood and on the enjoyment of local residents. I am suggesting a similar greenway path to the one along 10th Avenue SW between 73rd Street and 77th Street that was created when West Grove Estates was developed in West Springs (10th Avenue was an established walking route prior to any development).



I respectfully request to Council that as a condition of this application, the City require that a pathway is kept along the 11th Avenue SW alignment.

Thank you,

Resident of Coach Hill
Adrienne McGarvey
119 Coachwood Crescent SW, T3H 1CC2
403.697.3324

RECEIVED
2015 NOV 26 AM 9:49
THE CITY OF CALGARY
CITY CLERK'S

RECEIVED

2015 NOV 25 PM 4:03

THE CITY OF CALGARY
CITY CLERK'S

Via Email: cityclerk@calgary.ca

November 25, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Station M
Calgary, AB T2P 2M5

Dear Mayor and Councillors:

**Re: Public Hearing December 7, 2015
Bylaw 206D2015 – 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW**

We are residents of Coach Hill, not West Springs, and became aware in mid-October that a major urban style residential development was on the Oct 22nd CPC agenda. To our surprise the conditions of approval did not include the proposed closure of 11th Avenue SW at, or near, the 69th Street alignment. We have major concerns that our roads and community will be severely affected by both construction vehicles and increased traffic from the West Springs Community moving through our community. These roads were never intended to serve the West Springs Community or the added volume of traffic development along 11th Avenue would bring. (Context map and information attached as Appendix "A")

To provide some history, in 1998 when development started to the west of our community on the 5 acres parcels, our entire community worked hard with and through our then Alderman, Dave Bronconnier, to have Council approve as part of the "East Spring ASP – Appendix 3" the section of the ASP setout below (full text attached as Appendix "B"). Those sections were created in response to the concern that development in West Springs would have on the community of Coach Hill if access through our community was not eliminated by the closure of 10th & 11th Avenues at or about the 69th Street alignment.

The wording of the Sections of the ASP are:

Transportation 1.8(4) and 7.1:

1. **"for development to occur"** in the south east quarter of Section 22-24-2W5M, the following actions, where applicable, are required: (current status noted in red)
 - (a) **closure of 10th Avenue** (completed legally and physically closed prior to development occurring along 10th Avenue SW) and **11th Avenue SW** (has not yet occurred) **to occur at the 69 Street SW alignment;**
 - (b) **73rd Street SW Collector to be built from Old Banff Coach Road to 11th Avenue SW** (built past 10th Avenue but not completed through to 11th Avenue)
 - (c) **77th Street SW collector to be built between 9th and 11th Avenues SW** (completed); and
 - (d) **a combination of collector road segments, and other options that allow parcels along 10th Avenue SW, to access to the north along the 73rd Street or 77 Street SW collectors.**

Also, parcels along 11th Avenue SW to access either Bow Trail SW, via the temporary connections, or along 77th Street to the north."

2. When commenting on the Transportation (Map 6) the ASP said:

"East Springbank II will eventually be accessed via Bow Trail SW and 85 Street SW in the southern areas of the plan, while 10th and 11th Avenues SW will be closed in order to avoid shortcutting traffic through Coach Hill once East Springbank II begins its build-out"

Currently 11th Avenue is physically closed with a temporary barrier at the 77th Street alignment (see Appendix "A" for location) to prevent short cutting from the West Springs community except for the acreages which were always intended to have access through Coach Hill **UNTIL** urban development occurred along 11th Avenue.

In 2008, at the time that the parcel at 7007 – 11th Avenue SW, was in for a land use amendment redesignation a Road Closure plan was "filed" to close a portion of 11th Avenue SW at the 69th Street alignment. That plan is #8010489 (attached as Appendix "C") however, a bylaw to close the road, per the then ASP, was never brought forward to Council. It is our understanding, from talking with the consultant, the bylaw was not brought forward as the Administration did not believe that 11th Avenue needed to be legally closed. Without a legal closure at any time in the future the Calgary Roads can reopen the road thus negating Council's commitment to the community.

When the "*East Springbank ASP – Appendix 3*" was replaced with the "*West Spring ASP*" in 2012 any reference to the closure and timing of the closure for 11th Avenue was not carried forward (we trust an oversight) – however there is a note on Map 2 that states "No Road Connection" (Appendix "D").

Prior to yesterday we had no positive response from either Administration, the City or the Developer with respect to our expressed concerns. However, late yesterday (Nov 24) we did received an email from the consultant for the Developer which stated they "*believe they now have a buy in by the City on the (physical) closure*". In a phone discussion with the consultant this morning we understand the Developer is open to both a physical and legal closure of 11th Avenue SW at or about the "70th Street" alignment which would work for the concerned residents of Coach Hill.

What is required is for Administration and Council to support the prior commitment to the community with an amendment to the Conditions of Approval for this Land Use Redesignation.

It is our understanding, and we have seen it with past applications in this area, that part of the Conditions of Approval can, and have, included such things as:

- (a) *directing that no vehicular access will be permitted to a certain street;*
- (b) *registering a restrictive covenant on lots that would be affected by a restriction of access;*
- (c) *construction of graveled and oiled turnarounds for temporary dead end streets;*
- (d) *post and cable fences where temporary turnarounds are anticipated to be (could provide jersey barriers with a chain link allowing fire to access through the barrier); and*
- (e) *prior to approval of the 1st Tentative Plan, the status of road closing shall be confirmed.*

Coach Hill Road is a hilly, narrow, winding road, a designated bike route, snow route, a public and private school bus routes and also has many driveways with vehicles backing onto the

roadway. We are concerned for the safety of our children and the relative peace and quiet of our community.

We would respectfully request that Council, as part of their review and possible approval of this land use redesignation, put forward an amendment to require:


1. "Prior to the approval of the earlier of the 1st Tentative Plan or a Stripping and Grading Development Permit that 11th Avenue be physically and legally closed at or about the 70th Street alignment; and
2. That the developer be required to construct a graveled and oiled turnaround on each side of the closure;

Thank you for considering our request.

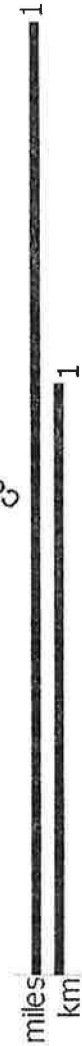
COACH HILL RESIDENTS



Dale and Michelle Flemming
315 Coach Ridge Rise SW
403-246-3464



Carl and Myrna Belyea
#5, 828 Coach Bluff Crescent SW
403-246-6071



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**EAST
SPRINGBANK**
AREA STRUCTURE PLAN
APPENDIX 3:
EAST SPRINGBANK II
COMMUNITY PLAN



The City of Calgary
Planning and Building Department

4. When urban development occurs along, or is connected to 10 and 11 Avenues SW, these avenues to be closed at approximately the 69 Street SW alignment at the interface with the community of Coach Hill. Only those parcels with immediate frontage shall have direct access to Coach Ridge Road and Coach Hill Road SW, and associated traffic generation must fall within the environmental guidelines for these respective roads.
5. In order for urban development to occur in the southeast quarter of Section 22-24-2-W5M, the following actions, where applicable, are required:
 - a. closure of 10 Avenue and 11 Avenue SW to occur at the 69 Street SW alignment;
 - b. 73 Street SW collector to be built from Old Banff Coach Road to 11 Avenue SW;
 - c. 77 Street SW collector to be built between 9 and 11 Avenues SW; and
 - d. a combination of collector road segments, and other options that allow parcels along 10 Avenue SW, to access to the north along the 73 Street or 77 Street SW collectors. Also, parcels along 11 Avenue SW to access either Bow Trail SW, via the temporary connection, or along 77 Street SW to the north.
6. In order for development in the northeast plan area to occur, temporary access may be provided to Coach Hill Road SW as conceptually shown on Map 6. At the outline plan stage the potential connection to Coach Hill Road will be examined, including the maximum number of units which will access this connection and traffic controls to mitigate the volume of traffic on Coach Hill Road. A permanent access to Old Banff Coach Road SW in the northeast cell (in addition to 73 Street SW) may be permitted, provided a connection is made available for lands to the south. Once alternative access is available, the temporary access to Coach Hill Road SW shall be removed. The adjacent landowners are encouraged to investigate the possibility of cost sharing the connection to Old Banff Coach Road SW in order to facilitate the timely removal of the temporary access to Coach Hill Road SW.
7. An internal road network of collector and local roads comprised of:
 - a. direct routes linking major origin and destination points within the community;
 - b. multiple and parallel routes to disperse traffic and allow for alternative routing options; and

7.0 Transportation (Map 6)

7.1 External Road Network

Access to East Springbank II is presently provided from the east along Old Banff Coach Road SW, from north and south along 85 Street SW, and from the north along 77 and 81 Streets SW. In addition, 10 and 11 Avenues SW presently connect from the east into the plan area via the community of Coach Hill.

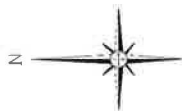
East Springbank II will eventually be accessed via Bow Trail SW and 85 Street SW in the southern area of the plan, while 10 and 11 Avenues SW will be closed in order to avoid shortcutting traffic through Coach Hill once East Springbank II begins its build-out.

7.2 Internal Road Network

A network of roads of various classifications has been designed to provide for full development of the East Springbank II planning area at various residential densities as set out in the East Springbank ASP and this plan. With 85 Street SW acting as a barrier in the community, the transportation network is designed to facilitate east-west movement by providing a number of collector connections. The future 73 Street SW will connect the eastern areas in the plan to the northeast neighbourhood node.

The road network takes advantage of the existing rural grid roads in order to achieve the desired direct connections to amenities such as the community core, neighbourhood nodes and community centre.

The road network has been designed to accommodate direct and efficient public transit routing. The routing helps achieve the walking distance objectives of the **Transit Friendly Design Guide**.



CALGARY, ALBERTA

AFFECTING PORTIONS OF

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S.E. 1/4 SEC. 22, TWP. 24, RGE. 2, W.5M.



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SUPERVISOR:
BARRY C. TICE, ALS

3401-5-10 HY

1990-1991

11/10/2007 10:10

11/10/2007 10:10

11/10/2007 10:10

Smith, Theresa L.

From: L Semo [lsemogra@lakeheadu.ca]
Sent: Thursday, November 26, 2015 9:25 AM
To: Albrecht, Linda
Subject: Letter of concern for Land Use Designation and Zoning for 7680 11 ave sw

Susan Gray City Clerk,

My name is London Semograd and I represent my family (Wade & Georgina Semograd) living at 7680 11 ave SW, T3H-4B4. I want to air my families concerns about the new construction development that is scheduled to start around our plot of land in the coming year. We will also be attending the public hearing on Dec 7 concerning this.

Here are a list of our concerns:

1) Dust/Noise/Garbage (construction pollution) and how it is to be handled, construction traffic, hours of construction/operation, quality of life, Safety of pets, privacy and well water contamination.

Since we are only a half acre plot of land and the construction is to take place all around us, my family would like some assurance on how the city or contractors will maintain our standard of living and privacy. We moved here for a specific standard of living and we do not want years of construction to cost us any time or money having to clean our house from various construction contaminants and pollutions. We have outdoor pets that we do not want in danger and our well systems quality that is above the proposed construction zone has to be assured and maintained. We would like regular testing of our well water to ensure this.

There were also construction workers trespassing on our yard several times already because of the upcoming work. I have a mother and sister that would like to maintain their privacy and the last thing I or they want is people walking around in close proximity to our house in the early mornings.

A solution to these problems is to build a temporary construction wall/fence which borders our property and the proposed construction zone.

2) Neighbors cess pool disturbances and contamination.

Our neighbors have a cess pool in the back yard that has been forgotten about for the better part of 20 years. Not only that but the method of cess pool construction was to bury old cars and vans. This is right behind us in the proposed construction zone, close to our well. We want assurance that our ground water will be protected or that we will be tied into city lines if protection is not insured.

3) The standard of living we chose when we moved here needs to be maintained. How will our privacy and peace be maintained and not further disturbed during the construction process? What measures will be taken to ensure this?

4) Will Power be disturbed and if so how can we be impacted the least?

5) How will the city/contractors ensure that the road to be built on the border of our back yard not have a permanent impact to our family?

6) If there is any permanent loss or destabilization to the way of life my family maintains or constant breach of privacy from private construction firms, how will we be compensated and how will the contractors be dealt with?

Please let me know if you have any questions or comments.

Best Regards

RECEIVED
2015 NOV 26 AM 9:22
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: miranda@joinedatthehip.ca
Sent: Thursday, November 26, 2015 9:20 AM
To: Albrecht, Linda
Cc: Dflemming@shaw.ca
Subject: Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and 7666 – 11th Avenue SW

Dear Mayor and Councillors:

Re: Land Use Amendment for 7116, 7232, 7370, 7458, 7546 and
7666 – 11th Avenue SW

FIRST PARAGRAPH:

I live on Coach Ridge Rd. Which is very close to the development happening on 11 Avenue SW. I am concerned about the amount of traffic that this construction may bring through my neighbourhood as I have three small children. I have no objection to the development but hope the city can find a traffic route that does not put construction vehicles on my street.

I respectfully request that Council, as a condition of this application, that the City require 11th Avenue SW, at or about the 69th Street alignment, be closed as a prior to subdivision and/or development permit application being approved – as was promised by a prior Council to our community.

Thank you,

Resident of Coach Hill
Name: Miranda Lee
Address: 6619 coach ridge Rd. SW
Phone Number: 403-828-2840

Miranda Lee
Owner
Joined At The Hip Babywear
www.joinedatthehip.ca

RECEIVED
2015 NOV 26 AM 9:22
THE CITY OF CALGARY
CITY CLERKS

Smith, Theresa L.

From: SUSAN SHARPE [susan.sharpe@shaw.ca]
Sent: Thursday, November 26, 2015 9:37 AM
To: Albrecht, Linda
Subject: Public Hearing December 7, 2015 West Springs Bylaw 206D2015

November 26, 2015

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

RECEIVED
2015 NOV 26 AM 9:33
THE CITY OF CALGARY
CITY CLERKS

Dear Mayor and Councillors:
Re: Public Hearing December 7, 2015
West Springs Bylaw 206D2015
Lands: 7116, 7232, 7370, 7458, 7546, and 7666 - 11 Avenue SW
(Plan 4587S, Block 10-15)

We are long term residents of Coach Hill, and our acreage parcel is immediately adjacent on the east side to the proposed development. We have been actively involved in the proposed amendment to the Area Structure Plan (ASP) for this area of West Springs and Coach Hill, working with the City planners and Bri-Mor Developments. As residents here for over 40 years, we were involved in the annexation negotiations for our property, and have tried to remain involved as development issues have come up. We were surprised to receive only a two page notice of this public hearing, with no background information provided, other than the small scale map. No consultation was made with us by the City or the applicant Bri-Mor Developments.

Our concerns with this application are:

1. ASP Amendment: The City has been chairing meetings to revise the ASP for the past two years, and this amendment is not referenced for this hearing. Are we now to understand the ASP Amendment is dead, or does the City's acceptance of this application before doing the amendment suggest we will continue with significant development applications regardless of doing an amendment. A lot of time and effort was expended by all concerned, and at our last meeting a very different concept was proposed for the lands in question. Additionally, the land use for the southern strip of acreages between the Bow Trail and the applicants lands should be set down. The application is premature for the above reasons, and should be submitted with the ASP amendment.

It is noted other development applications being considered in City Council today include complete disclosure of all issues - transportation, park space, etcetera, in brochures prepared by the applicants.

2. Transportation: As the writer's driveway is onto 11 Avenue SW, just immediately west of the Coach Ridge Road/69 Street alignment, this is a very significant issue to us. It is our wish to have 11 Avenue closed in accordance with City commitments over these many years. The City's commitment to us, repeated many times since the 1995 annexation, and reinforced when the Trico Developments R-1 project (Block 1, Plan 4587S, immediately across 11 Avenue from our property, and bordering Coach Hill Road) was approved, was that 11 Avenue would be closed 100 meters west of the Coach Ridge Road/69 Street alignment, at the west end of the Trico development and of our property line. The Trico development includes 6 R-1 lots with frontage onto 11 Avenue, which are to have access to Coach Hill. The closure of 11 Avenue was to occur upon the commencement of any development on 11 Avenue west of our property line.

We have just endured the initial phases of development by Bri-Mor, which included the removal of three homes (between midnight and 3AM), and then the demolition and trucking out of auxiliary buildings, foundations etcetera with significant trucking issues over several weeks. We assumed this would end soon and did not complain. This reinforces the necessity of closing 11 Avenue SW before development begins.

In conclusion, as owners and residents of our property for 42 years, we feel we should be allowed to enjoy the quiet atmosphere of our property (2.5hectares). We do not object at all to development, and know that it will occur. We have worked co-operatively with the developers on our east and north boundaries, and are doing the same with Trico (to the south).

We submit this application should be deferred until the issues referenced are addressed. Additionally, the City of Calgary should be more forth right with information, and require the applicant to submit a complete application, and do public consultations with all affected parties. We have submitted responses to previous applications for these lands (latest April 26,2015), but did not get any response from the City staff on the status of the applications.

Yours truly,

Susan Sharpe
Dawn Sharpe
Co-owners of 7010-11 Avenue SW

Sent from my iPad -- Please reply to Susan.sharpe@shaw.ca,