

**Land Use Redesignation: Aspen Woods Bylaw 141D2022**  
**City File Number: LOC 2021-0193**  
**Location: 7651 – 14<sup>th</sup> Ave SW, Calgary, Alberta**

Overall, I am pleased this proposed is for a single family home development but I'm not satisfied given there is no internal Local road to serve the 10 homes.

LIKE

- 1) The proposal is consistent with the East Springbank Area Structure Plan (ASP) for single-family home development.
- 2) Includes a focus on retaining as many existing trees as possible in this ravine acreage.
- 3) A plan to maintain the Municipal Reserve that is adjacent to a regional pathway.
- 4) Improvements/upgrade to a portion of 75th Street SW - currently a gravel road.

CONCERNS

- A. No internal Local road is proposed for the 10 homes. This is inconsistent with existing street developments in Aspen Estates. Over the years, the former acreage developments have been designed with internal Local roads or cul-de-sac type streets.
- B. 6 of the proposed lots / homes will each have direct driveway access to 14th Avenue SW. This will occur at a major 90 degree turn at the end of 14th Avenue and on a stretch of 14th Avenue SW that has significant up & down elevation / topography change (in a short distance) as part of the ravine itself.
- C. There are no other developed direct driveway connections onto the entire 3-block length of 14th Avenue SW. Note, there are 3 legacy acreage driveways that connect to 14 Avenue SW today, including this proposed acreage development.
- D. During peak times of the day, 14 Avenue SW is very busy with traffic - much more than a Local road should bear. Many drivers complete a cut-through from 69 Street SW to 73rd Street SW or 85th Street SW - including those on what we locals call, the "Weber or Rundle Runs".

- E. Having 6 driveways connect to 14 Avenue SW would confirm that it is a 'Local' road, as many of us in Aspen Estates have argued with the City. The current proposed development at 7111-14 Avenue SW (LOC2021-0143) for a 5 storey building with Retail & Commercial is predicated on 14 Avenue SW being a 'Collector' road to feed to an uncontrolled intersection with the 69 Street SW main 'Arterial' road. [Interesting that two different City Planners are handling these two proposals in Aspen Estates and view 14 Avenue SW as different types of roads].
  
- F. 4 of the proposed residential lots also have driveways connected directly onto 75 Street SW, which is also inconsistent with all other existing street developments in Aspen Estates.

I'm also curious if the City Planning or Planning Commission officials have visited the proposed development site - not just looked on Goggle Earth ? Most of the acreage is part of the lovely ravine here and will present significant development, grading & driveway safety challenges.

Thank you.  
Chris Hodgson

**City of Calgary Public Hearing – Tuesday September 13, 2022**

**SHARON DAVIES  
Resident of Aspen Ridge Lane SW**

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I do support this Project with reservations, which need to be addressed before proceeding.

It does represent the “gentle” densification and appears to be in keeping with the Springbank Area Structure Plan.

While I appreciate certain elements of this application, there is more work to be done here:

1. I believe it would be wise for the City to request a full Comprehensive Plan for the acreage that abuts this project to the South to confirm a workable Roadway and services layout for future residential development.
2. Are you aware of the topographical changes surrounding this development and 14<sup>th</sup> Ave SW? A good portion of this acreage is part of a ravine that cuts through Aspen Estates leading to various green spaces. It is also an wild life corridor to deer, coyotes, etc.. There are significant grading issues to be solved.
3. Roadway design for the development should be consistent with existing streets in the Aspen Estate’s neighbourhood. These are all internal or Cul-de-sac streets.
4. There is no internal road proposed for the 10 homes. Rather 6 driveways will directly access 14<sup>th</sup> Ave SW with the remaining 4 driveway will directly access 75 Street SW which at the moment is a gravel road.
5. It makes sense for 75 Ave SW be completed in keeping the other Streets in Aspen Estates.
6. The only properties that empty directly onto 14<sup>th</sup> Ave SW are: the Korean Church, the First Lutheran Church and 2 acreages – one is a 1.2 acre parcel presently being considered for a 5 storey apartment building and other is a 10 acreage parcel which will be developed one day.
7. We already know that the uncontrolled intersection at 69 St SW and 14<sup>th</sup> Ave SW is at capacity as per the recent traffic study done for LOC2021-0143, 7111 – 14th Ave SW, making 14<sup>th</sup> Ave SW a very busy roadway where the majority of vehicles do not observe the speed limit.

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8. There is a conundrum about 14<sup>th</sup> Ave SW. While the Proponent who wants to build a 5 storey apartment building along east end of 14<sup>th</sup> Ave SW is calling it a “Collector Roadway” off an Artery, the Proponent for this development wants to put 6 residential driveways directly onto 14<sup>th</sup> Ave that is in a deep dip in the road which is quickly followed by a sharp right hand turn. Essentially, treating 14<sup>th</sup> Ave SW like a Local Road. To re-iterate, 14<sup>th</sup> Ave SW is a busy road full of speeders. I am very concerned about the Traffic and Safety issues. Theses will need to be addressed before proceeding.
9. Traffic calming will be in order. That is, traffic circles or speed bumps similar to Strathcona Drive SW.
10. Consider a Bare land Condominium similar to Aspen Ridge Lane SW or Aspen Meadows Court SW and Aspen Meadows Place SW. These already exist in the neighbourhood and will allow more flexibility on setbacks, etc.. The Project could then be accessed via 75 St SW.

Thank You, Sharon Davies