

Community Association Response

2022 July 18

Development Map (DMAP) Submission

Submitted by: West Springs Cougar Ridge Community Association

Contact Information

Address: WSCR Community Association

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Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Lot coverage, Traffic impacts

What are the strengths and challenges of the proposed:

Generally in agreement with the mixed use development, commercial and residential; however, would like to have seen a better balance in the height of the buildings and reduce the amount of surface parking. Other MU zonings, in the area, are to a maximum height of 30m (8-storeys). The proposed Land Use Change increases the height to 45m (12-storey). The Community Association would prefer to see residential above the grocery and maintain the 30m maximum height.

Will the proposed change affect the use and enjoyment of your property? If so, how?

WSCRCA is concerned with the amount of land being used for surface parking - would like to see this reduced (perhaps some underground parking) and a focus on pedestrian and bike traffic.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

The proposed land use change is in direct contravention with the compact city principal because of the large surface parking lot and no development above the grocery store. A bigger emphasis on bike traffic and parking as well as pedestrian access and connectivity would really help to connect the development to the greater community. Current plans show little consideration for either. Appreciate the mix of small and large retail options to bring a range of business types to the community.

How will the proposed impact the immediate surroundings?

The concept of a roof top patio is appreciated but it is so small, relative to the building foot print. There is a lot of demand in the area for community gathering and entertainment spaces. There is a direct line of sight from 85th St. through to entrance of the residential parking - cars

would pass directly in front of the grocery store entrance (where people would be entering and exiting the store) concerned with safety

General comments or concerns:

We are in favor of mixed use developments but would like to see a higher density, a reduction in the amount of surface parking. We are not opposed to another grocery store in the area but would prefer to see it incorporated into the original plan for the area - keeping the buildings the original 30m maximum height.