

## Community Association Letter

**From:** SBHCA President <president@springbankhill.org>  
**Sent:** Monday, June 3, 2019 12:52 PM  
**To:** CPAG Circ; Yun, Joseph  
**Cc:** Naruzny Marshall; Christiaansen Fiona; Waller Shawna; Nelson Tania; Sabzevari Amin; Mathew Liza; Craig Connie; Bereta Heidi; CAWard6 - Suzy Trottier; White David  
**Subject:** [EXT] Application LOC2018-0226 - Updated Comments from Springbank Hill Community Association

Dear Joseph,

Thank you for this opportunity to respond to the Truman application LOC2018-0226. After meeting with the applicant on May 30th, the community association is confirming that we will support this application.

We would like to note the following for your reference:

1. We believe the applicant's current plans for R-G and R-1s land use with target density of between 75-85 units is within the allowable density of the ASP low density/low density contextual area and provides, as required in the ASP, a mixture of build forms. Also noted is the commitment from the developer at the development permit stage to ensure the unique low density contextual area is observed and will provide the required transition from the existing community.
2. The use of an internal laneway reduces the previous concern of direct driveway access onto 85th street.
3. Also noted is the applicant's plan for multimodal pathway to the west of the development.

At this time we would also like to raise two matters which fall under the responsibility of the city:

### 1. Traffic Analysis

While the applicant is making substantial improvements to 85th street, as well as providing funds for further improvement, we would like to understand what the city plans for traffic and infrastructure within the overall ASP community area as we are concerned with the apparent overall traffic volume increases versus what the city had originally assumed. The last geo-demographic study provided to us by the city suggested the planned road infrastructure could support approximately 5000 to 6000 additional doors. With the anticipated increased total development in the 190 acre study area well beyond these original estimates, and the recent pre-application for the lands on the east side of 77th street, and the incremental impacts of the SW and West Calgary Ring Road connections, the anticipated total traffic volumes in our community will significantly exceed the city's original estimates. We would appreciate a meeting with the City to review a revised traffic impact analysis.

### 2. Connectivity to the existing regional pathway on the East side of the proposed development

In discussing this matter with the applicant our understanding is that the eastern slope of the developer's land does not allow for connectivity to the existing regional pathway. We would like to understand from Parks perspective what they propose to resolve the need for full connectivity to the existing pathway just east of this development. The existing pathway to the East is a temporary 'dead end' and this would not be acceptable as a long term solution by the community. The applicant acknowledged they are willing to assist in providing full connectivity but this matter requires leadership by the City and Parks in particular.

Sincerely,

**Elio Cozzi**

**President, Springbank Hill Community Association**

website: [springbankhill.org](http://springbankhill.org)

## Community Association Letter

**From:** [SBHCA President](#)  
**To:** [CPAG Circ](#); [Duff, Jennifer E.](#)  
**Cc:** [Naruzny Marshall](#); [Christiaansen Fiona](#); [Waller Shawna](#); [Nelson Tania](#); [Sabzevari Amin](#); [Mathew Liza](#); [planning](#)  
**Subject:** [EXT] Application Notice LOC2018-0226  
**Date:** Wednesday, November 28, 2018 1:42:22 PM

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Jennifer,

I am writing on behalf of the planning committee members of the Springbank Hill Community Association, in regards to Application Notice LOC2018-0226.

As a community association our role is to advocate for our members and all residents of our community, and to help build a safe, active and vibrant community. We wish to encourage leading edge developments that are aligned with the vision of the MDP, supported by an achievable infrastructure plan, and respectful of the existing fabric of our community.

In reviewing the proposed application, we are concerned with lack of details provided. We have been unable to contact the applicant to gain further information.

Based on the provided package, we can note that the density of the proposal is within allowed densities for standard suburban, and that there is 10% allocated for Municipal Reserve.

In the applicant's statement, it is also mentioned that the site is within close proximity (+/-2km) to a number of community amenities including Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, R.C. Conklin School, Westside Recreation Centre, Ambrose University, and the 69th street LRT station.

In reviewing the distance's mentioned above, the majority of the amenities are actually 3 - 4 kms away with steep grades between the proposed development and these locations. In the application there is no mention of road or sidewalk improvements to 85th street directly west of the proposed development. If the applicants statement is suggesting that road improvements would not be required as the development would not significantly increase traffic, based on the information provided, we would not agree.

In addition we would like to understand:

1. What is the proposed treatment for the designated municipal reserve - the statement "providing recreational opportunities within the proposed Municipal Reserver (MR) lands" is vague.
2. What type of connectivity with new and or existing pathways are proposed within this development as it is unclear from the map provided.
3. What is the expected traffic volumes on 85th street with the additional homes in this development.
4. Given the condition of 85th street directly west of the proposed development, what are the applicants plans to alleviate current safety concerns that have been raised multiple times with the city. This is especially relevant given the additional volume of traffic that this development will bring to this area of 85th street.

Thank you again for this opportunity to respond to LOC2018-0226. While we acknowledge

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that we are unable to support this application at this time as the applicant has not yet met with us and we would require further information from the applicant and/or the city regarding the questions above.

*Elio Cozzi*

**President, Springbank Hill Community Association**

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