

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:27 AM
To: Public Submissions
Subject: FW: [EXT] LOC2018-0237 (The Rise) WSCR CA Comments
Attachments: WSCRCA Comments LOC2018-0237.pdf

Good morning,

Please see the below concern on proposed land use.

Thank you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

One City, One Voice



ISC: Protected

From: WSCR CA Planning and Development [mailto:planning@wscr.ca]
Sent: Wednesday, July 10, 2019 1:57 AM
To: City Clerk ; Amanda Polini
Cc: Ward6 - Frano Cavar ; Civitarese, Dino ; Elvin Karpovich ; Chris Tattrie
Subject: [EXT] LOC2018-0237 (The Rise) WSCR CA Comments

Please find attached the comments for this proposed Land Use Amendment and Policy Amendment, from the West Springs Cougar Ridge Community Association.

Thank you.

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Lars Lehmann
Chair, Planning and Development
West Springs Cougar Ridge Community Association (WSCRCA)
403.770.8585

West Springs / Cougar Ridge Community Association



Wednesday, July 10, 2019

City of Calgary
Corporate Planning Applications Group Subdivision Secretary
Development and Building Approvals #8117 P.O. Box 2100, Stn M
Calgary, AB
T2P 2M5

RE: FILE NUMBER LOC2018-0237

7233, 7373 and 7385 – 11 Avenue SW

REQUEST FOR COMMENT

To Whom It May Concern:

The **West Springs Cougar Ridge Community Association (WSCRCA)** has participated in the engagement process with regard to this development and in engagement processes related to this development and the surrounding lands, since its inception and prior to this under preceding applications, and participated in many meetings, open houses and information sessions regarding this over the past 6 years (approximately).

The West Spring-Cougar Ridge Community Association (the Board) concurs with the proposed Policy Amendment and Land Use Amendment, in its present form subject to the following conditions and comments.

Our reasons for this follow below.

The proposed Policy Amendment and Land Use Amendment represents an appropriate use of the lands, and is congruous with the existing land use in this portion of the community.

DENSITY

WSCRCA feels the proposed densities for these lands is appropriate.

TRAFFIC

WSCRCA feels the proposed road network and transportation envisioned is appropriate for the lands, and as connections to the wider community. We would like to emphasize that the pedestrian connections to the pathways within the community and to the pathway along Bow Trail, be accessible from the subject lands as a condition of approval.

TRANSIT

WSCRCA strongly supports the concept of enhanced transit connectivity throughout the community, and hopes to see this achieved with some help from this application. We are hopeful of Council and CPAG providing stronger direction with regard to this, and possible “bus only” entrance at the east end of 11 Avenue SW.

ARCHITECTURAL GUIDELINES

While not part of this ASP Amendment, WSCRCA encourages CPC, City Council and CPAG to require complementary and even higher standards to existing architectural controls within adjacent communities be implemented as this area develops. The concepts presented by the applicant as potential build forms for these lands, are presently at a standard acceptable to the wider community.

SUSTAINABLE PRACTICES AND RENEWABLE ENERGY USES

WSCRCA also encourages the developer, CPC, City Council and CPAG to investigate and find a way to allow blanket approvals for solar panels for rooftops, and the use of geothermal solutions for buildings throughout the subject lands, and for adjacent lands.

STREET NAMING

WSCRCA notes that the CPAG group has made some recommendations with regard to street naming. We have trouble understanding the recommendation of "Westward" as the naming convention sounds far too much like Westwinds industrial park and recreational park in the NE part of the city. WSCRCA encourages another name instead, and perhaps consideration for the use numeric avenue and street names as an alternative.

CONCLUSION

To reiterate, West Spring-Cougar Ridge Community Association concurs with the proposed Policy Amendment and Land Use Amendment Amendment in it's present form, subject to the above conditions and comments.

Sincerely,



Lars Lehmann
Chair, Planning and Development Committee
West Springs Cougar Ridge Community Association

cc: Jeff Davison, Alderman Ward 6

Dino Civaterese, City of Calgary

Elvin Karpovich, IBI Group

Paul Ghazar, President, WSCR Community Association

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Thursday, July 11, 2019 8:31 AM
To: Public Submissions
Subject: FW: LOC2018-0237 (The Rise) WSCR CA Comments

Good morning,

Please see the below concern

Thank you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
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From: Elvin Karpovich [mailto:EKarpovich@IBIGroup.com]
Sent: Wednesday, July 10, 2019 5:16 PM
To: WSCR CA Planning and Development ; City Clerk ; Amanda Polini
Cc: Ward6 - Frano Cavar ; Civitarese, Dino ; Chris Tattrie
Subject: [EXT] RE: LOC2018-0237 (The Rise) WSCR CA Comments

Thank you for taking the time to meet with us and for your response, we really appreciate your support for the project.

I just want to clarify the Street Naming section. The street names that we have submitted for approval all start with West Grove. The names that we have requested are West Grove Lane SW, West Grove Link SW and West Grove Common SW. We have not requested any street names with "Westward".

Kindest Regards

Elvin Karpovich

Director
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IBI GROUP

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From: WSCR CA Planning and Development
Sent: July 10, 2019 1:57 AM
To: cityclerk@calgary.ca; Amanda Polini
Cc: Jeff Davison ; Civitarese, Dino ; Elvin Karpovich ; Chris Tattrie
Subject: LOC2018-0237 (The Rise) WSCR CA Comments

Please find attached the comments for this proposed Land Use Amendment and Policy Amendment, from the West Springs Cougar Ridge Community Association.

Thank you.

--

Lars Lehmann
Chair, Planning and Development
West Springs Cougar Ridge Community Association (WSCRCA)
403.770.8585

Palaschuk, Jordan

From: Whitney Yang <whitneyyang9258@hotmail.com>
Sent: Sunday, July 14, 2019 10:55 AM
To: Public Submissions
Subject: [EXT] Land Use Redesignation - West Spring Bylaw 143D2019

Dear officers,

I object to increase density in the area.

I think low or low to medium density is more appropriate and align with the community environment.
I suggest to keep the existing plants and the green space on the land planning redesignation.

There is no any public libraries in the neighborhood, don't you think it is a big loss for the children in the community? especially more young children are growing up in this community.
Do you have any plan to build a public library in the neighborhood?

Please consider the comments from the residents in the neighborhood.

Best Regards,

Whitney

Palaschuk, Jordan

From: L G <glyon.g@hotmail.com>
Sent: Sunday, July 14, 2019 12:05 PM
To: Public Submissions
Cc: whitneyyang9258@hotmail.com
Subject: [EXT] West Springs BYLAW 143D2019 - Land Use Redesignation

Dear Councilors,

I am opposed to the increase in dwelling units in this area. The reasons are listed below.

- The area of interest provides neighbours with an opportunity to interact with wildlife as they often visit this area (ie. deers, elks, coyotes, different birds, etc.), if the proposed land-use changes, the wildlife friendly environment will be destroyed.
- People in the neighbourhood, especially teenagers and children jog, bike, run and other daily exercises in this area. We need more neutral and bigger public spaces for daily outdoor exercise.
- Increased traffic with the proposed change will cause safety and air pollution problems, especially for children and teenagers.
- There is also no public service such as a library, community activity center in this area.

The city should take these concerns into consideration and align with the development plan when this area will be developed.

Best Regards,

Liang Gao
296 West Grove PT, SW, Calgary