



## ***Coach Hill Patterson Heights Community Association***

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Wednesday 26 February 2014

To: The City Clerk - Susan Gray

### **LOC-2013-0023 Land Designation change and Prominence Hill Road Closure**

This letter lays out the Coach Hill Patterson Heights Community Association's comments for submission to City Council regarding the above Land Designation Change and Road closure.

Coach Hill Patterson Heights Community Association (CHPH) fully supports the development of an assisted living/residential care building on this site, as it will be very beneficial to the community and to the surrounding communities.

**Land Designation change:** CHPH does *not* support the DC Direct Control District designation proposed by the developer and prefers MC designation. This is because the DC designation does not allow appeals during the permitting stage and leaves the site open to the possibility of another taller high density structure if this proposal falls through.

The Revised (May 2006) Patterson Heights (Strathcona Cell "A") Concept Plan envisioned that this area be kept to a low density development of between 1 and 6 units per acre as the area already has an overabundance of high density developments. It is also noted in the plan that further developments should be compatible with adjacent residential developments and designed and sited in a manner sensitive to adjacent and existing developments. This current proposal is the opposite. We are concerned about the size and height of the building. The proposed 4 story building will be out of context for the area and will dominate and over shadow the adjacent condominiums and town houses. The increased size goes hand in hand with increased traffic flow from employees, deliveries and visitors. There is a lack of street parking in the area and the access roads are narrow with blind hills. The original proposal brought before the Community Association and the neighbouring properties was for 120 beds and a 3 storey building. This was an economically viable proposal and the increase in size to 180 beds increases the profit margin. CHPH is also concerned by the close proximity of the eastern edge of the building to the ravine and the possibility of permanent damage to the reserve system.

**Prominence Hill Road Closure:** CHPH supports the closure of Prominence Hill but is concerned about delivery trucks using Prominence Hill as an access point. This road runs through the busy parking lot of the Alberta Badminton Centre and is another narrow road with a hill leading to a sharp corner. The road also narrows between the adjacent properties. The junction with Patterson Boulevard is also a difficult location. We would ask that this access be used for emergency vehicles only and a barrier be put across the road to stop it acting as a short cut for employees and visitors. There are also strong concerns about using this as an access point for the initial excavation and grading before a berm is built through the ravine to the east.

CHPH Community Association Board

Shauna Baty, President

Aruna Mujoomdar, Treasurer

Vivienne Edwards, Director of Expansion and Development