

Community Association Response

2023 June 5



7541- 26 Ave SW
Calgary, AB, T3H 3X2
Email: info@springbankhill.org

RE: LOC2023-0101

Dear Brad;

Thank you for the opportunity to provide comments for this Land Use Amendment. In the last few weeks we have canvassed the immediate neighbours, residents from the surrounding area and representatives from the parent group for the K to 9 school on the same street. We have heard a great deal of opposition to this development from our membership.

Our primary objections are as follows:

1: Traffic Safety

As you are aware, traffic, specifically traffic safety, are paramount concerns in this part of our community. We do not see how this location can support this use or any non-residential use that requires this combination of heavy motor vehicle traffic. When you add the existing heavy pedestrian uses in the immediate surrounding area, this is frankly a recipe for disaster. This is further complicated by the grades in the area and the planned increased traffic for the density in the surrounding area.

2. Density/Use

As you are aware, we have been working with the land owners and City planning to work on the rational and planned development of the Springbank Hill ASP area. As we work through these, we are always mindful of a well thought out mix of uses and densities bearing in mind the limitations of our topography, infrastructure and environmental reserves. At the same time, we need to address our residents' concerns and future needs as the City moves to increase density and intensification. Given all the work in that geographic area, the trade off has always been to preserve the current uses outside the ASP or at least keep them in line with the character and fabric of the adjacent area. This Land Use does not do that.

3: Consultation

This applicant and land owner reached out several times to discuss this proposal. At every turn we advised that the residents would not only not support this use and development, but would actively oppose it.

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They have taken no effort to consider our feedback. At the very least, we would request a concurrent DP for this parcel when considering any land use change.

At this time the community is unable to support this application as presented.

Sincere regards,

Springbank Hill Community Association

Per: _____

Alex Casuga, Co-Chair Planning Committee

CC: Executive, SBHCA