

Community Association Response

2024 March 4



March 4, 2023

TO: The City of Calgary Planning and Development

**ATTENTION: Kieran Slattery, Planner, City of Calgary
Carolina Yepes-Castano Planner, City of Calgary**

Re: LOC2022-0215

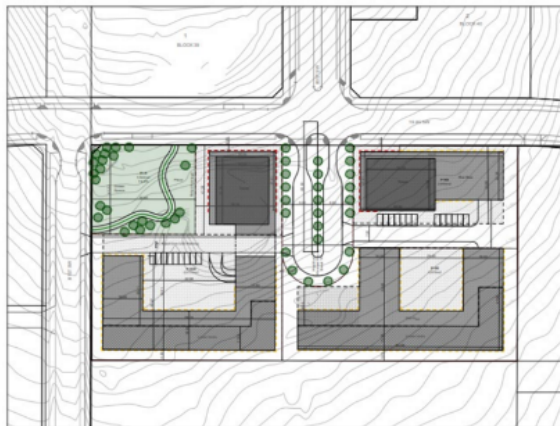
Thank you again, for the opportunity to provide an updated response for LOC2022-0215. The following comments are based on further meetings with the applicant and developer, as well as receipt of the comprehensive Bunt TIA dated February 9th.

The Neighbourhood Activity Centre(NAC) - Focal Point of the 190 acre study area:

As mentioned in our previous submission, during the development of the Springbank Hill ASP, the NAC concept put forward by the City Planners, Calgary Planning Commission, and Calgary City Council was critical to the cohesiveness of the 190 acre study area of the ASP. The NAC brought together many concepts, such as the livable street, the regional pathway, the realignment of the road network, and was put forth as a gathering place for the community allowing for the dramatic increase of density and introduction of retail into the community in a complimentary fashion.

In working with the applicant, their vision of implementing the NAC within the development has been refined during multiple revisions in the land use application:

Starting with:



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And ultimately being shown as per the application to CPC today :



The community is very supportive of this design and the concepts included :

- The primary grand access from 19th ave
- The incorporation of the MR and retail activation of the adjacent building directly to the west
- The minimization of surface parking which allows for an abundance of greenspace, and multimodal aspects of the design especially around the large MR space in the NW corner.

The community feels, and has been echoed by City planning, that these key components lay the foundation for the development supporting the City of Calgary NAC concepts as laid out in the Municipal Development Plan: Volume 2, Part 1 The New Community Planning Guidebook.

Several meetings with the developer were held without the applicant. We are very appreciative that the developer has invested the time, as well as presenting their concepts with candor and transparency. At these meetings the developer has suggested the vision presented by the applicant would not be achievable and the following has been presented as more representative of what would be proposed at the development permit stage.

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Unfortunately, many of the concepts presented in the applicant's vision have not been incorporated. The community is left with concerns as to what the final design might be.

Traffic

As raised previously the community is very concerned about the increase in density and the traffic patterns introduced along 19th Ave SW, 80th St SW, 81st St SW, 85th St SW, and 77th St SW.

We have recently received the latest comprehensive TIA created by Bunt for the area, commissioned by Truman dated Feb 9th. In conversations with the developer and applicant, the community's understanding was that this traffic study would incorporate the changes proposed in this land use. While several recent developments in the area have been identified in the TIA, we are unable to see where the modifications requested in LOC2022-0215 have been taken into account.



The community has been unable to secure a certified traffic engineer to review, but based on our layman's review:

In the Bunt TIA introduction - it lists the previous traffic studies that this TIA has been based on

Table 2.1: Previous Traffic Studies

REPORT TITLE	DATE	CONSULTANT	DEVELOPER
Springbank Hill TIA	2017-11-23	ISL	Ronmor
Aspen Springs TIA	2018-10-22	ISL	Slokker Homes
Springbank Hill Outline Plan TIA	2019-05-31	Bunt & Associates	Truman
Springbank Hill ASP (Partners + Trico) TIA	2020-07-09	Bunt & Associates	Partners
Cobalt TIA Update	2022-12-07	ISL	Slokker Homes

- The Bunt TIA goes on to identify the changes incorporated during their analysis:
- 5.1.1 Reviews the cobalt TIA
- 5.1.2 Reviews the Changes for Ronmor / Vesta Site
- 5.1.3 Reviews the East of 77th Parcels
 - Westlands Church Site
 - Partners
 - Painted Ladies
- 5.1.4 Truman Willow site

There is no mention of the changes proposed under LOC2022-0215. If we then go back to the previously identified ISL TIA that was developed for Cobalt Dec 2022.

The LOC2022-0215 Spence / Wolfberry development is outlined in the intro as Spence

For this TIA update, the land uses of other adjacent developments have also been updated (see Figure 1.1), these include:

- Indigo, Slokker Homes: 550 units multi-family, 25,000 sq ft retail
- Orion, Slokker Homes: 97 townhomes, 45 units multi-family, 10,302 sq ft retail
- Elkwood, Slokker Homes: 100 townhomes, 191 units multi-family
- Spence, Slokker Homes: 42 townhomes, 215 units multi-family, 32,300 sq ft retail
- Cove, Spray Group: 227 units multi-family
- Agecare: 530 units senior housing, 1,200 sq ft retail

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The land use being presented at CPC identifies:

- 631 multifamily units
- no townhomes
- an undefined amount of retail / office space.

In addition, the ISL TIA notes the primary access for LOC2022-0215 would be off of 19th ave, with a secondary entrance shown off of 81st street. This is similar to what is shown in the applicant's LOC2022-0215 submission.

It is not what is being presented by the developer, which moves two primary accesses on the west side of the parcels from 81st street.

Conclusion:

While we understand that the applicants request is within the guidelines of the ASP, given the critical nature of the NAC to the 190 acre study area of the ASP, and to the community in general, we would request Calgary Planning Commission pause the application approval until such time as a concurrent development permit has been submitted along with a TIA that incorporates the requested changes.

Sincerely

Marshall Naruzny

Co-Chair SBHCA Planning Committee

CC: Executive SBHCA

Councilor Richard Pootmans

CAWard 6

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Previous Community Association Response

2023 December 13



December 2023

TO: The City of Calgary, Community Planning, Planning and Development

ATTENTION: Kieran Slattery, Planner, City of Calgary

RE: LOC2022-0215

Thank you for the opportunity to provide this updated response on the above based on the updated submissions. We were also provided a presentation by the developer at our most recent board meeting.

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, and the Springbank Hill ASP, supported by an achievable infrastructure plan, and respectful of the existing fabric of our community. We have heard a great deal of opposition to this development from our membership. On that basis we have the following specific objections to this application:

Treatment of 19th Avenue SW and NAC

This part of our Community, needs to adhere to the idea of the Liveable Street along 19th Ave SW that encourages access by foot and non-motorized vehicles. The original vision in the ASP, was to limit the retail activation along the south side of the Liveable Street - 19th ave. The applicant has previously challenged this vision with the Orion development, and is again so doing this with this application.

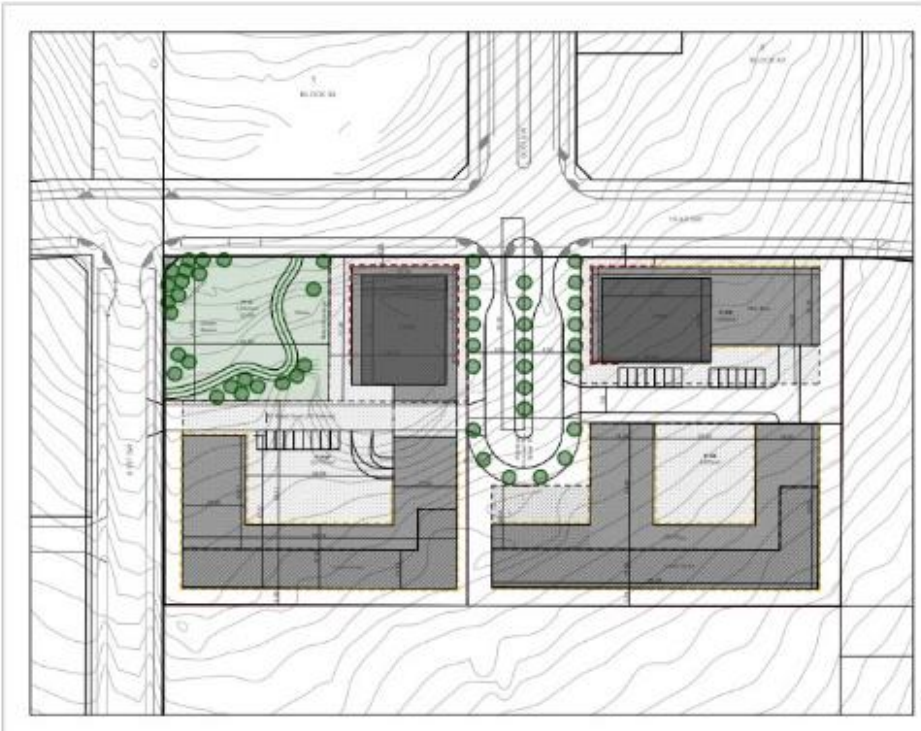
While only at land use the revised plans and MR treatment direction from the city parks department moves the application further from the NAC concept in our opinion.

The concept of a NAC is very well defined in the MUNICIPAL DEVELOPMENT PLAN: VOLUME 2, PART 1 THE NEW COMMUNITY PLANNING GUIDEBOOK

While the previous plans for the development

Contained an

- attractive entrance way similar to the Britannia area off 19th ave
- minimal surface parking,
- Two 10 storey and two 5 storey buildings
- 5 options for the MR / Central activity space



The latest plans presented



Contains :



- A standard accessway off of 19th ave, eliminating the entranceway that would have been the focus of the NAC
- A large surface parking lot
- Two 10 Storey and 2 6 Storey buildings
- Another playground in the MR / Central amenity space

While we understand that a land use application paints with a “broad brush”, the direction of the plans presented would not suggest an intention to create a true NAC space at the DP stage.

Our concern is that the applicant is using the NAC designation to allow for 10 storey building heights and mixed use applications that would not normally be allowed in the area if it was deemed within the Medium Density zone of the ASP. Without a concurrent DP, we request engagement of UDRP at the land use stage to review the plans, and ensure that the fully envisioned NAC is incorporated and the applicant understands the requirements that will need to be applied at the DP stage.

Treatment of the Municipal Reserve / NAC Central Amenity Space

With the MR moved to the NW corner of the development, and options presented to the community we were quite pleased and looked forward to engaging with the applicant and viewing this as a definitive commitment to the NAC concept and use of the Central Amenity Space.

In reviewing the latest outline plan, we note that the Central Amenity Space is slightly undersized according to the land use - .19 ha / .48 ac versus the 0.2 to 1 hectare (0.5 to 2.5 acres) noted in the MUNICIPAL DEVELOPMENT PLAN: VOLUME 2, PART 1 THE NEW COMMUNITY PLANNING GUIDEBOOK

In addition, we are quite concerned based on Park’s direction at such an early stage for the Central Amenity Space to be another community playground bounded by two busy streets, a 10 storey building, and a sloped driveway to a large surface parking lot.

In viewing a map of the 190 acres study area there is another large playground planned in a MR approx 250 m to the north west of this site, as well as another large greenspace less than 150 m to the north east.

We would hope to understand from Parks at this early stage how this space could be better utilized, not only as a Central Amenity Space, but be used to activate the surrounding development to the east, and south.

Traffic

Traffic

We have included the TIA provided by the developer. In our review the TIA has not been updated to capture requested dramatic changes on multiple applications within the 190 acre study area.



In reviewing the TIA we note the following:

In the intro:

The land uses of other adjacent developments have also been updated these include:

- Indigo, Slokker Homes: 550 units multi-family, 25,000 sq ft retail
 - Orion, Slokker Homes: 97 townhomes, 45 units multi-family, 10,302 sq ft retail
 - Elkwood, Slokker Homes: 100 townhomes, 191 units multi-family
 - Woldberry, Slokker Homes: 42 townhomes, 215 units multi-family, 32,300 sq ft retail
 - Cove, Spray Group: 227 units multi-family
 - Agecare: 530 units senior housing, 1,200 sq ft retail
- In Appendix C it provides the basis for original lands that are upgraded abo

Generated Trips with 10% Internal Adjustment Applied

Land	Land Use	Size	Unit
Ronmor	Supermarket	1.08	Acre
	Commercial	4.27	Acre
	Gas Station	12	Pump
	Mid-Rise Apartment	226	Unit
Shane Communities	Single Family	73	Unit
	Townhouse	31	Unit
Slokker	Commercial	2.04	Acre
	Mid-Rise Apartment	550	Unit
	Senior Housing	530	Unit
	Low-Rise Apartment	406	Unit
	Townhouse	851	Unit
	Professional Building	0.45	Acre
Truman	Mid-Rise Apartment	1218	Unit
	Commercial	1.10	Acre
	Townhouse	79	Unit
Cowan	Single Family	38	Unit
Dev A	Townhouse	8	Unit
	Single Family	49	Unit
Dev B	Low-Rise Apartment	161	Unit
	Single Family	51	Unit
Dev C	Single Family	56	Unit
Dev D	Single Family	184	Unit
Dev E	Single Family	49	Unit



From the TIA



From the developer providing scope of requested changes





A: Carecom aligns to Elkwood

TIA identifies the current DP and Building Permit - 100 townhomes,191 units multi-family

B: Dev A / Cowan / Dev C aligns to Juniper / Wild Flower / Azure

TIA identifies:

- Dev A : 8 townhomes / 49 single family
- Cowan : 38 single family homes
- Dev C : 56 single family homes

For a total of 151 units

Proposed or built

- Juniper LOC2023-0212 and DP2023-03051 - current proposed 117 units
- Wildflower LOC2018-0144 DP2020-2708 68 units built
- Azure LOC2023-0104 DP2023-08134 34 units multifamily vs single homes + amenity building

For a total 219 units

If we calculate 1.5 cars per unit an additional 102 cars would be on 81st street then is in currently Identified in the TIA. Additionally, an amenity building and different buildforms then noted in the TIA could alter the calculations.

C: Spence aligns to Wolfberry

TIA identifies 42 townhomes, 215 units multi-family, 32,300 sq ft retail

At the moment, Wolfberry LOC2023-0215 is only at land use stage but from the applicant





Reviewing LOC2023-0215
 Bldg C1 and C2 – 329 residential units
 Bldg A and B – 309 residential units

For a total of 631 residential units and an unknown amount of retail.

If we calculate 1.5 cars per unit an additional 561 cars on 81st street then is in the current TIA. Now only 2 of the 3 entrances to Wolfberry is on 81st street, so if we considered equal distribution would give us 374 additional cars.

Adding in the previous noted 102 cars, that give us an additional 476 unaccounted cars on 81st street.

D: Dev B aligns to Aurora and privately held land

- TIA identifies
 - 161 multifamily units
 - 51 single family
- From the developer
- Aurora currently identifies:
 - 52 townhomes
 - 9 single family homes

**At this early stage Dev B does not seem to increase traffic on 81st.
 Based on our review, the currently proposed changes, increases at conservative estimates an additional 476 cars on a 450 meter road currently designated and built as a collector road.**





In order to understand the true impact of the increase in density and vehicle traffic, it is imperative that an updated TIA be provided and reviewed by City Mobility. Until then we are not able to adequately understand the impact of these changes on 81st street, and the impact to the safety and well being of the local community.

Concurrent Development Permit

In the Community's view the MU-1 and MH-1 designations are far too general and allows for too much flexibility to be granted to the applicant. Further, given the transparency of the applicant in not wanting to incorporate the NAC where specified by the Springbank Hill ASP, we feel that it is imperative that a Concurrent Development Permit be required with this application so the true impacts of this development can be reviewed and commented on.

For the above stated reasons, we oppose this application. Given the current submission, we cannot accurately assess the commitment of the applicant to the notions of the Liveable Street, support of the Neighbourhood Activity Centre, walkability, consolidation of land uses and necessary limits on heights and density.

Sincerely

Springbank Hill Community Association

Per: _____

A handwritten signature in blue ink, appearing to read "Alex Casuga", is written over a horizontal line.

Alex Casuga, Co-Chair Planning Committee

CC: Executive, SBHCA

Councilor Richard Pootmans

CA Ward 6