

Community Association Response

2024 February 5



Email: planning@springbankhill.org

February 5, 2024

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

Attn: Kieran Slattery

RE: LOC2023-0127 7755 17 AV SW

Kieran

Thank you for this opportunity to review LOC2023-0127 and provide comments.

We understand communications are still ongoing between the City and the application, but have provided the following based on information provided in the submission as well as conversations with the applicant.

The community notes that the signage for the application was not updated from the previous submission, and while we were able to alert the Rundle School community, the larger Springbank Hill Community may not be aware of this application. We understand that a separate submission from Rundle School will be provided.

In talking with the applicant, they have suggested that RockPointe Church, the current owner of the property, would like to engage and develop the site as part of the community. We have been unable to connect with representatives of RockPointe Church to discuss the development.

The community has numerous concerns about this application.

1 : Building Heights :

The community, along with the City, developed the Springbank Hill ASP which was completed in 2018. In this recently completed ASP, the area to the west of this parcel allowed for a dramatic increase in density, heights, and usage. RockPointe Church was invited to participate in the ASP at that time but declined to do so. While we are not suggesting changes should not be allowed, the basis for asking for 10 stories on this site because the area to the west allows for it, is too simplistic and the impacts on the surrounding environment should be taken into account when reviewing this application.

The request for 10 stories, with minor relaxation to the eastern edge of the development, have caused many concerns from residents and particularly Rundle School.

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During our original engagement with RockPointe Church in 2020 building heights of 5 stories was requested. This height seemed much more appropriate given the surrounding developments to the south, the elementary school to the east, and the dramatically sloped nature of the parcel.

2 : Integration into the community and mixed use

The current design is to create the 10 Storey building mass along 77th with a large retail presence along the east side of 77th. The design provides a gated community feel with large private green spaces to the east which would be inaccessible to the community at large. The buildings facing 77th provide minimal pedestrian permutability making the site vehicular destination based, which would be counter to the city's green initiatives.

Again, during the original engagement, the thought was to extend the 19th ave Liveable Street concept, providing retail activation, along this corridor inviting pedestrian traffic from the south and the west into this development.

3 : Municipal Reserve

As noted, the current application provides for large private green spaces. When suggested the development of Municipal Reserve along 77th to

- Allow for the pedestrian environment to engage with the new community
- Provide much needed community based green space
- Provide much needed visual break, and community integration of the development massing along 77th street.

The applicant felt that the owner was unwilling to entertain any Municipal Reserve along 77th.

4 : Traffic

In reviewing the application, a right in / right out has been requested along the east side of 77th between 17th ave and 19th ave.

A similar request was made along 85th street for DP2023-03051 and DP2022-02654. This was rejected by mobility, because of traffic flow issues. We trust that this request will also be rejected for this application, as we can see no difference between the traffic issue on 85th Street or this request for 77th Street.

In addition, the community is concerned about impacts of this development and the 77th street designation. The applicant had mentioned that 77th would be now designated as arterial vs Neighborhood Blvd between 17th ave and 19th ave.

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Given consideration of:

DP2023-08057 – right in / right out request on west side of 77th between 17th ave and 19th ave

LOC2022-0215 – double density from last comprehensive TIA and undefined entrances on 19th ave and 81st street

LOC2023-0212 – increase density from last comprehensive TIA on 81st

SB2023-0072 – requesting direct driveway access onto 77th street between 19th ave and 26th ave

LOC2023-0127 - right in / right out on east side of 77th between 17th ave and 19th ave and increased density

How will this impact traffic and safety within the community? This has not been addressed by the applicant, and no updated comprehensive TIA has been provided.

In its present form we would be unable to support this application due to the above concerns. We trust the city will be supportive of the community, and the vision established in the Springbank Hill ASP.

We are more willing to engage with the applicant and owners, to work towards a development that would allow for the Church to establish a permanent location in our community, while providing spaces to allow for our community as a whole to thrive.

Sincere regards

Marshall Naruzny

Co-Chair SBHCA Planning Committee

Springbank Hill Community Association

cc: Steve Carter-Edwards Co-Chair SBHCA Planning Committee, Alex Casuga member SBHCA Planning Committee, Executive SBHCA, Richard Pootmans Councillor Ward 6, Ralph Smith Community Assistant Ward 6

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