

# SpringBank Hill Community Association LOC2023-0127 Presentation

# Agenda

**Development Design**

Mobility

Request

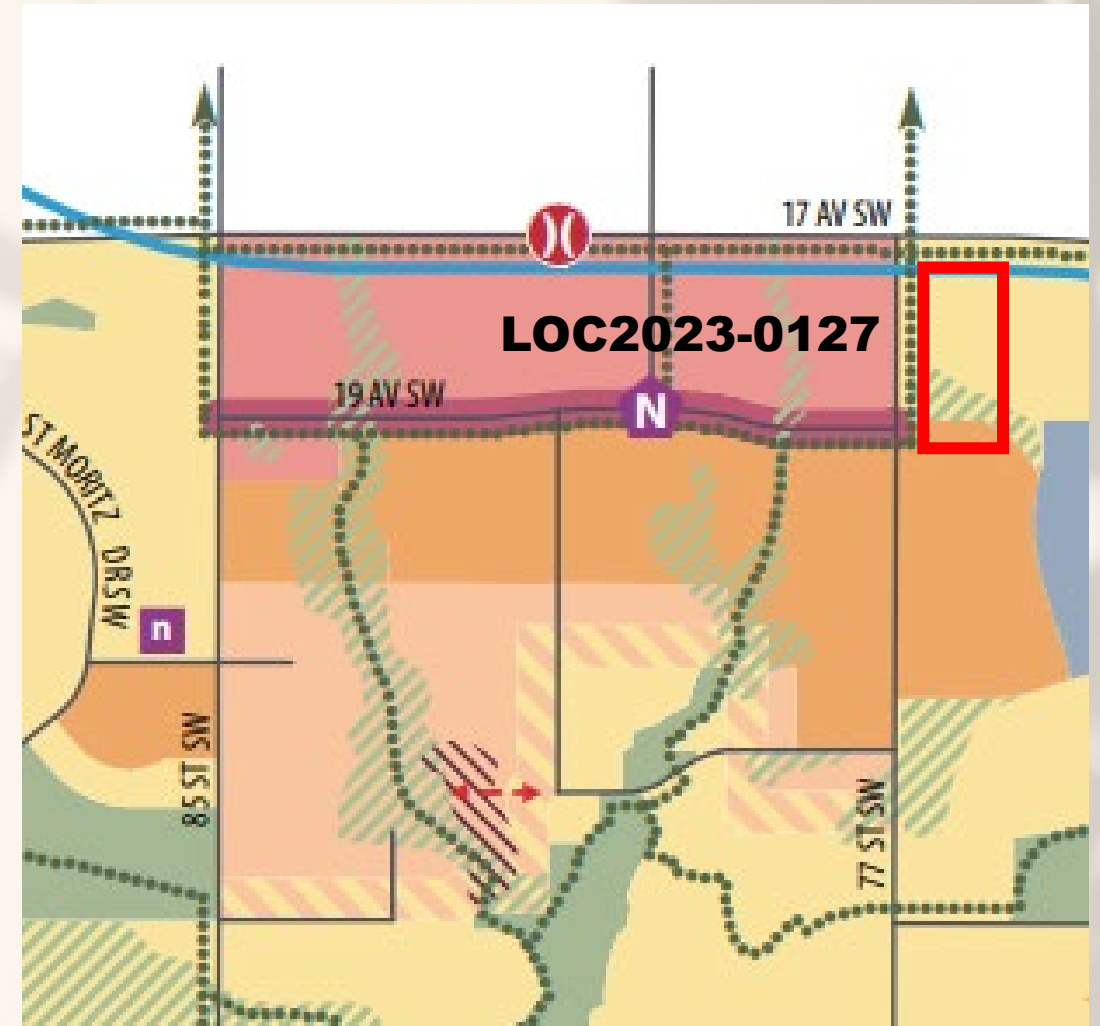
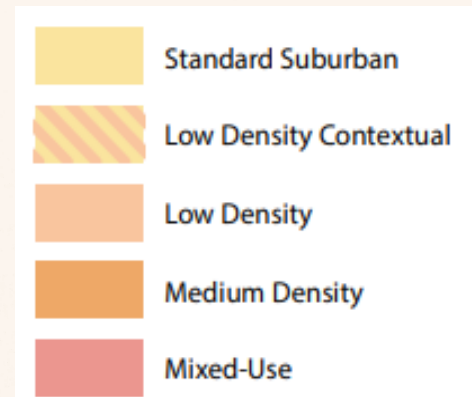
# Development Design - History:

**SpringBank Hill ASP completed in 2017 Increased density dramatically and introduced multiple new build-forms**

**ASP was to allow for integration with existing homes, and provide a comprehensive framework**

**Rockpointe was asked to participate**

**LOC2020-0016 was proposed though smaller in scale did not proceed**





# Development Design – Engagement :

While we attended the Rockpointe Open House, multiple attempts to speak to Rockpointe Build Committee went unanswered :

- O2
- Councillor's Office
- City of Calgary Planning

We did have several opportunities to provide our concerns to

- O2
- Councillor's Office
- City of Calgary Planning

We did meet with the Rockpoint Search Committee tasked with looking for a permanent location for the church in the Springbank Hill Area

We had several engagements with Rundle School

# Development Design - Compromises:

## Community

- Standard Suburban to 63,000 sq meter - 10 Story Mixed Used development
- No defined .19ha municipal reserve – DC proposal put forward by planning

## Rockpointe

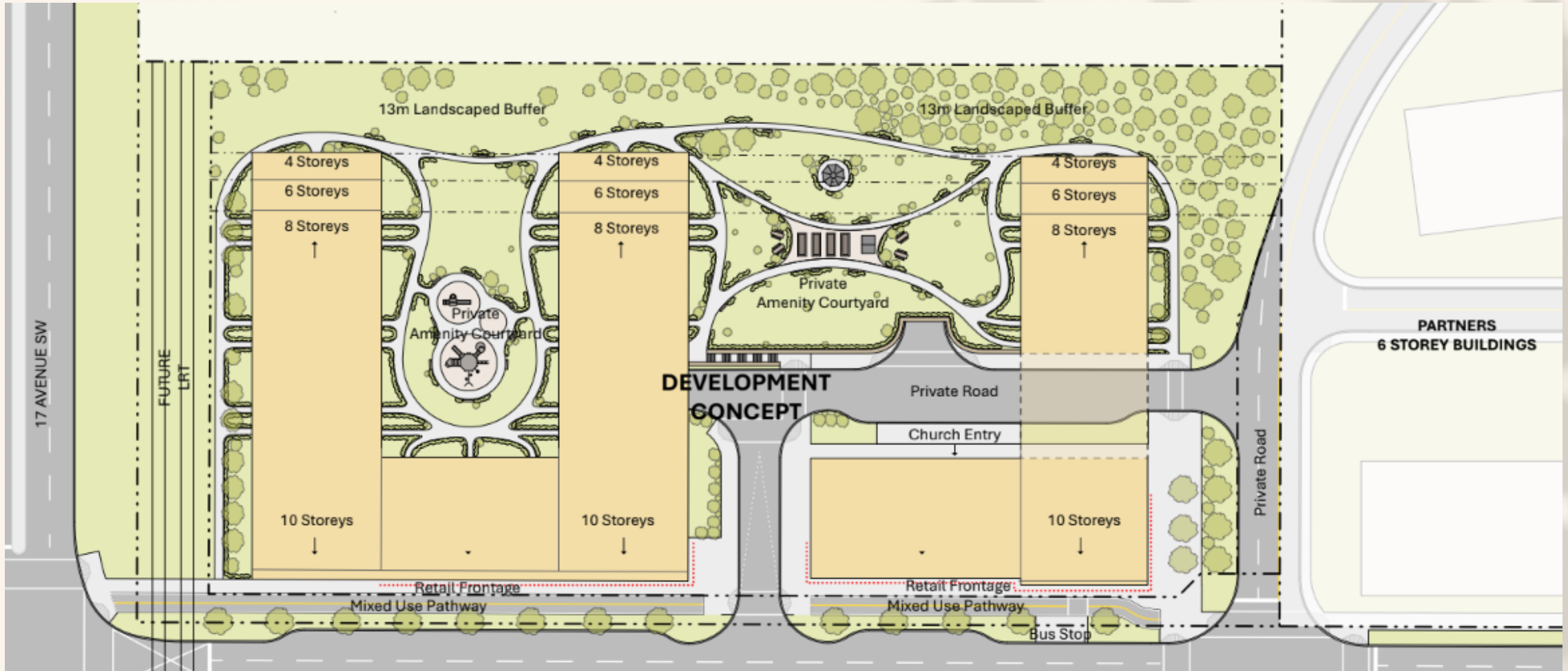
- 13m setback from the eastern property line
- 45 degree angle from 4 storeys to the east to 10 storeys on the west
  - previously stepped approach

Possibility of a Church comprising less than 2% of the proposed development



# Development Design

## When visions were shown



# Agenda

Development Design

**Mobility**

Request



# Mobility

- Multiple requests to meet with mobility so we might better relay our concerns and understand the community road capacity have gone unanswered.
- We have been able to meet with traffic engineers, who have created the TIAs that have been provided to the city.
- LOC2023-0127 application proposes to change the designation of 77<sup>th</sup> street between 19<sup>th</sup> ave and 26<sup>th</sup> ave from Arterial to Collector
- Vehicles per Day (VPD) as per the City of Calgary guidelines for a Arterial Road is 35,000.
- VPD as per City of Calgary guidelines for a Collector Road is 8000.
- VPD as per City of Calgary guidelines for a Primary Collector Road is 15000



# Mobility

ISL Engineering Aspen Springs TIA Slokker Homes April 2018

Table 5.2: Roadway Classifications

Roadway	Segment	AADT	Classification	Within Capacity?
17 Avenue	West of 85 Street	11,000	Arterial	Yes
	85 Street - Aspen Summit Drive	17,100	Arterial	Yes
	Aspen Summit Drive - 77 Street	20,500	Arterial	Yes
	77 Street - East	22,700	Arterial	Yes
85 Street	North - 17 Avenue	18,700	Arterial	Yes
	17 Avenue - Spring Village Avenue	12,900	Arterial	Yes
	Spring Village Avenue - Val Gardena Blvd	8,200	Arterial	Yes
Aspen Summit Drive / Spring Village Gate	North - 17 Avenue	6,300	Collector	Yes
	17 Avenue - Ronmor Access	13,100	Primary Collector	Yes
	Ronmor Access - Spring Village Avenue	7,200	Primary Collector	Yes
77 Street	17 Avenue - Spring Village Avenue	9,100	Arterial	Yes
	Spring Village Avenue - 26 Avenue	11,800	Arterial	Yes

# Mobility

Bunt and Associates Springbank Hill Outline Plan Transportation Impact Assessment Version 2  
 Prepared for Truman Development Corp. Date May 31, 2019

**Table 5.7: Roadway Link Capacity Analysis**

ROADWAY	LINK	CLASSIFICATION	LONG TERM DAILY VOLUMES	
			Guideline	Post Development
17 Avenue SW	West of 77 Street	Arterial	35,000	21,000
	East of 77 Street			23,900
77 Street SW	South of 17 Avenue	Neighbourhood Blvd	22,500	10,100
	South of 19 Avenue	Collector	8,000	9,300
	South of Spring Willow	Collector	8,000	10,800
19 Avenue SW	West of 77 Street	Activity Centre	15,000	7,200
	West of 77 Street (Altered Assignment)			9,300
Spring Willow Drive	West of 77 Street	Collector	8,000	6,000
	West of 77 Street (Altered Assignment)			3,800
26 Avenue SW	East of 77 Street	Collector	8,000	7,900



# Mobility

Bunt and Associates Springbank Hill (Partners + Trico) Transportation Impact Assessment  
Prepared for Partners Development Group Trico Homes Date July 9, 2020

**Table 5.4: Daily Volume Analysis**

ROADWAY	LINK	CLASSIFICATION	LONG TERM DAILY VOLUMES	
			Guideline	After Development
17 Avenue SW	West of 77 Street	Arterial	35,000	22,100
	East of 77 Street			25,200
77 Street SW	South of 17 Avenue	Neighbourhood Blvd	22,500	12,500
	South of 19 Avenue	Collector	8,000	10,600
	South of Spring Willow Drive	Collector	8,000	11,400
19 Avenue SW	West of 77 Street	Activity Centre	15,000	9,600
Spring Willow Drive	West of 77 Street	Collector	8,000	3,600
26 Avenue SW	East of 77 Street	Collector	8,000	8,900

# Mobility

D : ISL Cobalt TIA Slokker Homes Dec 2022

Table 5.2: Roadway Classifications

Roadway	Segment	AADT	Classification	< Capacity
17 Avenue	West - 85 Street	10,500	Arterial	Yes
	85 Street - Aspen Summit Drive	15,500	Arterial	Yes
	Aspen Summit Drive - 77 Street	21,200	Arterial	Yes
	77 Street - East	25,400	Arterial	Yes
85 Street	North - 17 Avenue	19,000	Arterial	Yes
	17 Avenue - 19 Avenue	14,400	Arterial	Yes
	19 Avenue - South	8,200	Arterial	Yes
Aspen Summit Drive / Springmount Gate	North - 17 Avenue	6,600	Primary Collector	Yes
	17 Avenue - Ronmor Access	10,200	Primary Collector	Yes
	Ronmor Access - 19 Avenue	4,600	Primary Collector	Yes
77 Street	17 Avenue - 19 Avenue	11,700	Neighbourhood Boulevard	Yes
	19 Avenue - South	9,500	Collector	No
19 Avenue	85 Street - Slokker Access	7,700	Activity Centre Street	Yes
	Slokker Access - 81 Street	10,500	Activity Centre Street	Yes
	81 Street - Springmount Gate	10,900	Primary Collector	Yes
	Springmount Gate - Ronmor Access	8,400	Primary Collector	Yes
	Ronmor Access - 77 Street	10,400	Activity Centre Street	Yes
81 Street	19 Avenue - South	2,300	Collector	Yes



# Mobility

Is 77<sup>th</sup> South of 19<sup>th</sup> planned to be a Collector or a Primary Collector ?

8000 VPD vs 15000 VPD

Who pays for the road to be constructed as Primary Collector – currently being built as Collector by developers.

Are home driveways allowed on a Primary Collector - SB2023-0072(18 driveways)

Housing Affordability – Truman Willows currently charges \$150 for parking. What happens to people currently parking on 77<sup>th</sup> street

- Would parking be allowed on a Primary Collector ?

# Mobility

Add to that

1 : LOC2023-0212 Juniper increased density

2 : LOC2023-0212 Aurora increased density

3 : DP2024-01444 single family home to 164 child daycare

4 : LOC2024-0287 ~2000 homes - Summit at Springbank Hill

5 : SB2023-0072 – 18 homes with driveways onto 77<sup>th</sup> street

6 : Proposed – Rundle South Entrance



# Agenda

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**Request**



# Request

- Provide 1<sup>st</sup> reading to submission to provide the applicant some assurances that the community is willing to work with them and approves of the mixed-use proposal in general
- Concurrent DP – This would allow for the opportunity to work with the applicant to address our concerns and for the community to get a true vision of the applicant's concept
- Updated comprehensive TIA taking into account changes since 2022