

Community Association Response

April 11, 2024

Email response from Acadia Community Association:

Hi Nancy,

See below for my original comments. In red, I've added how those items were or were not addressed.

Acadia CA Feedback on the Application

We are excited to see an application coming forward for this site, which has an interesting history and presents unique development challenges and opportunities. We generally agree that the proposed land use of M-H1 is appropriate based on the Heritage Communities LAP designations, and the use of a Direct Control district to encapsulate setbacks from the escarpment for the use of private open space. We also recognize the design constraints on this site, given its location on the escarpment and its separation from the broader community of Acadia by Blackfoot Trail. We hope to work with the applicant through the review process to ensure the best possible outcome for future residents on this site. With this in mind, our key comments on the application are as follows:

Request to see local retail on-site – we would like to see the applicant consider a local commercial/retail component on site through the DC or through a future Development Permit application. This site will have few or no options for residents to obtain daily needs and services without a car. Future residents would benefit from the opportunity to at least get a jug of milk at a convenience store without having to drive. We note that M-H1 does allow for these types of limited supporting retail uses, however we heard from the applicant they would most likely not be considering commercial due to local market saturation. In our opinion, the local commercial saturation is primarily for big box retail and grocery, for which the site is obviously well-served by Deerfoot Meadows. Given there may be over 1,100 future residents on this site (500 units at 2.2 ppl/unit), we think consideration for local supporting retail is logical and would contribute to a more complete community. We don't want to see this as a missed opportunity in the future. **This was not included in the revised application. We recognize we cannot compel the applicant to provide commercial use. The applicant was clear that their developer client does not build commercial, and they were not certain of demand for retail on site. Therefore, we assume this item cannot be addressed at this point.**

Pedestrian Accessibility – we would like to understand more about proposed pedestrian connectivity beyond the site so residents are not car-bound. In particular, access to commercial (either to the north or northeast), to the west (rest of Acadia) and to public open space to the southeast are important connections to consider in coordination with the City. Although this topic came up a lot at the open house, it was not clearly explained where pedestrian connections would be proposed. We would also appreciate clarification of proposed pedestrian crossing at-grade on Blackfoot Trail – we understand there will be future signalization, and would like to see confirmation that crossing would be pedestrian-activated. Lastly, we heard at the open house that the existing pedestrian overpass may be closed in the future. Confirmation and any additional information on the timing of this would be appreciated. **This remains our most significant comment. We see that the applicant has, through the Outline Plan, detailed plans for connections to the north and south of their site. We think the south connection in particular is quite important, given the connectivity to regional cycling and recreation infrastructure. We are happy to see this outcome. We still don't have any certainty as to whether the pedestrian overpass on Blackfoot Trail will be removed, but we assume it eventually will. Therefore, we indicated to the applicant that the design and function of the pedestrian crossing at the new signalized intersection on Blackfoot Trail will be critical. They seemed to agree and were amenable to sharing details of this intersection design, though we haven't seen anything just**

yet. Generally speaking, my main request was that the signal be pedestrian activated. That is, someone waiting to cross there can push the button and actually have the lights change sooner. A convenient crossing here would mean residents are more connected to the rest of Acadia by foot, having convenient access to the park space on the west side of Blackfoot Trail.

Sound Attenuation on Blackfoot Tr – the initial plans, though preliminary, showed multi-residential dwellings directly fronting Blackfoot Trail, which is 80 km/h at this location currently and is quite noisy. All other residences in the area have sound walls. We would like to understand more about potential noise impacts and mitigation for future residents. We noted that the proposed building heights are being reduced, which may quell some concerns about noise. The architect also spoke with us about sound attenuation through building design based on Building Code metrics, so I think that would address some of this concern which was raised by others at the open house.

Jack Moddle
Chair, Planning & Development Committee
RPP | MCIP
[REDACTED]