

Community Association Response



September 22, 2024

Nathan Stelfox
Civic Works
460-5119 Elbow Drive SW
Calgary, AB
T2V 1H2
nathan@civicworks.ca

Dear Nathan,

RE: Proposed Land Use Change LOC2024-0186 and Concurrent Development Permit

The community of Arbour Lake is concerned regarding the proposed Land Use Redesignation application, and Concurrent Development Proposal submitted by ATCO.

Members of the Community Association have spoken with numerous community members and the consensus is that residents have several concerns about this development.

We refer to the **Municipal Government Act (CMA) Section 640 (6) (page 401) which states**

- (a) The proposed development would not
 - (i) Unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land.

The Community Association herewith submits the concerns of its residents on the ATCO proposal for the following reasons:

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Traffic

There is considerable traffic experienced daily by the Arbour Wood Community. A resident volunteer Marilyn Vrooman-Robertson counted traffic on September 9, 2024. Please see the traffic counts below.

9/9/2024

7:15 - 8:30 am

Time	Traffic at the corner of Arbour Wood Close & Arbour Lake Road		
	South onto Arbour Wood Close	East on John Laurie	West on Arbour Lake Road
7:15 - 7:30	8	68	27
7:30 - 7:45	8	112	46
7:45 - 8:00	22	182	166
8:00 - 8:15	91	117	42
8:15 - 8:30	72	49	36
Total in 75 minutes	201	528	317

Sept 9, 2024

2:15 - 3:15 pm

Time	Traffic at the T-intersection in Arbour Wood Close near St. Ambrose School	
	Entered Arbour Wood Crescent and drove East or West	Picked Up Children on Arbour Wood Close & Left Community
2:15 - 2:30	13	1
2:30 - 2:45	16	26
2:45 - 3:00	24	33
3:15 - 3:30	21	26
Total in 60 min	74	86

Parking

ATCO had Bunt and Associates prepare a traffic report on the affected area. This report is based on Washington DC Institute of Transportation Engineers (ITE) Trip Generation Manual 11, A study based out of Washington because they have 1.8 million people. Not only was this study completed with several errors such as AUBURN Wood Mews throughout and claims there are 22 dwellings on Arbour Wood Mews. In fact, there are over 50 homes are on the Mews. This study does not consider that many residences have more than one vehicle. Has anyone considered that cars may need to be plugged in during Calgary's winter months?

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The streets are rarely plowed and become difficult to maneuver due to snow and ice. When plowed, the snow is deposited at the north end of the cul-de-sac by the existing fence which is the entrance to the proposed development. This results in the snowpiling blocking us into our spots because of large rows of snow. Residents need to shovel out their car from these windrows.

After a snowfall, residents that park on the street must clear the snow from around their vehicles to leave for work. It would be discouraging to return at the end of the workday to find that someone from the proposed development had parked in their cleared spot to park or plug in your car.

We request it be noted that residents on the west side of Arbour Wood Mews paid a minimum of \$10,000 per household to have their back lanes paved.

Transit

The City's Calgary Transit Friendly Design Guide recommends that bus stops be within 400 meters and not require walking up steep inclines and be along a secure, well-lit path. The closest stop would require a walk up a steep incline along 85th Street or a 1.1 km walk along a uncleared utility corridor with no lights to the Crowfoot Train Station.

Density and Amenities

The 2021 census reported 10,335 residents. The completed Arbour Lake West development will add 2,200 new residents to the area, resulting in a density of 2,985 residents per km.

We do not yet understand or appreciate how this increased population will affect the use of streets, commercial areas, and amenities of Arbour Lake yet. Is it prudent to increase its population again without this understanding.

The schools in Arbour Lake are full. Children living in the area are transported to schools outside the community.

Views and Value Impact

The homes on Arbour Wood Close and the Mews that back onto these proposed spaces will experience a reduction in value. Their private yards will no longer be such.

Residents living on Arbour Wood Close trying to collect their mail will encounter even more traffic as they try to cross the road to pick up their mail. The mailboxes are located on the east side of the street where there are no sidewalks.

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Conclusion

We encourage the city and the developer to consider our comments and concerns. As you may be able to appreciate, Arbour Wood has experienced development, noise, garbage issues with the Arbour Lake West Development and hopes that a solution that serves all residents might be negotiated.

We want to be a partner in these decisions. Might a community garden be a potential solution? A local resident recently enquired about food insecurity in the three schools in the area. It was discouraging to learn that the teachers and the office are purchasing food for children and the high school offers the brown bag program. A community garden could make a real difference in our community.

We look forward to continued discussions that will serve the community now and in the future.

Yours truly,

Arbour Lake Community Association

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