

# Community Association Response

Fairview Community Association  
PO Box 78053 RPO Heritage Drive SE  
Calgary, Alberta  
T2H 2Y1  
[www.fairviewcommunity.ca](http://www.fairviewcommunity.ca)

Dec 18, 2024

Kourtney Penner  
Councillor, Ward 11  
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CC:

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## **Re: Hillsboro Place Redevelopment - LOC2024-0286 - 10 Frobisher Bv SE. Concerns about lack of consultation and information sharing**

Dear Councillor Penner,

We are writing in regard to the proposed rezoning of the current Hillsboro Place property in Fairview (LOC2024-0286 - 10 Frobisher Bv SE), located on the northeast corner of the Heritage Drive - Bonaventure Drive/Flint Road SE intersection. Hillsboro Place currently includes five four-storey buildings of rental units.

The information provided in the application indicates that an additional six-storey building with underground parking will be proposed for the complex. In order to consider supporting this change, we would require communication from and engagement with the applicant, including their vision for the property and future redevelopment. This would include building and parking placement, and efforts to understand and address current and potential future concerns. There has so far been no attempt to engage Fairview residents or the community association in discussion.

Our concerns can be summarized as follows:

- Traffic and parking impacts
- Shadowing studies
- Vision and amenities

## **Traffic and Parking Impacts**

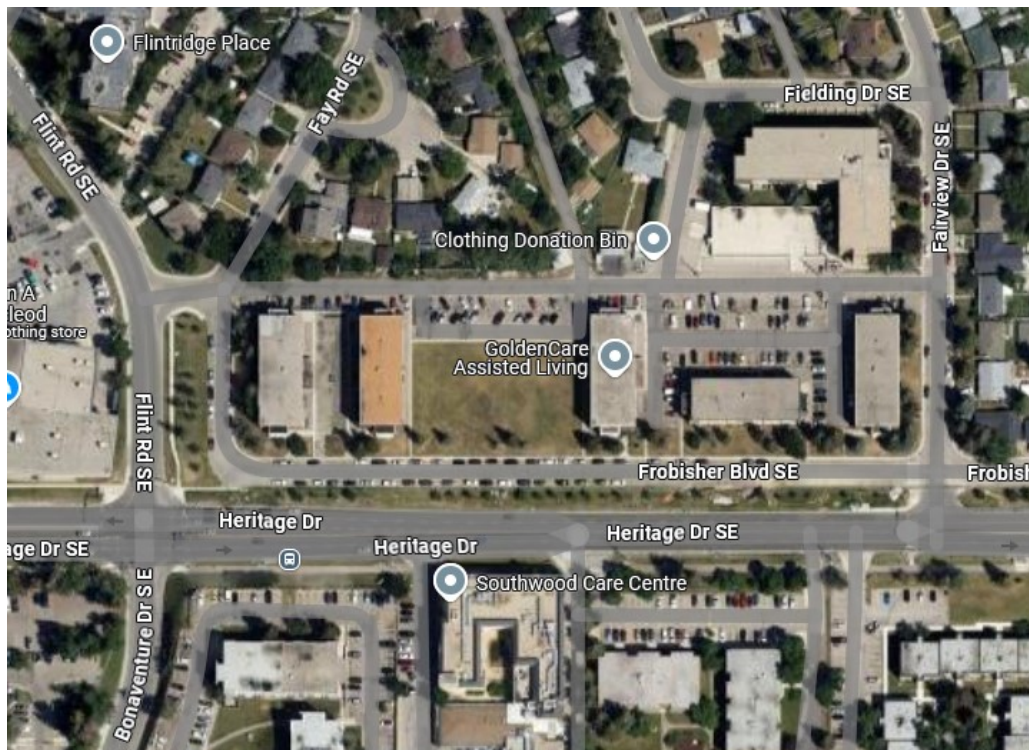
In general, we are in favour of a transit-adjacent mixed-use development. Given the development's location, however, we have some concerns regarding adding several hundred residents and their cars to an already busy set of roads and intersections.



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We look forward to seeing the necessary traffic planning studies, and commitments from the City and developer for required improvements to mitigate future traffic and parking impacts:

- Heritage Drive - Bonaventure Drive/Flint Road intersection immediately adjacent to this development.
  - This seems especially important because of the pending development at Heritage Plaza (for which rezoning was recently approved Please reference our letter of July 9, 2024, for proposed traffic studies and improvements.
  - This also ties to our previous requests for Flint Road improvements linked to the Midtown Station development a few blocks north of this location.
- Changes to traffic and parking in the rear lane behind the complex. This area is shared with neighboring homes, and includes the complex's garbage and recycling bin locations.
- Changes in traffic and parking along adjoining streets - Frobisher Road SE, Fairview Drive SE and Fay Road SE.
- Changes to traffic patterns at the Heritage Drive - Fairview Drive/Frobisher Road intersection and crosswalk.



## Shadowing Studies



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Will there be shadowing studies completed for the proposed building(s) to understand impact on surrounding homes?

## Vision and Amenities

What is the applicant's vision in regards to Hillsboro Place as a whole? Is the proposed additional building the only development goal?

With a larger building footprint, what can be expected in terms of landscaping, green space, and potentially amenities like a playground for residents in the complex?

In closing, thank you for your work on behalf of Fairview residents, and interest in our community's future. We look forward to further discussion, input, and collaboration with you, your team, City staff, and Ace Architecture..

Sincerely,

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