

Williams, Debbie D. (City Clerk's)

From: Catherine E. Foote <c.foote@calgarywaldorf.org>
Sent: Saturday, June 02, 2018 11:22 PM
To: City Clerk; Public Submissions
Subject: [EXT] Objections to File LOC2017-0205 regarding Bylaw 186D2018 being heard at City Council on June 11, 2018

Dear Madam/Sir:

We understand that the Calgary City Council on June 11, 2018 will have a public hearing on planning matters. We are writing to you regarding Item #29 on the agenda, which is a proposal identified as follows:

File LOC2017-0205 and CPC2018-0383
Bylaws 186D2018 and 37P2018

We are writing to have our objections to this proposed development added to the hearing, please.

We have owned our home in the south-west section of Silver Springs for 25 ½ years, and we are very concerned to learn that the City of Calgary is considering an Amendment to the Land Use Bylaw (186D2018) regarding development of the triangular area of natural green-space just to the south of Nose Hill Drive NW / north of Bearspaw Dam Road NW / east of the Alberta Forestry land at 87 Street NW / west of the Bowmont Park walking and biking path coming up from the 85th Street Bridge over the Bow River by Bowness Park: LOC2017-0205.

The Application for multi-residential housing building(s), totaling as many as 183 units and rising to a possible 8 storeys high (which is virtually equivalent to the height of where many of us live along the south and west ridges of this section of Silver Springs), and taking over what has been a beautiful natural green-space, is distressing.

We have three primary and specific concerns and objections:

- (1) We are very concerned about the roadway plans for how that relatively small geographical area is going to handle that much additional vehicular traffic coming and going daily. We drive by or through that area every day going to and from work, and we use that existing network of small and big roads every day for many different purposes. Thus we already see how congested those roads are with just current traffic use. So it is hard to imagine with a new and large residential development there that either (1) the plan is to “simply” put all those hundreds of extra residents onto the existing roads; or (2) how and where you are going to build adequate new roads for entrances and exits for the new development. In addition, we are very concerned that our entrance and exit into the south-west section of Silver Springs via Silver Valley Road either (1) is going to get used by many of these additional vehicles, so that our small and narrow neighbourhood roads will be over-full; or (2) is going to get taken out – which will mean that everyone in our area is going to be forced to use the intersection of Silver Valley Drive and Silver Springs Road instead. We can assure you, as two of those who attempt to use that particular T-intersection every day, it is a very dangerous corner – virtually a blind corner because of the curve in Silver Springs Road as well as the parking which is allowed around all parts of that intersection. Overall, our concern and objection is that too much of this additional vehicular traffic is going to end up one way or another cutting through Silver Springs, on roads that are already not adequate or safe.
- (2) We are very sorry to learn that most of the questions and concerns about this development seem to have focused on the neighbourhood of Scenic Acres, rather than on the neighbourhood of Silver Springs. For those of us who live here, it is clear that the primary impact of this proposed development will be on the residents of Silver Springs, not on those of Scenic Acres – especially regarding traffic issues, but including sight lines over the development as well. This proposed development will be much more intrusive for Silver Springs as compared to Scenic Acres, especially in terms of traffic problems, but also in terms of interference with sight lines, which will now be into a large, urban development. We believe that both the traffic problems and the sight-line interference will have a significant negative impact on our property values in Silver Springs.
- (3) In a city where we are endeavouring to make aesthetics count, we object to the beautiful natural green space that now exists being built over by what looks from the plans like a massive, white, beached cruise ship.

Thank you very much for taking our serious concerns and objections into consideration. We hope that many of our neighbours are writing to you as well.

Yours truly,
Catherine E. Foote and Arthur W. Frank
5904 – 84 Street NW
Calgary, Alberta
T3B 4X5
Home phone 403 – 286 – 8135
Email c.foote@calgarywaldorf.org and/or arthurwfrank@gmail.com

McDougall, Libbey C.

From: Chin, Kathryn
Sent: Monday, June 04, 2018 11:05 AM
To: Public Submissions
Subject: FW: June 11, <web submission> LOC2017-0205
Attachments: CUserspol3262DesktopMap with comments.doc

From: Wolfe, Chris
Sent: Monday, June 04, 2018 10:30 AM
To: City Clerk
Subject: FW: June 11, LOC2017-0205

I was told to send these to City Clerks. This is from the online submissions for the June 11 Public Hearing.

Chris Wolfe
Senior Planner, CP - South
City of Calgary
T 403.268.3654

From: wineypaws@gmail.com [<mailto:wineypaws@gmail.com>]
Sent: Monday, June 04, 2018 10:28 AM
To: Wolfe, Chris <Chris.Wolfe@calgary.ca>
Subject: June 11, LOC2017-0205

June 4, 2018

Application: LOC2017-0205

Submitted by: Sandra Kraushaar

Contact Information

Address: 207 Silver Valley Bv NW

Phone: (555) 555-5555

Email: wineypaws@gmail.com

Feedback:

The residential area of Silver Springs that is adjacent to this parcel of land has limited access and exits. Traffic through this area is high and at one access/exit point it is already blocked visually and dangerous due to the number of vehicles parked on the roadway. Developments, although allotted with a certain number of parking stalls are always insufficient for the number of residents in a building and the overflow would end up in the community as that would be the only area with street parking readily available. The park and

pathway systems next to the development already have significant issues with use and people abiding by the bylaws relating to the pathway system. The proposed "drop off" loop for the development and for visitors coming to the development will have a significant impact on the community. Currently the only way to access this portion of land when coming southbound on Nose Hill Dr NW is to access through the Silver Springs community. If the proposed development has a drop off loop on the east side of the complex this will directly affect the residential community of Silver Springs with increased traffic in the area. The proposed entrance way to the development - off of Bearspaw Dam Rd NW has an insufficient roadway system for the volume of traffic currently using it as well as it would cause changes to the pathway system and parking lot system for Bowmont Park. Plenty of condos already in the city that sit vacant. This development is about the developer making money and I don't believe has any true interest in the city or what is best for its development. Access to public transportation is not close or accessible for future residents of this complex which would almost require anyone living there to have at least one vehicle. Most "families" now a days have multiple vehicles and that overflow will spill into the community with more cars parked on the road. Access would be an emergency services nightmare and possibly cause emergency services vehicles to travel through the Silver Springs community to access the development in a somewhat timely manner.



McDougall, Libbey C.

From: Chin, Kathryn
Sent: Monday, June 04, 2018 12:15 PM
To: Public Submissions
Subject: FW: [EXT] Submission Re: Development Nodr Hill Drive NW LOS 2017-0205

From: Bob Schonknecht [mailto:bobschon@shaw.ca]
Sent: Monday, June 04, 2018 12:10 PM
To: City Clerk
Subject: [EXT] Submission Re: Development Nodr Hill Drive NW LOS 2017-0205

From Robert and Dorothy Schonknecht
448 Silver Valley Road NW
Calgary Alberta
T3B4C1
403-286-3992
e-mail bobschon@shaw.ca

We are strongly opposed to this proposal!

This plan which is in Scenic Acres will strongly affect Silver Springs.

We bought in Silver Springs at 448 Silver Valley Rd. as we were told there would be no development to the West that would affect our view. A development of 26 meters high would wipe out our river valley and mountain views. We were told this would remain a green area.

Access to this parcel of land would be a nightmare.

Weekend and winter traffic will become worse and will affect recreational facilities in the area.

We have witnessed many traffic accidents at 87th Street and Nose Hill Drive and at Stoney Trail. More vehicles, more traffic, more accidents will be the result of this development.

Home values will be affected by this development which is unfair to people who paid extra for their view properties. This will decrease the value of their homes.

There are too many multi-family developments in the area now.

The cross walk at Bearspaw Rd and 85th Street will become even more dangerous.

Our understanding is that the parcel in question is part of Bowmount Park.

This development would be unsightly.

Respectfully Submitted,
Robert and Dorothy Schonknecht
448 Silver Valley Rd. NW
T3B 4C1
403-286-3992

McDougall, Libbey C.

From: Chin, Kathryn
Sent: Monday, June 04, 2018 11:05 AM
To: Public Submissions
Subject: FW: June 11, <web submission> LOC2017-0205

From: Wolfe, Chris
Sent: Monday, June 04, 2018 10:34 AM
To: City Clerk
Subject: FW: June 11, LOC2017-0205

I was told to send these to City Clerks. This is from the online submissions for the June 11 Public Hearing.

Chris Wolfe
Senior Planner, CP - South
City of Calgary
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From: aliciabackmanlaw@gmail.com [<mailto:aliciabackmanlaw@gmail.com>]
Sent: Sunday, May 27, 2018 4:20 PM
To: Wolfe, Chris <Chris.Wolfe@calgary.ca>
Subject: June 11, LOC2017-0205

May 27, 2018

Application: LOC2017-0205

Submitted by: Alicia Backman-Beharry

Contact Information

Address: 408 Silver Valley Boulevard NW

Phone: (403) 923-0912

Email: aliciabackmanlaw@gmail.com

Feedback:

We literally just moved into this wonderful home on Silver Valley Boulevard directly adjacent to the proposed development area and are very concerned about the impact to the value of our property and the properties along the ridge. The number one reason we moved here was to be on Bowmont Park and protected environmental land. We had no idea that there was a Multi-residential high density low rise district planned at the base of the hill outside our front door. A large part of the value and appeal of these homes is in the view to the mountains and the river valley. We paid a high purchase price for our home and

also pay high municipal property taxes. Eroding the value of our home will erode the municipal tax base here. I would like to understand specifically how many residential complexes are being planned and especially the height of the complexes. A set of buildings 7 stories high means that instead of grass land and trees and mountains we will be staring into people's apartments. The current use by Alberta Forestry is low enough that we are minimally impacted. Changing this area to an apartment or condo complex materially changes the traffic and increases noise for surrounding residents, many of whom have lived here for decades. I would like specific details on how many apartments or condos are being planned and am particularly concerned about the height of the complex and what the road access will be. Will there be a direct link to Silver Valley Road? If so, traffic in the community will increase hugely. This is a steep and curved road that is currently very quiet and it is bisected by the major Bow River Valley system bike pathway. Putting in a road access to a multi-residential complex here that feeds into Silver Valley Road would cause safety concerns for the numerous cyclists that use this route as the main access to the River Valley pathway system and to downtown. The area at the base of the hill is also close to the river and building a high density complex here, especially just after the flood, seems fairly reckless. Has the City thought through flood evacuation and how many people would be affected? Furthermore, according to the Bearspaw East Structure Plan, this site was supposed to be designated as open area if Alberta Forestry no longer needed the land. Why is it being changed to a high intensity use area? Lastly, this site on the edge of Bowmont Environmental Park is a major wildlife corridor. It bridges the River Valley, Bowmont Park, Baker Park, and the 12 Mile Coulee Natural Environmental Park and is used by large wild animals such as moose, deer, coyotes, porcupine, and many native birds, to say nothing of the smaller animals. Putting in a large multi-residential high density complex in this area will be damaging to wildlife. Thank you for considering these issues and I would like specific reasons why Council would allow a 26 meter tall complex in this special area. If something is to be built, I would urge Council to consider that there are no other buildings over 3 stories tall anywhere this close to the River Valley in this area. It will seriously impact the area. Thank you and best regards, Alicia Backman-Beharry

McDougall, Libbey C.

From: Chin, Kathryn
Sent: Monday, June 04, 2018 11:06 AM
To: Public Submissions
Subject: FW: June 11, <web submission> LOC2017-0205

From: Wolfe, Chris
Sent: Monday, June 04, 2018 11:05 AM
To: City Clerk
Subject: FW: June 11, LOC2017-0205

I was told to send these to City Clerks. This is from the online submissions for the June 11 Public Hearing.

Chris Wolfe
Senior Planner, CP - South
City of Calgary
T 403.268.3654

From: asmith9678@gmail.com [<mailto:asmith9678@gmail.com>]
Sent: Monday, June 04, 2018 11:01 AM
To: Wolfe, Chris <Chris.Wolfe@calgary.ca>
Subject: June 11, LOC2017-0205

June 4, 2018

Application: LOC2017-0205

Submitted by: Alisha Smith

Contact Information

Address: 207 Silver Valley Blvd NW

Phone: (403) 891-9678

Email: asmith9678@gmail.com

Feedback:

I am against this application for any high density development, the following are my concerns: 1. As there is limited public transport (only the #40 bus route with 2 stops approximately 400m away north and west on Nosehill Drive NW) it is reasonable to believe that any parking not included in the purchase/lease of a unit would result in residents parking on Silver Valley Rd NW which is one of only two exits for residents of 254 homes in the neighbouring portion of Silver Springs to the east. 2. increase in traffic through the neighbouring portion of Silver Springs if access to development is available off of Silver Valley Rd NW:

Example: residents of development southbound Nosehill Drive NW from Crowchild Tr - southbound Nosehill Drive NW, left on to Silver Springs Road NW, right on to Silver Valley Drive NW, right on to Silver Valley Road NW; verses, - the proposed "main" access from southbound Nosehill Drive NW, left to 87 Street NW, left to Bearspaw Dam Rd NW, left to the proposed extension of 85 Street NW. 3. At the requested high allowance of 26m the building will already be a stark contrast to the area unless council will consider approving a lesser height. As the City would have no design control and developers develop to make money, not a community, it is reasonable to believe that the latest trend in design and materials will be used and consideration for the visual effect on those in the immediate surrounding area would not even be a consideration. 4. Any building above approximately 2-3 stories at the northern point of the parcel of land will take away a public view of the mountains to the west for those in the neighbouring portion of Silver Springs. If this development is allowed it should without any access via Silver Valley Rd NW. I don't want a development in the area that doubles the amount of people or traffic in the area. I live in quite neighbourhood for a reason. A 26m tall building in which there are no design controls could result in a high contrast offensive visual at the same time taking away a natural view currently available to the public. Although I rather not see any development of that parcel of land if it "must be" developed I would not dispute a low rise (no more than 3 stories) medium density development such as any of the developments along Silver Springs Rd NW or development permit DP2017-4795.

McDougall, Libbey C.

From: Chin, Kathryn
Sent: Monday, June 04, 2018 11:06 AM
To: Public Submissions
Subject: FW: June 11, <web submission> LOC2017-0205

From: Wolfe, Chris
Sent: Monday, June 04, 2018 10:39 AM
To: City Clerk
Subject: FW: June 11, LOC2017-0205

I was told to send these to City Clerks. This is from the online submissions for the June 11 Public Hearing.

Chris Wolfe
Senior Planner, CP - South
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T 403.268.3654

From: nplowman@telusplanet.net [<mailto:nplowman@telusplanet.net>]
Sent: Monday, June 04, 2018 10:39 AM
To: Wolfe, Chris <Chris.Wolfe@calgary.ca>
Subject: June 11, LOC2017-0205

June 4, 2018

Application: LOC2017-0205

Submitted by: Norma Plowman

Contact Information

Address: 8507 58 Avenue N.W. Calgary

Phone: (403) 286-9307

Email: nplowman@telusplanet.net

Feedback:

While this proposed development is in Scenic Acres and within the BEASP, the disadvantages of this development will mostly be felt in Silver Springs and Bowmont Park which are not. Right now there is no access to the property and the access they are looking for is from extension of 85th St. N. W. and Silver Valley Rd. N.W, via Nose Hill Dr. Opening Silver Valley Rd will allow cutting through Silver Springs; through quiet residential area past a tot lot to Silver Springs Rd which is already a very dangerous corner due to lack of visibility of oncoming traffic on Silver Springs Rd. Opening 85th again will also affect access

to the west entrance of Bowmont park, the dog park parking lot and make pedestrian access to Bowness Bridge even more difficult. The density requested far exceeds any of the densities of the surrounding properties which are either single family or villa (duplexes). The noise and light pollution from this property will definitely affect our quality of life. The 26 meter height requested will bring this development one meter higher than the tops of dwellings in Silver Springs surrounding this development, blocking our river valley and mountain views. The dwellings in Scenic acres are across Nose Hill Dr. and higher and the development is enough to the east that they will hardly be affected. A maximum height of 16 meters would allow residents of Silver Springs to see over the tope of this development. The BEASP is specifically concerned about the views of Tuscany and Scenic Acres to any development of the water treatment plant and any development of City storage facilities. One of the objective if the BEASP is to "protect views across the river from Bowness and Valley Ridge and from adjacent communities of Scenic Acres and Tuscany"; Completely blocking the views of part of Silver Springs it's not concerned with. Approval of this development in it's present form would completely block views of the river valley and mountains for many residents of Silver Springs. A development of this density on such a small piece of property doesn't leave much room for resident or guest parking and the only street parking is in Silver Springs. The only public transit nearby is a feeder bus that only runs every 40 minues or a 15 minute walk to get the bus in Bowness. I am opposed to approval of this, it is just too big and too intrusive.