

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,
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