

Community Association Letter

Springbank Hill Community Association



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To: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201

Re: File Number LOC2017-0394

Thank you so much for this opportunity to respond to this LOC.

While we are pleased with the overall concept of this application, but there are a few comments, questions and concerns that we would like to bring forward.

1: Density

3.1.3 Standard Suburban (7-17uph) Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses. Policies 1. Densities shall range between 7 to 17 units per gross developable hectare. 2. Developments should accommodate single detached and semi-detached housing. 3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes. 4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g. traffic, parking, privacy, noise).

The proposed application is towards the higher end of density at 15.27 upha.

2: Throughout the ASP, mobility and connectivity is a strong theme. In addition, this application is bordered on the eastern side, by the community lands that are being developed by the spring bank hill community association. In reviewing the application, we note that a 2.0 m pedestrian pathway would be the only connection provided to the community lands.

We would hope the applicant would provide more accessibility to the community lands, incorporating at least pedestrian and cycling access. As well we would like to

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understand the proposed fencing on the eastern edge of the development, and trust that it would blend to the natural state of the community land development.

3: Traffic

Given the dramatic increase in density, along this portion of 77th street, we would like to understand the anticipated traffic impact, and wonder if pedestrian crossings, and speed mitigation measures should be a requirement for this application. 77th street is used both for city transit, and school transportation. It has been noted that there has been a dramatic increase in pedestrian traffic crossing 77th at multiple points.

Sincerely,

Elio Cozzi

On behalf of the Planning Committee - Springbank Hill Community Association

Cc: RAYNER S. DSOUZA, File Manager