

Community Association Letter

From: [SBHCA President](#)
To: [CPAG Circ](#); [Duff, Jennifer E.](#)
Cc: [Naruzny Marshall](#); [Christiaansen Fiona](#); [Waller Shawna](#); [Nelson Tania](#); [Sabzevari Amin](#); [Mathew Liza](#); [planning](#)
Subject: [EXT] Application Notice LOC2018-0226
Date: Wednesday, November 28, 2018 1:42:22 PM

Jennifer,

I am writing on behalf of the planning committee members of the Springbank Hill Community Association, in regards to Application Notice LOC2018-0226.

As a community association our role is to advocate for our members and all residents of our community, and to help build a safe, active and vibrant community. We wish to encourage leading edge developments that are aligned with the vision of the MDP, supported by an achievable infrastructure plan, and respectful of the existing fabric of our community.

In reviewing the proposed application, we are concerned with lack of details provided. We have been unable to contact the applicant to gain further information.

Based on the provided package, we can note that the density of the proposal is within allowed densities for standard suburban, and that there is 10% allocated for Municipal Reserve.

In the applicant's statement, it is also mentioned that the site is within close proximity (+/-2km) to a number of community amenities including Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, R.C. Conklin School, Westside Recreation Centre, Ambrose University, and the 69th street LRT station.

In reviewing the distance's mentioned above, the majority of the amenities are actually 3 - 4 kms away with steep grades between the proposed development and these locations. In the application there is no mention of road or sidewalk improvements to 85th street directly west of the proposed development. If the applicants statement is suggesting that road improvements would not be required as the development would not significantly increase traffic, based on the information provided, we would not agree.

In addition we would like to understand:

1. What is the proposed treatment for the designated municipal reserve - the statement "providing recreational opportunities within the proposed Municipal Reserver (MR) lands" is vague.
2. What type of connectivity with new and or existing pathways are proposed within this development as it is unclear from the map provided.
3. What is the expected traffic volumes on 85th street with the additional homes in this development.
4. Given the condition of 85th street directly west of the proposed development, what are the applicants plans to alleviate current safety concerns that have been raised multiple times with the city. This is especially relevant given the additional volume of traffic that this development will bring to this area of 85th street.

Thank you again for this opportunity to respond to LOC2018-0226. While we acknowledge

Community Association Letter

that we are unable to support this application at this time as the applicant has not yet met with us and we would require further information from the applicant and/or the city regarding the questions above.

Elio Cozzi
President, Springbank Hill Community Association
website: springbankhill.org