

From: [SBHCA President](#)
To: [CPAG Circ](#); [Yun, Joseph](#)
Cc: [Naruzny Marshall](#); [Christiaansen Fiona](#); [Waller Shawna](#); [Nelson Tania](#); [Sabzevari Amin](#); [Mathew Liza](#); [Craig Connie](#); [Bereta Heidi](#); [CAward6 - Suzy Trotter](#); [White David](#)
Subject: [EXT] Application LOC2018-0226 - Updated Comments from Springbank Hill Community Association
Date: Monday, June 03, 2019 12:53:15 PM

Dear Joseph,

Thank you for this opportunity to respond to the Truman application LOC2018-0226. After meeting with the applicant on May 30th, the community association is confirming that we will support this application.

We would like to note the following for your reference:

1. We believe the applicant's current plans for R-G and R-1s land use with target density of between 75-85 units is within the allowable density of the ASP low density/low density contextual area and provides, as required in the ASP, a mixture of build forms. Also noted is the commitment from the developer at the development permit stage to ensure the unique low density contextual area is observed and will provide the required transition from the existing community.
2. The use of an internal laneway reduces the previous concern of direct driveway access onto 85th street.
3. Also noted is the applicant's plan for multimodal pathway to the west of the development.

At this time we would also like to raise two matters which fall under the responsibility of the city:

1. Traffic Analysis

While the applicant is making substantial improvements to 85th street, as well as providing funds for further improvement, we would like to understand what the city plans for traffic and infrastructure within the overall ASP community area as we are concerned with the apparent overall traffic volume increases versus what the city had originally assumed. The last geo-demographic study provided to us by the city suggested the planned road infrastructure could support approximately 5000 to 6000 additional doors. With the anticipated increased total development in the 190 acre study area well beyond these original estimates, and the recent pre-application for the lands on the east side of 77th street, and the incremental impacts of the SW and West Calgary Ring Road connections, the anticipated total traffic volumes in our community will significantly exceed the city's original estimates. We would appreciate a meeting with the City to review a revised traffic impact analysis.

2. Connectivity to the existing regional pathway on the East side of the proposed development

In discussing this matter with the applicant our understanding is that the eastern slope of the developer's land does not allow for connectivity to the existing regional pathway. We would like to understand from Parks perspective what they propose to resolve the need for full connectivity to the existing pathway just east of this development. The existing pathway to the East is a temporary 'dead end' and this would not be acceptable as a long term solution by the community. The applicant acknowledged they are willing to assist in providing full connectivity but this matter requires leadership by the City and Parks in particular.

Sincerely,

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

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