

Bliek, Desmond

Subject: FW: Application LOC2018-0072 - Comments from Springbank Hill Community Association

From: SBHCA President

Date: Friday, June 28, 2019 at 1:02 PM

To: Cpag Circ, Yun Joseph, Seymour Brendyn

Cc: Trottier Suzy, White David

Subject: Application LOC2018-0072 - Comments from Springbank Hill Community Association

Hi Brendyn and Joseph,

Thank you again for this opportunity to respond with our comments for LOC2018-0072. After our recent meeting with the applicant the community association is prepared to support this application.

We would like to note the following:

1. The applicant's current plans for R-1s, R-G, M-2, M-H1, and MU-1 land use, are within the ASP zone designation as mapped out in their attached document.
The applicant is providing a variety of buildforms, and also noted is the commitment from the developer at the subdivision and development permit stage to ensure the unique low density contextual area is observed to provide the required transition from the existing community.

2. MR and Pathway

MR has been appropriately incorporated into the land use application. While pathway connectivity is provided, during the next phases of the application we would appreciate understanding more detailed plans for the MR / ER area.

3. Traffic

During discussions with the applicant, and the City Traffic and planning departments, concerns have been expressed by all about increased traffic volumes on 77th street between 17th Ave SW and 26th Ave SW. We do have some concerns about the applicant's request for direct driveway access onto 77th, which could be problematic based on the significantly increased forecasted traffic volumes, due to current and anticipated development proposals along this street. We understand that the City will take a closer look at this and that alternatives to the direct driveway access option would be investigated.

Sincerely,

Elio Cozzi

President, Springbank Hill Community Association

website: springbankhill.org

