



Silver Springs land use amendment

Stakeholder Report Back: What we Heard

June 6, 2017

Project overview

Habitat for Humanity has submitted an application to change the designation of 84 Silvercreek Crescent NW. Habitat for Humanity is looking to redevelop the site into townhouses.

The proposed change would allow:

- a maximum of 35 units (an increase from the current maximum of one single-detached dwelling);
- a maximum building height of 14 metres (an increase from the current maximum of 10 metres);
- the uses listed in the proposed M-C1 designation.

Habitat for Humanity is proposing to develop 32 townhouse units on the parcel.

Report overview and what we heard

This report summarizes the letters received in response to the circulations of the land use amendment. Overwhelmingly the letters received indicated that they did not support the amendment. The most common reasons, and concerns expressed in the letters were about the following issues:

Theme	Concern
Traffic	Additional traffic in the community, specifically the ability of the existing roads to handle more cars. Also concern about winter road conditions on 64th avenue on the south side.
Parking	Parking both during construction and once the residences are built.
Density	Residents expressed general concerns about an increase in density and questioned the change.
Concerned about height	Many shared concerns about the development resulting in a loss of view of the mountains and/or creating shade.
Fire access to site	Concerns about fire trucks being able to access the site/community.
Fitting in with community	<p>A number of comments were received about the development fitting into the existing design, function of the community.</p> <p>There were also a number of comments about the sustainability of the existing community with the introduction of multi-family house and transit access, green space, and school access.</p>
Property values	Impact of the development on property values (views, density, etc.).
Safety and noise	There were a number of comments about non-traffic related security and noise concerns as a result of the development.
Process	Frustration with the City and Habitat for Humanity process.



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Next steps

A public information and feedback session will be hosted on June 29, 2017 by the city from 5-8 p.m. at the Silver Springs Community Association (5720 Silver Ridge Drive NW).

Information about the land use will be shared by City staff. Feedback specific to the development permit will be asked which, in addition to the technical review, will inform the recommendation made to the Calgary.



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Project overview

The City of Calgary received an application from Habitat for Humanity to change the designation of 84 Silvercreek Crescent NW. The application is for a land use amendment where Habitat for Humanity is looking to redevelop the site into townhouses.

Habitat for Humanity is proposing to develop 32 townhouse units on the parcel. M-C1 is the proposed land use district.

The proposed land use change would allow for:

- a maximum of 35 units. This is an increase from the current maximum of one single-detached dwelling; and,
- a maximum building height of 14 metres. This is an increase from the current maximum of 10 metres.

Engagement overview

Step 1

What: As part of the regular planning process a circulation letter was sent to adjacent landowners and two separate notices were posted notifying of the land use application. The feedback received through this process, including letter and email submissions directly sent to the file manager, were summarized.

A summary of the feedback to the notice posting was themed and presented to residents at the open house and for the online engagement.

Why: This was done to show all of the comments received through the notice process. It recognized the information shared, echoing back what has already been heard. It also served as a starting point for the open house and online engagement conversations.

Step 2

What: Specific to the engagement process, an open house and online engagement were held in the community and online in June and July of 2017 to solicit feedback from those interested and impacted by the land use application.

When: The open house was held on June 29, 2017 at the Silver Springs Community Association, 5720 Silver Ridge Drive NW. Online feedback forms were available from June 29 until July 21, 2017 on <http://engage.calgary.ca/silversprings> webpage.



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Who: The engagement was promoted through bold signs, in the newspaper, through an email list, in social media (Facebook) and the community newsletter. The table below summarizes how open house participants heard about the open house.

How did you hear about the session?	Road Sign	Newspaper	Word of Mouth	Email	Social Media (Facebook)	Community Newsletter
Number or responses	31	1	13	7	3	1

Why and how: The community association building was picked for the open house since it is a relatively central location in the community. It also had ample parking and was accessible. Bold signs were placed throughout the community on major roads to let residents know about the session.

At the open house, participants could provide feedback both on the boards or on paper feedback forms.

Online engagement was open for two weeks so that those who couldn't attend the open house could share feedback. The table below summarizes how many people participated and how many comments, ideas, suggests, etc. what we call pieces of feedback were collected during the engagement.

Location	Number of participants	Pieces of feedback
Open house	Approximately 128 attendees	<ul style="list-style-type: none">• 281 pieces of feedback about the application• 81 pieces of feedback on the engagement process
Online engagement	30 feedback forms	<ul style="list-style-type: none">• 83 pieces of feedback on the application

Report overview

What we asked: Both online and in person we asked 3 questions:

1. What do you like about the proposal?
2. What challenges do you see with the proposal?
3. What design or landscape features do you think are important for The City to keep in mind when reviewing this application?

Why: Much of the feedback from the notice postings was about the many challenges community members saw with the application. The first two questions were asked to collect any additional thoughts and ideas on challenges and likes.



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Community input was also sought to assess fit into the community so questions about design, landscaping and amenities were asked to help inform Administration's final recommendation to the Calgary Planning Commission.

Summary of feedback– circulation responses

The letters received did not support the proposed development. The most common reasons, and concerns expressed in the letters were about the following issues:

Theme	Concern
Traffic	Additional traffic in the community, specifically the ability of the existing roads to handle more cars. Also concern about winter road conditions on 64th avenue on the south side.
Parking	Parking both during construction and once the residences are built.
Density	Residents expressed general concerns about an increase in density and questioned the change.
Concerned about height	Many shared concerns about the development resulting in a loss of view of the mountains and/or creating shade.
Fire access to site	Concerns about fire trucks being able to access the site/community.
Fitting in with community	<p>A number of comments were received about the development fitting into the existing design, function of the community.</p> <p>There were also a number of comments about the sustainability of the existing community with the introduction of multi-family house and transit access, green space, and school access.</p>
Property values	Impact of the development on property values (views, density, etc.).
Safety and noise	There were a number of comments about non-traffic related security and noise concerns as a result of the development.
Process	Frustration with the City and Habitat for Humanity process.

Public engagement summary

The following table summarizes the feedback heard through the public engagement. It is divided into themes and comments, questions, and concerns raised. The themes are arranged in no particular order. For all of the verbatim comments see:

VERBATIM QUESTION 1: WHAT DO YOU LIKE ABOUT THE PROPOSAL?	7
VERBATIM QUESTION 2: WHAT CHALLENGES DO YOU SEE WITH THE PROPOSAL?	10
VERBATIM QUESTION 3: WHAT DESIGN OR LANDSCAPE FEATURES DO YOU THINK ARE IMPORTANT FOR THE CITY TO KEEP IN MIND WHEN REVIEWING THIS APPLICATION?	17
VERBATIM OTHER COMMENTS AND PICTURES OF BOARDS	21
FEEDBACK FORMS – ANSWERS AND VERBATIM	32

Theme	Comments, questions and concerns
Habitat for humanity and affordable housing	<p>A few said that they like the development and the work Habitat for Humanity does, others like the work that habitat does but not on this location.</p> <p>A number of comments suggested that this site should be for seniors housing as this is an aging community.</p>
Schools	<p>A few said that the development would support the schools in the area and that the existing parks, playgrounds and sports fields would be better used with more families. The comment said that the schools are underpopulated and if it happened it would be hard on the existing families, so this development would benefit them by potentially bringing in more kids.</p> <p>However, others raised concerns about the impact on schools and shared a conflicting opinion that the schools were at capacity and that this development would negatively impact school capacity.</p>
Traffic, parking, and safety	<p>Overwhelmingly, participants expressed concerns that the development would impact traffic in the community. This included both vehicle and pedestrian traffic.</p> <p>There were also concerns about access in and out of the site both in terms of resident traffic and safety for access by emergency vehicles.</p> <p>Many comments expressed concerns about parking and access into the site. There were some comments about the safety of having townhouses in a cul-de-sac. A large number of respondents expressed concern about there being sufficient parking for the size of the development on site, and that there if it is not, it would cause spill over into already tight and full residential roads.</p> <p>There was one suggestion that road improvements to 64th Avenue NW and access to Nose Hill Drive NW should be done to address this concern.</p>

Theme	Comments, questions and concerns
Access and connections	<p>The desire for safe and good access for pedestrians, transit users, kids and cars was asked by many participants.</p> <p>Concerns were shared that currently there is not good access and connection to major amenities like grocery stores from the site.</p> <p>The suggestion that there should be pedestrian access to Nose Hill Drive from the development to promote transit use and reduce traffic congestion.</p> <p>A few times the suggestion was heard that moving the development closer to a main road would improve connections and reduce traffic and parking impacts.</p>
Density and height	<p>Most participants said that the increase in density and height was too much for the size and location of the parcel.</p> <p>Some suggested a maximum of 16 units. Others said that less density would be preferred to townhouses, specifically a 2 stories one with 12 units or an M-1 or M-2 zoning for the site. Another comment said that there should be a maximum of 4 townhouses.</p>
Transit	<p>There were a number of suggestions that better transit in the area, and access to the site is needed to support the development.</p>
Change to the community	<p>Some said the community has enough multifamily developments already. They expressed concern that it would negatively impact existing residences and their property values as well as the quiet/feel of the community. The concern that it will change the character of the community with bungalows and two storey residences being the main type of building.</p>
The process	<p>Concerns were shared that if this is approved it would set a precedent for other similar developments in the area. Others shared general frustrations about the planning and engagement.</p>
Green space	<p>Many expressed concern about the lack of green space, and specifically kid play space in the design. They expressed concern about where children would play and that more green and play space is needed on the site.</p>
Landscaping	<p>Specific landscaping suggestions that were shared:</p> <ul style="list-style-type: none"> • Landscaping should preserve the privacy of adjacent landowners. • Would be nice to keep the trees that are already on the property. • No spruce trees. • Buffer noise from Nose Hill Drive with landscaping but don't block the views of the current residents. • Room for grass, trees, and maybe a growing space. • Design height should match the existing community and keep the green space.



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The feedback collected, in addition to the technical review, will inform the recommendation made in response to the developer's proposal. A summary of this report and the public comments received for this application will be included in Administration's report to the Calgary Planning Commission and Council.

The public hearing date has not yet been set for this application.

Verbatim

Pages 6-34 have all of the verbatim comments received at the open house and online. When an inappropriate word was used the following is used to indicate that it was removed: [inappropriate word removed]. Also when personal information was submitted the following is used where that information was removed: [personally identifying information removed]. Please note that although the letters and emails are summarized in the report, they are not included in the verbatim comments as they are personally identifying.

The verbatim comments are broken down by question. There is also a section of other comments, from notes placed on boards. Comments provided on the feedback forms are also part of the verbatim summary.

Verbatim question 1: What do you like about the proposal?

Nothing; Absolutely nothing; nothing at all
I don't
I hate it
The builder/developer is a good cause
I would like this site to be considered for Seniors' housing not this! This is not for long-time residents of Silver Springs i.e. Seniors
Nothing - too many multi family dwellings already
Redevelopment and densification are inevitable
Very little
Nothing! This project is totally inappropriate for this community
Nothing. Too dense - Housing design faces on to each other. Looks like third world design that will only attract lowest income residents that have no other choice
I feel that it doesn't matter if everyone in silver springs disagrees it will not impact decisions at all. We are fighting a losing battle!!!
Finishing off development within Silver Springs except for adjacent parcel
Absolutely nothing. It is cramming 33 units into a very small area. 33 Families with a possible 66 cars no where to park as it is
We still want this proposal abandoned. For all the reasons you have posted here. We submitted our concerns and still feel very strongly that in no way is this sight appropriate for this kind of development
None. This is an R1 area
Habitat does good work. Always good to be able to provide housing
I have supported Habitat for Humanity in the past but there is absolutely nothing I like about this very high density development that is being proposed. (32 units with 1.25 parking spaces/unit is ridiculous in an area that already has parking issues)
Nothing
Nothing!
Nothing; If you only knew that you are planning to build on a dead end street
The only thing I like is that H4H is attempting to help people - their mandate.
nothing; rezoning - don't agree; densification - I don't like; timeline of relaxing zoning - too rapid; I am most concerned about how the "facts/concerns" gets summarized to the council. It needs auditing by the residents to ensure accuracy.
I do support Habitat's. But not at this location.
The only thing I like about this proposal is that you are providing housing for the working poor.

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Nothing! A senior's complex would be far more acceptable - fewer cars and no school buses! Also seniors would typically be much quieter and much lower impact on the community. With low income, high density, lower houses with lots of children on the adjacent property to the south of S4 Silvercreek, we do not need another high density monstrosity next door
Nothing
Little
Nothing. Nothing good comes of putting(?) people & units onto such a small parcel of land
Nothing!
Increase tax base... possible lower taxes in area
I am not in favor of it. I am of the understanding that you will relocate me (all expenses paid) if this development goes in. :) to Bearspaw!!
Nothing. To high density for this area
Not a thing
I hate the design of the houses. They are ugly & not inkeeping with the rest of the architectural landscape. They look more like Warehouses. It will be a sorry day for Silver Springs residents if City Hall approves this land use for the parcel of land. S.S. is over 45 years old and an established community - not a new community
I don't like the project at this site! Could they not find another site. I think the site not having access to Nose Hill creates extra traffic on Silvercreek Drive
There is nothing to like. Please develop somewhere else!
I think families could be very happy and successful in S. Springs. We have faced significant challenges because of the increased age of the community residents (not a bad thing - just a challenge) because we have underpopulated elementary schools and this could result in closing schools. This would be hard on the families who do live here and who want the schools open. We have lots of parks, playgrounds, ball diamonds, soccer fields and these could be utilized more heavily! We have 3 elementary schools, 2+ preschools, after-school care, community sports - all that could be used better with more families!!
Nothing!! Drawings of proposed buildings stark, angular and ugly. All residents surrounding these are traditional design does not fit in with neighbourhood
I think it is good that Habitat for Humanity has decided to develop the property.
I don't. Increase in traffic on Silvercreek Dr. which is busy enough already.
Nothing
I dislike the proposal. It is too large with townhouses that are too high. I am not convinced that there does not exist an architectural plan for this project that would not eliminate the attic above the living space. One can easily imagine a different roofing plan that lowers significantly the excessive height of the townhouses
There is social value in the work being done by Habitat for Humanity
Nothing. It will create traffic issues in that area. It will drag down community property values. Silver Springs already has sufficient multi-family, affordable housing. It is a prime development location that could enhance community appeal & value, not detract from it.
the project itself and objective are good
I do not agree with the low housing units in the neighbourhood which comprise of high end detached homes. Most of the residents are Seniors who have lived in that neighbourhood for anywhere between 30 to 40 years. They do not need the noise and traffic flow which would increase increase considerably
Do not like the proposal at all. The original city plan for the acreages was 4 houses on Silvercreek Crescent
Nothing!

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nothing as this land use does not fit with surrounding community and maybe better suited to R2
None. If any, I strongly recommend having duplexes than townhouses, with height under 10 metres
Nothing! Please end this project!!
Do not like the proposal at all.
Nothing! It disrupts an existing, quiet neighbourhood. A callous application!
I don't
Nothing!! Scrap the project
More families = better utilisation of schools, community facilities (pool), rinks, playgrounds = vibrancy
I don't approve of this project; It is utter [inappropriate word removed] to have a project of this nature in our community
Nothing! Go somewhere else!
This community has so much to offer to families - great amenities, 3 elementary schools + 2 preschools
Don't like it at all. Not enough parking, quiet residential street will become althoroughfare
Families could be very happy here
What do you like about the proposal?
Better use of the land
The proposal for helping others through Habitat for Humanity is a good thing.
Nothing. Too many units, not enough parking, especially since there is only one parking spot per unit; traffic access is through a single family home street
I like that some families will be getting a helping hand to home ownership in our family oriented community.
I like that there will be more local children to attend our three elementary schools, all of which bring in increasing traffic from other communities.
I like the idea of developing this parcel and providing people with an opportunity to be able to own their own home. I like the thought that families will move into Habitat that have children that will attend the Silver Springs schools. Silver Springs is an older community for the 1970's and consists of too many homes with one or two people that are retired. We need younger people in the community.
Nothing.
I generally agree with what Habitat for Humanity is attempting to do but this location is a VERY poor choice.
This is not a NIMBY submission, but as I see it ; the area that is to be developed has very poor access to a main road and will make the traffic through the playground zone even more dangerous than it already is.
Nice plan to provide affordable home ownership
I do not like the proposal
Absolute nothing!!
-this will dramatically reduce our enjoyment and the value of our homes - our homes that we have maintained and upgraded - one neighbor moved last month and others, including us will have move too
-these are our homes and we will have to sell at a discount and move because a charity? wants a building that does not belong
-surely there has to be higher density locations nearer open spaces with better access
-these are our homes, the center of our lives, savings for our future
Development is inevitable, and it would be nice for affordable housing to be included in all developments.
Affordable Senior housing is needed in this community, hopefully this proposal may address this need.

The only thing that is appealing about this idea is the run down house and lot would eventually be cleaned up. So, basically nothing. I appreciate they are trying to help low income families but they should be doing it in a location that supports and fits this type of development.
I like Habitat for Humanity as an organization, and would welcome a smaller-scale project (2-4 homes max) for this site.
I like the design, location, and the fact that it is a habitat project.
There is nothing to like about this proposal, the area is too small for that many people.
I cannot think of any positive aspects of this proposal
Low cost housing needed but should be targeted for seniors as this neighbourhood is ideal for seniors with walk ability and services
Nothing.
Nothing!!
While I appreciate that Habitat for Humanity is a very important organization that does great work, not able to agree that this is a good location for this proposed build.
Unfortunately, despite the fact that our family has volunteered and supported Habitat for Humanity in the past, there is nothing about this particular project that I like.
Absolutely nothing. It is an intrusion in to a single-family detached neighborhood. The proposed density would be the highest of any MF in Silver Springs.
It shows poor planning at its best.
Don't like any of it. We are already high density in this area. This will create a traffic nightmare ... price of houses will drop plus you don't know what you will be getting .
Calgary does require more affordable housing.

Verbatim question 2: What challenges do you see with the proposal?

parking, traffic, congestion, crime; devaluing [our?] property values; This project will not be welcomed by current home owners
Traffic issue; Impact the value of properties; safety issue; access
Traffic concerns - poor access to development; parking concerns; community continuity, single family homes, R2 developments, quiet neighbourhood, not a fit with such high density; not within walking distance of schools; not on collector, its on residential.
Safety; lack of egress onto a collector road, pressure onto residential road; T-intersection at the end of the residential road is already a cause of frequent accidents and near misses
too much traffic. Not enough parking, too high. Ugly design that does not fit our community
Access/egress to the development appears to only be via 64th Ave.; Laneway nearby adds nothing to this
Substantially increases the population of the neighbourhood (more than double); only have 1 parking spot per unit, making the surrounding back lane and roads a parking lot; no direct access to the major road (Nose Hill Drive) causing all traffic to go through Silvercreek Way or around via the playground zone; Our quiet neighbourhood will become excessively busy and this will substantially decrease the property values of the surrounding homes
Increased traffic; No direct access to Nose Hill Drive. With 32 to 33 units on this site would not provide sufficient parking spots. Hence the residents would be parking along 64 Avenue & Silver Creek Drive. If at all feasible access to Nose Hill without going thru the residential neighbourhood.
It's a really bad fit for the location, in terms of density change, roads and infrastructure. I do not know of any similar development under similar setting.
Wrong type of housing altogether

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There is a fear in the community that the political nature of opposition to a Habitat development will reduce the value placed on feedback from existing residents of the community. There needs to be open acknowledgment of this and how it will affect the decisions taken by the city.
Parking and traffic on Silvercreek Way will increase significantly. There was one winter in which the City took over one day to remove an icepack that was over 6 inches deep. With the rutting during a melt driving becomes non-trivial and with added traffic, well, we know the consequences.
If there is going to be a development in my area that affects me, what is in it for me
Traffic, loss of parking. Decrease in values of some homes; Is Habitat aware that the designated public school is a Spanish run program. The only English program school is S.S. Elementary which is not within walking distance.
I think the building is too large for the size of the property. I think the building should be 2 stories high with 12 units. This would be about half the size of the proposal. A zone M1 or M2 would fit in with the community
Density is too high; Buildings are too high they will dwarf all the houses around; Lowering the property values and quality of life of the surrounding residents; All views blocked, existing properties will be shaded; There is not enough parking or open spaces now where for kids to play; Area now is predominately seniors & empty nesters
Traffic - the density proposed is greater than almost every other development in S. Springs. City should do whatever it can to alleviate traffic congestion, and parking will have to be monitored. Would be good to add pedestrian access to Nose Hill Dr. from development to encourage use of public transit - results in less traffic congestion.
The challenge is conveying the overwhelming opposition of the existing residents to the decision makers
Heavier traffic on Silvercreek Drive
This proposal is crazy, crazy & city hall should not be intimidated by Habitat who is just trying to pull the heart strings emotionally. The narrow lane which will turn out to be the main access to Nose Hill is appalling. Please keep the residents in mind when you're at City Hall vote. We have enough of multi-residential buildings here
1.) No access to main road 2.) Vehicles always get stuck on Silvercreek Cres in the Winter - who is going to help all this out?? 3.) Additional 132 people on this street - it's a dead end!! 4.) Evacuation plan if needed - we'll be stuck
Traffic, parking, congested streets, unsafe for children. Access for emergency vehicles
Guidelines indicate that a multifamily development should have access to a 12 meter collector road. Silvercreek Way is however, a residential road, and only capable of carrying single file traffic; This is out of line with all other multifamily development in Silver Springs
Parking (lack of space); Road is too narrow for accessing complex; Increase traffic in a quiet residential area; blocking view of other homes already in existence (Mountain View); too high density
Density is way too high at 33 units. Adjacent property to North 96 is not being considered in traffic study
I know that this building is only the first of two or more H4H constructions. This was not admitted by H4H - lack of [intentionally?]; parking, traffic, quiet lifestyles be disturbed!
Land use; traffic!! So many people on a small parcel; Changing the view & more cars.
Residents who relocated from central communities due to congestion object to the magnitude of this project; It simply is too large: 32 units in a 4 parcel R1 space; I moved into the area with the expectation of R1 zoning
This area is not suitable for multi residential. Traffic problems property values adjacent to this proposal.
Making the development acceptable to existing homeowners

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I think a location on a main road would be better; Traffic in and out of the complex will be extreme during rush hour for the people living on 64 Ave and Silvercreek Way; Extra parking will also be a problem for those same people
access, parking, number of units. Transit access residents will have the drive on many narrow roads to get to site; Not enough parking stalls on site 40 stalls for 32 units 1 stall/ unit and 8 visitors; To access transit there will need to be stairs down to Nose Hill and crossing lights. Silver Springs Rd & Nose Hill.
Nobody in the neighbourhood wants it; How much more clearly can we make this point! *MDP (Municipal Development Plan) Policies: section 2.3.1.f.N New development to be visually indistinguishable from local housing
The increase in traffic density, the increase in street parking caused by overflow from inadequate parking on the H4H property; The disruption of a quiet, older R1 community
How can you say 400 mtrs to transit when the concrete barrier and one very steep but little hill to go up and down
Traffic increase; not fair to the adjacent homes to have 4-story buidings next door; We have enough multi-family units in Silver Springs now.
There just isn't the space.
City proposal indicates access to the development using 64 Ave. Existing traffic flow and commen sense shows that the road access to the development will be along Silvercreek Way, if 64 Ave were used this would result in increased traffic through the playground zone on SilverCreek Drive. During times such as Stampede week the amount of Winibagoes and other vehicles from out of province visitors alread has caused single file traffic flow on 64th Ave and Silvercreek Way. In winter the playground zone at the corner of 64 Ave & Silvercreek Drive is conjested with cars and children, toboganes, slays, etc. as this is the top of a steep hill used for Winter sports with high risk to younger children due to the traffic and usually unplowed roadway
I know you want to get as many units as possible, but people are packed in like sardines. If you want to get stuff through dial it back a bit.
Density of population into community potential increase of 60 cars 120 people into an area not designed for this. Some concern over single family residentially designed roads & services - access to emergency services, etc.
It is my understanding the City is using City land (our land) to lower their density figure I object! The strip Nose Hill
This proposal is like Vancouver - they're restricted by ocean, mtns, the BC border. This one - Nose Hill Dr., private property to the North & built up on east & south. So when kids go roaming as they do... I pity anyone in a km radius
Again "what we hears" is what we feel are all very big challenges. Safety is our number 1 concern! We chose to buy in Silversprings. Habitat people are being "placed" here. We do not feel they will have the same respect or value for our community we believe the structure is going to look like a low end apartment. Not in line with the area!
Parking, traffic problems, eye sore with a four story building in a single dwelling area!
Too many residents for such a small area of land (0.8 acres); no green space for families; Why not same zoning as other development (M-C G); Traffic problems at Nose Hill & Silver Creek Road; Seems to be built for singles rather than families
Home values; Congestion & lack of parking; It will be an eyesore for everyone near the development; Crime rate will most likely increase
Access road with vehicles parked on each side becomes single lane, fails "collector road" criteria for high density

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As far as I can tell, the neighborhood directly affected strongly objects to this proposal
Not the right location. Poor Access. Going to affect current residents who did not purchase property based on increase traffic, increase parking, increase density. Poor view lines & now a 4 story proposal. That lot was never intended for this # of increase in population. Perhaps 4 townhouses, Max; Listening to current residents. Bought into this area for QUIET area. Low traffic for my small children
This density proposal in such a tightly accessed corner is ridiculous. The increase in traffic is not welcomed
A complete and utter lack of on street parking; no intention on the part of the developer to respect set back requirements; A radical change in the nature of the community which demonstrates little respect for the current residents and their reasons for living where they do
Traffic problems for local residents
high density! & traffic conjection; Decline in property values for residents of Silver Spring
The increase in density, traffic etc. for 32 units is severe and will create significant concerns
Road system; To many people in such a small area, build some single family homes or duplexes; Silver Springs already has high density but they all exit onto major roads
Too much occupation in an already busy district
1.) Too much increase of population, roads cannot handle the increase in traffic - no direct access to major thoroughfare 2.) decrease of property values of surrounding homes as quiet neighbourhood becomes excessively busy 3.) 3 story buildings disrupt the quality of the neighbourhood
Since when was building a multi complex on a dead end street logical?
I don't like the proposal, because it is not based on a population density/resources/ infrastructure study
H4H need to go for space; this disrupts the existing neighbourhood
Increased weight on property may collapse embankment; Extra noise & commotion not wanted... this is an established senior-orientated neighborhood
Silver Springs has enough multi-family sites. We've worked hard to build a community with shared responsibilities
Inadequate access, roads too narrow
Density proposed is too high for area
Lousy we have enough multi-residential developments in S. Sprgs.
1.) Reduce # of units 2.) Impact of [cu?] these people - Marquis Dev. At bottom of Nose Hill will lead to 400-500 people extra in old neighborhood
Traffic is a concern
This is NOT appropriate development for this area; Build it into newer community w/ ample space and play park area; this is unsafe for children and is going to negatively impact the quality of life for the current residents of the area (peaceful enjoyment); traffic volume, high volume; Visitation increasing crime due to higher 'visiting' population; This area already has challenges that have never been addressed *already too many multi-family housing units for traffic (foot and veh.) safety; * this is an established community w/ good to- overpopulated areas STOP!! this is too many people for area
Increase in traffic especially on 2 of the streets which see very little traffic now.
Silver Springs has enough multi-density we think we're not ready for more...
When are we going to get Senior housing? This is way more important!!
I think the increase in traffic down a quiet residential street will put my 5 year old child at risk as the proposed route goes RIGHT PAST MY HOUSE!! We moved to this neighbourhood to have a quiet safe street to raise our family. This project takes that away from us!
All the multi-family in SS have major roads to exit on Not a residential road
Silver Springs has too many multi-family developments already!

Silver Springs land use amendment

Stakeholder Report Back: What we Heard

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No playground for little kids nearby
100% increase in traffic thru the playground zone on Silvercreek Dr.! You have to be joking!
Only access/egress is via Silvercreek Way to Silvercreek Dr. This intersection is already over used and dangerous
Silver Springs already has enough multi family developments
Current occupants/ owners are not being considered
Instead of this, what has happened with consideration for Seniors housing?
Not enough parking
There is no good or safe way to route the increase in traffic in and out! You would be turning a residential street into a major thoroughfare!! Very unhappy!
The challenges are: Nobody wants it; forwarding this sentiment in a meaningful, forceful way to decision makers
Number of factors 1.)Increased traffic 2.) no direct access to Nose Hill 3.) Increase crime 4.) decrease in property values
What challenges do you see with the proposal?
Integrating with the existing community
The biggest challenge is where will the traffic and vehicles go. The proposal for re-zoning is wrong to begin with, as it is for single family homes. The proposed 32 unit development has only 45 parking spaces. The normal number of vehicles for a family is 2 cars. Therefore, where will the extra vehicles park?? The small street on Silver Creek Way is already congested. The whole area will be under siege for available parking.
Second problem is the eye sore that is proposed.
Too high density; buildings are too high for the community, access to high flow traffic, poor access for first responders, blocking views, too much traffic for existing roadways, more street parking, a huge retaining wall is needed so the hill doesn't slide down into existing LOW COST housing town homes
I think this parcel of land is too small to accommodate 32 families who will have an average of three children each. I see no place other than roadways for these children to play. No grassy area to throw or kick a ball. No place for a sandbox, a climbing structure, a place to dig in some dirt. Perhaps if the units were scaled back to 16, there could be something other than a parking lot and vehicles to look at and play around.
The existing number of residences on the Silvercreek Drive is approximately 100 houses. The proposal is adding about 30% to the density of residences. It seems that there would be a sudden jump of population in that area, and the residents are not happy with that abrupt increase of population. Is there any study that shows the typical density of residences (units / hectare) in suburban areas of Calgary?
We read in the news that the rate of vacant residences is high in some other neighborhoods.
I wonder how frequent buses go from this section of Nose Hill Drive to the LRT. I would think access to transit could be important. That can be figured out with City Transportation.
Increased traffic in an area with only one access road as it is, parking concerns and more difficult access for emergency vehicles.
Increased traffic in a playground zone.
This Proposal is triple any of the existing density currently in this community. I'm all for affordable home ownership but I think a land use request for (M-C1d110) when all the existing multi housing density is d25-30 is pretty out of line. Perhaps council should consider mc1-density under 50?
I see problems with increased traffic, resident parking in the area, and I do not feel that this proposal fits well with the overall atmosphere of Silver Springs.

I see challenges of so many people living in this area who won't have access to major arterial roads without having to go through public residential streets. Escape routes if we had to evacuate. It would mean these streets would be congested with everyone trying to get out at the same time. There are train tracks down in Bowness...what if there was a toxic spill?

Because so many people, what to do about parking. Not enough and that means it will spill in front of our houses.

- massive increase in population into a very small area that is already restricted in access
- massive increase in traffic, noise and garbage that will blow around with our near hurricane winds here
- garbage odor
- loss of on-street parking from the overflow
- loss view from a building much higher than anything around here
- loss of privacy
- long shadow from tall building
- no open space for activities around here - children will be in the streets
- with working parent, who is looking after children

Silver Springs, and especially this location, should be prioritized for low density housing ie. single dwelling or duplex development. 32 units is too many, and will dramatically alter the original zoning of the area. 14 meters is too high. The original 10 meter height restriction should be maintained.

We don't like too much density in this community - This proposal is triple any existing in this community! Perhaps half the amount of proposed units, or even a quarter. Parking will be a big concern as well.

There is potential of creating a ghetto (a non integrated non community supported area) that would be awful in this very community oriented suburb, I encourage council to think about the social supports a housing project at this scale requires - childcare, transport mental health, etc.

The developer is trying to squeeze in a higher density complex than has ever been approved in this well established community. This higher density complex will be surrounded by some of the lowest density single family lots in the community which will surely have a negative impact on property values. This idea does not fit within the density and design of the area at all. Traffic and parking are obvious problems and the 40 stalls for 32 units seem lacking, 2 car families and visitors.

- 1) High-density housing does not match existing character of the area.
- 2) Site is furthest point from arterial roads, will significantly increase traffic/noise to whole neighbourhood. (Existing townhomes to the south are accessed directly off arterial road (Silver Springs Road).)
- 3) If approved, project would set a precedent, likely lead to similar development of adjacent property (96 Silvercreek Cr).
- 4) Ability for schools to accommodate influx of students.
- 5) Insufficient on-site parking.

No major challenges

The challenges seen in this proposal are that it allows for far too much density that DOES NOT fit with the current development. There was a blatant disregard in the planning of the proposal that shows absolutely no concern for the current residents. Perhaps there would be far less negative interest were the proposal be more reasonable and fall within current, quiet established R-1 or R-2 parameters. It is disturbing that our peace and quiet is so frivolously disregarded in favour of so few.

The main problem I see is that the residents of the buildings do not have easy access to public transportation. Silver springs does not have a grocery store and we must travel out of area for major

grocery shop. True we can get everything we need in area but it is expensive not exactly viable for low income families.
Does not fit contextually with the neighbourhood. It is shoehorning high density development into a basically R1 community. This development is not within walking distance of schools, LRT or grocery shopping so would not seem to be a good fit for the proposed development. Roads are not designed to accommodate the increased traffic and parking. Concern this re-zoning would lead to the adjacent property being sold and possibly a second development being undertaken increasing above concerns
<p>Density too high</p> <p>Traffic and parking already poor street parking</p> <p>No social services in area versus Ranchlands where some AHS services available</p> <p>No LRT</p> <p>Not much employment opportunities</p> <p>Child care services not available</p> <p>Schools are wait listed already WO Mitchell</p> <p>Lack of integration to community when numbers for density so high</p> <p>Also today's economy has such high vacancy rates maybe current established building should be considered</p>
Density, transportation, accessibility.
<p>Height of building</p> <p>Human density and traffic density, roads not able to meet demand of the amount of new people.</p> <p>Property value decrease</p>
The increase in multifamily housing in the area surrounding this proposal is a concern. There is a great deal of this type of housing in the immediate area surrounding the proposal Does the area have appropriate ability to handle the additional traffic, school space and park space?
<p>Bus and transit access - presumably many H for H families don't have vehicles and would be reliant upon public transit. Not the best location for this. A more central, more inner city location more appropriate.</p> <p>Also, if I lived close to the proposed build site, I would be concerned about losing my views, and my quiet - important quality of life factors for current Silver Springs residents. I think the site chosen is inappropriate for high density residential.</p>
Several fold increase in traffic flow on residential roads, safety for children as there is a playground zone that also includes and a winter tobogganing hill on 64th Avenue , increase in parking issues on adjacent streets.
Passing land -use.
<p>Along with other nearby residents, I'm concerned this proposed development will create noise, congestion, intensify already existing parking problems, and significantly lower all of our property values. The assertion that this small space is suitable for 32 families - each with 2 or 3 children - is absurd! 32 units crammed into less than one acre - leaves no room for green space - affording 60+ small children nowhere to play. Poor access to roadways and lack of parking space are major issues!</p>
Accessibility of traffic will be a problem also I heard that not all of the land is going to Habitat ,Therefore if the land is rezoned the owner will be able to do what he wants with the remainder of the land . Sell to a developer and creat more high density.
32 units tucked away in a residential area with the only road access being SilverCreek Way. The additional cars on the residential road will be horrendous. Occupants driving can only use Silvercreek to enter and exit, they will not use 64th and the 30km/h zone. Parking is not sufficient and once the lot is full, cars will be left along the residential road. I think the development is not suitable for this location. The higher density housing should be closer to main roads.

Verbatim question 3: What design or landscape features do you think are important for The City to keep in mind when reviewing this application?

The mayors intent on keeping people tightly grouped within certain areas. Of course we can always vote him out.
Don't do it
The density should be lessened with a max of 16 units
Height of the project
The current neighborhood is characterized by tall trees, front lawns and rear laneway garages. The development strawman proposal has zero trees, no lawns and dense shopping mall style parking; Developer adherence to functional and aesthetic green space should be encouraged.
These are very quiet streets currently. Cars park on both sides of the road, leaving one driving lane most times. There is inadequate space for adding the amount of traffic proposed. There isn't enough parking planned for the development, maybe by bylaw - but not practically
Frustrated community members; pick a better location that provides appropriate parking and this density; a low (normal house) height in redevelopment eg - 2 storey townhouses; Max 4 townhouses not 32 units, not 4 storeys high; Habitat needs to find an appropriate location, this is not it.
Transportation and safety issues should have blocked this proposal before it got to this stage
Can't landscape out of this poor design
Green spaces within proposal; Access to Nose Hill transit (steep incline between development & road)
Just do not build such a large 33 unit. Perhaps 12 units, which would be able to handle 24 cars on site!
It needs to remain as a single dwelling a R1 Rating!
Way too much on too small a spaces; should only be 2 stories tall
People bought their homes in an R1 area - now we are getting high density and understand lowering the height restrictions beside foul!
I'm not a adjacent neighbour, but keep design suitable to area, consider further meetings (if it gets approved) to ensure design is acceptable to existing neighbours. Consider road improvements to 64th and access from Nose Hill; P.T.O. wish there was more city representation at yesterday's meeting - very disappointed there with lack of information about what's going to be built and that project will affect people, traffic, for a much larger group
The surrounding area is RC-1 with bungalows and some two story residences. Proposal is for 3 storey buildings, which changes the character of the surrounding area
The seniors who have made this a special community need a place now - but townhouses front and backyards
No building over 2 stories; on site parking (at least 2 spaces) per unit; single family units; No more multi family units - condos or townhouses
How about considering all the people who live east & north of this proposal. Doesn't their view of the mountains count??
Design and landscaping features should prevent in [vision?] of privacy of bungalow homes
No densification wanted; No view blockage wanted; no traffic increase wanted; Loss of trees is regretful and to be avoided
High quality appearance in accordance with existing homes section 2.3. 1.f.iv "new development & re-development to incorporate affordable housing that is visually indistinguishable from market housing"
Should be defeated at the application process level

Silver Springs land use amendment

Stakeholder Report Back: What we Heard

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Height should be restricted
Not too tall - 2 floors max; I am not in favor of the development at all however. Why can't this development be done in a newer area that does not affect the existing home owners. Thank you.
How about putting this on Nenshi's street!
Silver Springs is an old well established community with new - nowhere you can afford to stick in ugly townhouses. Where do you propose to have playgrounds for residents of the townhouses. This is a very bad idea with respect to the playgrounds, traffic congestion for the whole residents on this corner. Please city vote wisely - you cannot take back a bad decision in the future
Easy access to Nose Hill
Try to alleviate traffic congestion. Improve access to transit. Improve access to Nose Hill Dr - opens up access for pedestrians to Springhill Plaza, Crowfoot C-train stop, Crowchild Twin arenas; Playground spaces that are protected from busy streets, shared spaces that foster engagement among residents
We already have enough multi family units in Silver Springs and the ones that we do have all are accessed by a major road not a quite cul-de-sac that wasn't meant for so much traffic; Heights should be no more than two storeis and that piece of property shouldn't have more than a couple of duplexes at most
It would be nice if they could keep the trees that are on the property
This question leads me to believe this development is arleady going ahead. On an R1 lot the home owner can landscape as they choose within the rules
Decrease the number and height of the units for this relatively small property area
knowing a multi-family development with only the legally required parking will impact street parking in the neighbourhood thought should be given to increasing the requirements placed on the development to a realistically self-contained level
Property values in the remainder of the community; traffic concerns
Compatibility; safety; disruption
To reduce the number of units to 20-24 adequate parking spots for the occupants of the unit; keep the height low
This property overlooks a multi-unit development that is at a lower level and will require a substantial retaining wall to protect the back yards of the lower properties; The safety of the road access, only one way in or out for a large population & the roadway is narrow, check w/ fire department. 3 story & buildings will ruin the aspect of the neighbourhood as most homes single or split level; Will ruin the mountain views of a number of homes, decreasing their property values
While the development is located next to a collector, the design (and the geography (hill) do not permit direct access to this road (Nose Hill Drive)
Blend in with existing. Do not change maximum height. Need less % of land coverage just as single family
Design height should match surrounding area; retain green space
The proposal got from bad to worse; Height - increased to 14 metres!; Number of units increased to 33; Accessibility is very limited with one attractive access which will increase the traffic on Silvercreek Drive...!
No easy access to and from the proposal site resulting in severe congestion; No access to Nose Hill Drive; Reduction in property values as a direct result of this project
Create walk-way to Nose Hill Dr. to access transit and reduce traffic on res. Streets
This disregards the use, enjoyment and safety of the immediate community (existing); drop in property values surrounding; increased traffic, increased safety risk to users of the residential roads; area is NOT suited for this!!

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Safety of the road access, only one way in or out for a large population & the roadway is narrow; only 1 parking spot per unit makes the surrounding roads & back lane a parking lot; The property overlooks a multi-unit development at a lower level & will need a substantial retaining wall to protect the back yards of the lower properties
For this density there must be direct access to a collector (i.e. Nose Hill Dr.)
No proposed design/densification is acceptable
This project is crazy. Trying to squeeze in 34 multi-use Units in a .8 acres parcel of land with poor traffic access to Nose Hill ; What about the parcel of land next to it? Looks like another .8 acres that could have another extra 34 in future
Access via one-lane dead-end road? You've got to be kidding
Access from NoseHill Drive (NOT through the community!) is the only way I could remotely be accepting of this project!!
Play area with protection from traffic for kids
What design or landscaping features do you think are important for The City to keep in mind when reviewing this application?
What landscaping can be done if the small area is full of building/parking area. There is no way to camouflage a huge building with no where to plant trees. It will be an eyesore and for those of us who live there and pay our taxes for a certain standard of living, then it follows that we can expect a property tax reduction.
Buffer noise from Nosehill Drive with landscaping, NOT blocking the view of the current residents who live near there
As above, I think the density on the application is too high. All there will be are buildings and a parking lot. Should there not be walking access to Nose Hill Drive for buses? Should there not be room for grass, trees, somewhere to grow something. Where and how will garbage be addressed? How will fire trucks access the north facing units? How will increased traffic in the Silvercreek area be mitigated? Many children walk to W O Mitchell school from this area and have to cross roads.
The City should follow a consistent strategy for population density in different neighborhoods. Regarding the actual rate of vacancies in some communities in Calgary, the main question is why the City is allowing more construction, especially in a cancerous way?
I like the angled design of the roofline of the buildings - a more modern design is appreciated. Landscaping will be easy - there isn't a lot of extra space, but where there is, planting trees, that are appropriate for the area would be a good idea.
Don't plant spruce trees!!! We all did that in Silver Springs and they grow much too large for the city.
The city should revert to the original plan of making this a crescent and leave the zoning as it is for single residential units. The residents adjacent to this lot bought the property for the view , which they will lose. As well they will undoubtedly lose the value of their property . Until now, the city has been very secretive about this process and the majority of residents in this community have felt as though we are being left out of the decision making process.
Density. Transport. Safety Fit.

Silver Springs land use amendment

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Not creating a community ghetto. I.e. Keep the scale integrated not segregated from the existing community infrastructures
I am not happy about this plan. It's a dead end street. A bunch of houses with a whole ton of people trying to get along. What happens if there are incidents at this complex? Yes, I know they screen people, but they don't screen their friends. It's a quiet place here and we don't need a bunch of yahoos giving trouble.
<ul style="list-style-type: none"> -one narrow access at end of narrow street -constant traffic and noise on SC Way -stop sign at north end of SCW will be impossible to get to much less through -this will cause traffic to use back lanes as well -it will be dangerous to back out of a front or rear garage -this is a quite neighborhood with a large senior population - get out? -a Habitat rep said to the crowd in March that we had a nice neighborhood -we have worked for it and we don't have high density at the end of one narrow road
First the land use needs to be appropriate then this question can be addressed
A main concern should be privacy to the surrounding single family lots already being negatively impacted. The laneway behind the west side of Silvercreek Way should be paved as there will be increased use, traffic and dust due to the entrance of the alley being at the entrance to the proposed complex. Cut down community foot traffic with direct pathways in both the South direction out of the complex towards the bus stop on Nose Hill as well as Northwest to Nose Hill in the direction of Crowfoot.
<ol style="list-style-type: none"> 1) Proposed development should reflect density along access roads (i.e., single residential, maximum 2-4 homes). 2) Development should be no taller than existing homes in area (to preserve treasured mountain view and winter sunlight). 3) Parking area should be placed away from existing neighbours' back gardens and required to accommodate all residents' cars on-site. 4) If playground is proposed, consider location relative to wind/dust from Nosehill Drive and shading.
Playground or green space for the residents and community.
The proposed street entry is not nearly spacious enough for the traffic volume proposed. While the criteria of 'adjacent to existing multi-unit development' is checked as 'yes' that is not an entire truth. The existing multi unit referenced by 'yes' is fully stepped below grade, relative to the proposed units, and is not accessed by the same corridor at all. It is a misleading 'yes', to imply that this is a good place for the number of units. We just moved off a busy road to get to quiet.
Playgrounds and walking trail access also trees and shrubs that don't require much maintenance. When There is high density housing there is a need for more fire protection access, a fire truck should be able to turn around.
Allowing a reasonable re-zoning of R2 to allow a reasonable development that fits with the neighbourhood. Maintaining the current height restriction which again fits with the surrounding homes
Density major concern no higher than 11 metres and number of units should be less to decrease numbers for traffic parking etc
Waste management for proposed number would be a major challenge
Building should be senior and handicapped designed and accessible as Senior are our growing population and very poor housing for poor seniors being built or available
Maximized green space.
This application does fit in with the rest of the neighboring properties !

A four story building does not fit in with the type of housing in the community. Houses adjacent to the proposal will lack privacy and will be subject to shade. Does not the city have bylaws that prevent development that infringe upon the rights of adjacent home owners?
How about Habitat for Humanity shifting the site location to Tuscany? The proposed development would work better within that developing community, rather than an established community.
The surrounding area at the same elevation as the proposed development is zoned RC-1 with the majority of the houses being bungalows. To preserve the character of the neighbourhood it is essential that the maximum building height, above the existing ground level without creative landscaping changes, be kept at 10 metres.
This is an application for land use change, not a development application. Your questions are completely premature.
The majority of dwellings along 64 Ave, and on Silvercreek Way NW are single family units. To be consistent, 84 Silvercreek Cres could be divided into no more than 4 lots facing 64 Ave. As residents of this community, we have a reasonable expectation that the City - and its planners will maintain a neighborhoods' character, and look out for the best interests of (tax-paying) residents - and NOT cave in to the demands of opportunistic developers - (who don't even live or pay taxes here)!
the ones in Kensington are ugly , they don't fit in with the community, best bet is to leave it alone
The lack of parking and the huge increase in traffic on the access road. It really degrades the quality of life for folk in the neighbourhood. There is always a portion of drivers that drive and park thoughtlessly, more cars more speeding, more distracted drivers. My poor kids, and the other kids, on their bikes will not feel safe on the road anymore.

Verbatim other comments and pictures of boards

The following is a compilation of other comments received not placed in under the questions. The pictures of all of the comments and the boards follows the table.

Signage inadequate nobody knew about this
A what we heard report will be shared with public before a recommendation by administration
May the residents please see the gathered SUMMARY BEFORE submission to council? Otherwise, how will we know our concerns were accurately tabulated?
We need Sr's housing not more multifamily!
Including all verbatim comments
May the residents please see the gathered SUMMARY BEFORE submission to council? Otherwise, how will we know our concerns were accurately tabulated? - Yes - and edited by us for accuracy!

Land use amendment – what is changing?

The existing S-FUD District is intended to be applied to lands that are awaiting urban development and parcels designated S-FUD are typically located on the edge of the city. In addition to single-detached housing, the S-FUD District allows for other uses such as extensive agriculture as well as vehicle storage.

The land use application is to rezone this property from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Low Profile District (M-C1).

The proposed M-C1 District* would allow for:

- a maximum of 33 units in a multi-residential built-form such as low-rise apartments, townhouses, and cottage housing clusters (an increase from the current maximum of one single-detached dwelling);
- a maximum building height of 14 metres or 4 stories (an increase from the current maximum of 10 metres or 3 stories);

* Since the initial submission in March, Gravity Architecture and Habitat for Humanity have worked with The City to incorporate unused road right-of-way to the west of the site into the application. This results in a larger site area. Habitat for Humanity still intends to build 32 units, reducing the density modifier from 110 units per hectare to 95 units per hectare.

By doing this there is only one access/egress point.

As a result of no direct access to Hill Dr. there will be significant traffic impacts.



Municipal Development Plan (MDP) policies

Calgary's MDP was adopted by City Council in 2009. It contains policies that will shape how Calgary grows and develops over the next 30 to 60 years, with the aim of building a city where people can choose from a variety of housing types in numerous unique communities. It works together with the Calgary Transportation Plan (CTP) to provide multiple transportation options. The MDP strives to build a Calgary that will continue to be a leader in environmental stewardship, a driving force in the Canadian economy and a place that people of varying ages, incomes, interests and lifestyles are proud to call home.

The MDP includes policies that encourage housing diversity for a range of ages, income groups, family types and lifestyles. Some relevant policies of specific interest for this site include the following.

Section number	Policy details
Section 2.3.1.b.i	Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by encouraging housing opportunities for low- and moderate-income households in all communities.
Section 2.3.1.e	Recognize and encourage affordable housing as an integral part of "complete communities."
Section 2.3.1.f.iii	Create affordable housing by encouraging affordable housing serving families to locate in areas close to parks, schools, recreation facilities and commercial nodes.
Section 2.3.1.f.iv	New development and redevelopment to incorporate affordable housing that is visually indistinguishable from market housing.
Section 2.3.1.f.vii	Partnerships with developers, other orders of government and non-governmental agencies to pursue measures to ensure construction of affordable housing in multi-unit development projects, in new communities and within redevelopment areas.



Please note that the summary table incorrectly identified the site as being in proximity to existing or planning open space. Nonetheless, it is included in the report to show the comments received at the open house.

Location Criteria for Multi-Residential Infill

The location criteria for multi-residential infill are non-statutory guidelines that are intended to assist in the evaluation of land use amendment applications to support multi-residential, rowhouses and cottage housing clusters in established communities. The criteria are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval but are used in conjunction with relevant planning policy, such as the Municipal Development Plan, to determine the appropriateness of an application in the local context and with regards to City of Calgary planning policy goals and objectives.

A summary of the criteria is provided below.

Criteria	Subject Site
Located on a corner parcel	No
Within 400 metres of a transit stop	Yes <i>no - down a / steep hill</i>
Within 600 metres of an existing or planned primary transit stop	No
Located on a collector or higher standard roadway on at least one frontage	Yes NO
Adjacent to existing or planned open space, park or community amenity	Yes no
Along or in close proximity to an existing or planned corridor or activity centre	No
Direct lane access	Yes no

no access to site by road

while there is lane access, there is no access to any road on the other side of the development

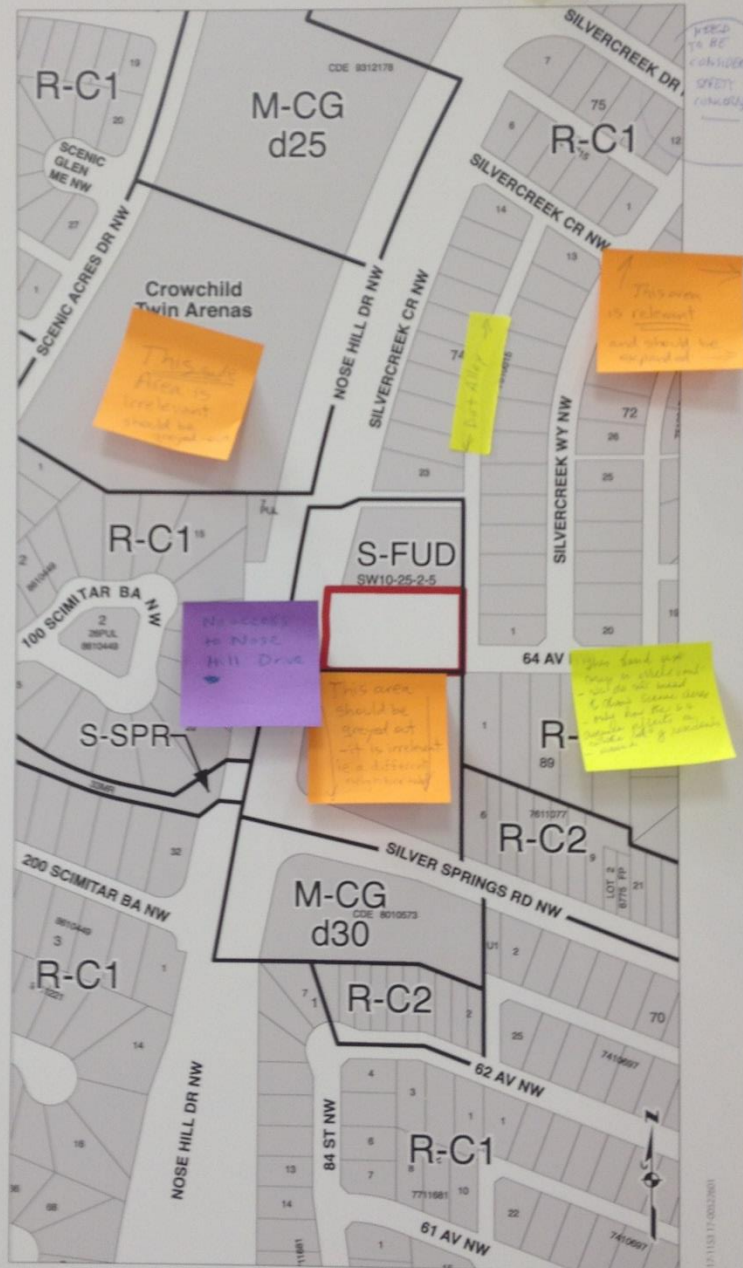
Not Applicable for this development

Silver Springs land use amendment

Stakeholder Report Back: What we Heard

August 1, 2017

Land Use Map



August 1, 2017

We have received letters and feedback from a number of residents on this application. Comments received are considered as part of our review of the application and are summarized in our report to Calgary Planning Commission (CPC) and Council. This is what we have heard from you to date.

Theme	Subject Site
Traffic	Additional traffic in the community, specifically the ability of the existing roads to handle more cars. Also concern about winter road conditions on 64th avenue on the south side.
Parking	Parking both during construction and once the residences are built.
Density	Residents expressed general concerns about an increase in density and questioned the change.
Concerned about height	Many shared concerns about the development resulting in a loss of view of the mountains and/or creating shade.
Fire access to site	Concerns about fire trucks being able to access the site/community.
Fitting in with community	<p>A number of comments were received about the development fitting into the existing design, function of the community.</p> <p>There were also a number of comments about the sustainability of the existing community with the introduction of multi-family house and transit access, green space, and school access.</p>
Property values	Impact of the development on property values (views, density, etc.).
Safety and noise	There were a number of comments about non-traffic related security and noise concerns as a result of the development.
Process	Frustration with the City and Habitat for Humanity process.

What's next and how to stay involved?

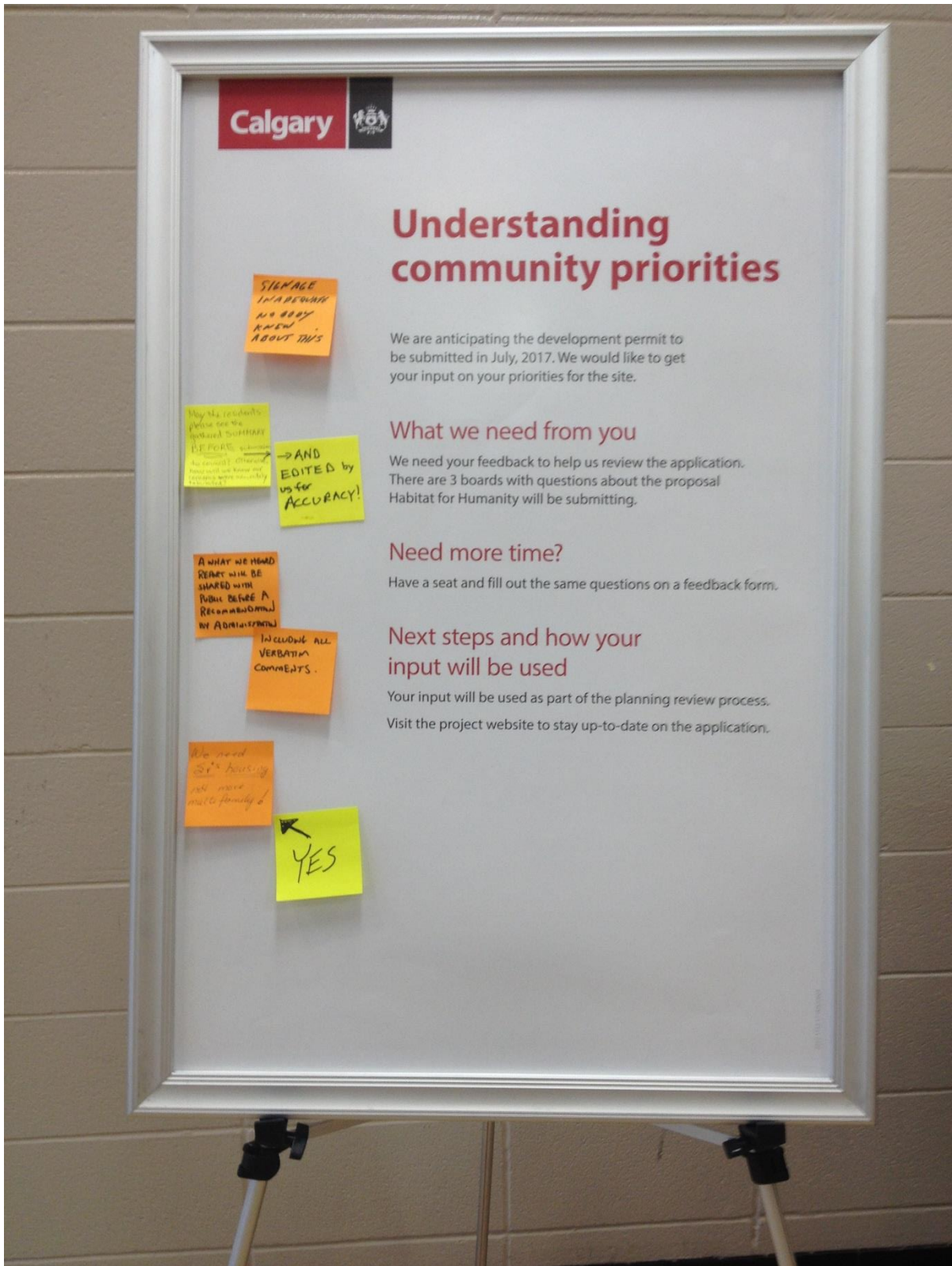
- Visit calgary.ca/silvercreek to review the proposed documents and fill out an online survey by July ~~21~~²⁴, 2017.
- Contact Troy Gonzalez at The City of Calgary to talk specifically about the project at 403-268-2663.

July 21st

Long
the full bundle you
put out to SS
you saw the bundle
- they show the
what is
they want land use

Angela
I thought it was
an open house
in the future
by owner selling
they want
should have put
"relative property"

MS - finding
at this meeting
- on weekend
- with some
- which
- people along



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Silver Springs land use amendment

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Feedback forms – answers and verbatim

The following are all of the comments received in the feedback forms. The questions that the comments followed are on the left.

Question	strongly agree	agree	neither agree or disagree	disagree	strongly disagree
this session was a good use of my time	7	13	13	9	4
I'm satisfied with the opportunity to participate and provide input.	10	10	9	12	3
I received enough information to provide meaningful input.	6	15	9	13	1
I understand how my input will be used.	3	10	8	13	9
This session was an effective way to collect my input.	3	15	13	10	1

Feedback form questions	Comments
this session was a good use of my time	Total [inappropriate language] from the City
I'm satisfied with the opportunity to participate and provide input.	Just a forum so that city can say you had the opportunity to have input. [inappropriate word removed]
I received enough information to provide meaningful input.	What is enough. Just another waste of our taxes to justify the City plan
I understand how my input will be used.	I understand but the city has already made up its mind
I'm satisfied with the opportunity to participate and provide input.	Plan to continue to work with community to voice opinion
I received enough information to provide meaningful input.	Our community has been meeting together information and share information on this process
This session was an effective way to collect my input.	One step of process
this session was a good use of my time	It is appropriate to provide opportunity for expressing concerns - I would hope city response will accurately reflect these concerns
I'm satisfied with the opportunity to participate and provide input.	I feel some of the land use Maps & location criteria charts/were inaccurate & misleading
I received enough information to provide meaningful input.	Still in the process of gathering information

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This session was an effective way to collect my input.	effectiveness will be determined by how the city chooses to respond to strong input
this session was a good use of my time	I hoped every citizen of Silver Springs would have been here to see this terrible proposal
I'm satisfied with the opportunity to participate and provide input.	I don't know what will happen with my input
I received enough information to provide meaningful input.	The map of the area was inaccurate and unhelpful
I understand how my input will be used.	Not sure
This session was an effective way to collect my input.	I do appreciate your holding it
this session was a good use of my time	I asked city official questions and was not provided with answers have a strong feeling I'm being told what I'm going to have to agree to
I'm satisfied with the opportunity to participate and provide input.	The decision to go ahead seems made
This session was an effective way to collect my input.	Although, I may add something to this in an email later
this session was a good use of my time	I hope so
I'm satisfied with the opportunity to participate and provide input.	Providing input is the first step. Auditing the input should be the second step. Accountability of Council should be the 3rd step
I'm satisfied with the opportunity to participate and provide input.	Not enough time
I understand how my input will be used.	I don't understand what effect the community has on this project
I understand how my input will be used.	I feel that this is a done deal in favour of the development, I think that my input will not influence the city to see what is at stake here. All we can hope is that clear thinking and smart officials minds will prevail
This session was an effective way to collect my input.	The questions are all leading in favour of the development
this session was a good use of my time	A presentation would have been more informing with a Q & A period
I understand how my input will be used.	I don't feel anyone is really listening. It appears to be an exercise to say we took residential input into consideration
this session was a good use of my time	Strongly agree if results can be audited before submission
I'm satisfied with the opportunity to participate and provide input.	Attending this event. We only hope you Thanks for listen to the consensus
I understand how my input will be used.	Unsatisfied with answers as to how the input will be tabulated. Unknown!
This session was an effective way to collect my input.	We will see

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this session was a good use of my time	Probably not, since we aren't being listened to
this session was a good use of my time	I just hope the city listens
I'm satisfied with the opportunity to participate and provide input.	Only if the decision is not a forgone conclusion to go ahead
this session was a good use of my time	I don't know yet. Time will tell!
I'm satisfied with the opportunity to participate and provide input.	Rather late I'd say
I received enough information to provide meaningful input.	The time hits with many away already!!!!
I understand how my input will be used.	not really
this session was a good use of my time	Pleased to see Councillor Ward Sutherland in attendance
I'm satisfied with the opportunity to participate and provide input.	Pre-purchase meeting was held in July 2016 and then 6 months passed before a public information in March 2017 in the Silver Springs community was held
I received enough information to provide meaningful input.	Being told that the City's MDP is outdated and that preserving the character of existing developed area's is not practical should not be acceptable
I understand how my input will be used.	I don't understand why stakeholder's views, petitions and comments should be more important than if a re-zoning is to take place in case the City faces legal action from the developer
This session was an effective way to collect my input.	It's only effective if the public views carry weight in the decision process to allow re-zoning.
This session was an effective way to collect my input.	My concept - for feel good only
I received enough information to provide meaningful input.	It was by accident that we first learned of this proposed development
I understand how my input will be used.	Appreciate [personally identifying information removed] explanations!
This session was an effective way to collect my input.	Not much detail given
this session was a good use of my time	City not listening, nobody in favor of this proposal
I'm satisfied with the opportunity to participate and provide input.	Whole effort is "fake news"; Trump would be proud
I received enough information to provide meaningful input.	Good display posters
I understand how my input will be used.	Filed in round basket
this session was a good use of my time	It appears that the cities in full support of this development despite the plethora of negative views of community



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I'm satisfied with the opportunity to participate and provide input.	It appears that the cities in full support of this development despite the plethora of negative views of community
I received enough information to provide meaningful input.	The information was misleading & incorrect in many instances
I understand how my input will be used.	No idea. Please advise [personally identifying information removed]
This session was an effective way to collect my input.	No idea. Please advise [personally identifying information removed]
this session was a good use of my time	Have already submitted my comments and they have obviously been ignored
I'm satisfied with the opportunity to participate and provide input.	As above, input has been ignored
I received enough information to provide meaningful input.	I already had the information, nothing new here.
I understand how my input will be used.	So far my input has been totally ignored
This session was an effective way to collect my input.	My input has been ignored - NOT collected and considered
This session nwas an effective way to collect my input.	If it is considered!