



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	A number of comments were received about the development fitting into the existing design, function of the community. 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.
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.