



Stonebridge Community Association
www.stonebridgeca.com

To Stonebridge Community Residents

June 2016

3740 JOCKVALE ROAD - PROPOSED SUBDIVISION

An application for an amendment to the Zoning By-law and a Plan of Subdivision for 3740 Jockvale (known locally as Pink House) was submitted to the city. The Proposed Subdivision includes 34 semi bungalows with small yards to border the golf course and four 3 ½ -story apartment buildings containing 14 units each (56 units).

The Stonebridge Community Association documented the following concerns to the City:

1. **Building Height:** Concerns with density and compatibility with the existing use of dwellings bordering the golf course and within the Stonebridge community.
 - a. Proposed development introduces 3 1/2 story apartment buildings in a golfing community of single homes and 2 story townhomes;
 - b. Will create precedent for future development along Hole #5 & #6.
2. **Absence of environmental buffer zones:** Request that builder implement a tree buffer on property
 - a. Preserve golf views for current and future residents;
 - b. Maintain current golf experience as well as protect future residents from stray golf balls.
3. **Golf course alteration & golf ball trajectory:** Size of backyards for planned semi-bungalows
 - a. SCA asked that builder conforms to current backyard/golf course set back of 45 to 50ft. Our requests for measurements over the last 12 months have remained unanswered;
 - b. Assessment on future Impact to the quality of play at Holes #6, #7 and #8.
4. **Traffic Concerns:** Safety concerns with regards to traffic on Jockvale
 - a. Safe access to the building site to be secured prior to any construction activity;
 - b. Requested clarifications on the future development of Jockvale Road;
 - c. As proven in April 2016 traffic survey, a right-in-right-out access to Jockvale is not a safe solution;
 - d. Increased traffic volume.
5. Posting of the Notification sign on Jockvale is below road grade level and in a dangerous location to access and read.

Diagram of Proposed Development for 3740 Jockvale



City's "On Time Decision Dates" are as follows:

- Plan of Subdivision - July 21, 2016
- Zoning Bylaw Amendment - August 23, 2016.

IF YOU HAVE ANY CONCERNS NOW IS THE TIME TO ACT!

- ✓ Let the City and Builder know of your concerns by registering them on the City website. The appropriate links and instructions are provided on the SCA website www.stonebridgeca.com and the SCA Facebook page.
- ✓ Share this information with neighbors and anyone in the community whom you feel may be concerned – we cannot always reach everyone!
- ✓ Share your concerns, comments and questions with the SCA by forwarding them to: development@stonebridgeca.com
- ✓ Request to add your name to the mailing list dedicated to updating residents on the SCA activities with regards to this project and our general mailing list to receive all SCA updates.
- ✓ Check the SCA website www.stonebridgeca.com for all related correspondence and documentation exchanged over the last 12 months, future updates and announcements of public meetings.