

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 55 Elmont Drive Land Use Redesignation

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

The attached Letter was distributed to neighbours, adjacent to the subject parcels. No responses were received.

A digital copy of the package was sent to the Springbank Hill Community Association (SBHCA) representatives.

Dates are listed below.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Letter distribution to adjacent neighbours	January 19, 2021
Information Package and Correspondence with SBHCA	January 19, 2021
SBHCA Comments Received	February 16, 2021
Response to SBHCA comments	March 4, 2021

A pdf copy of the correspondence with SBHCA is attached.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The Springbank Hill Community Association (SBHCA) representatives requested a marginal decrease in density (from 7 lots to 6 lots) and requested information relative to grading on the site to address the existing slopes.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

A change in landowner's needs assessment led to a revision to the plan which aligns with SBHCA's request for a marginal decrease in density.

The Applicant provided the requested grading information to SBHCA on March 4, 2021.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Applicant provided a response addressing SBHCA's comments on March 4, 2021.

A copy of the response is attached.

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Neighbor Address

Date : January 14th , 2021.

Dear Neighbor:

On behalf of the owners of 55 Elmont Drive SW we are reaching out to the immediate neighbours to share the details of a proposed land use change and subsequent seven lot subdivision that is being considered for the subject property.

At this time an application has been submitted to the City of Calgary for a proposed Land Use Redesignation from the current DC 12Z96 to an R-1 designation. If the R-1 designation were to be approved then a follow up application for a further subdivision of the parcel would be submitted in a layout similar to the schematic drawings provided within this package. The resulting density calculation for the 7 new lots would be one unit per .2 acres or 12.28 units / ha. which falls within the targeted densities referenced for this area in the Springbank Hill Area Structure Plan.

The proposal for three new homes facing Elmont Drive SW and four new homes facing Elkton Drive SW would require direct driveway access to the roads for each home. Upgraded utilities would be installed for water, sewer, storm, gas and electrical to service each of the new lots. Road and Sidewalk upgrades would also be provided as part of the overall redevelopment and construction of the new homes. The subdivision process would also include overland drainage details to protect neighbouring properties directing all runoff to adjacent streets and storm connections as available.

The existing home located at 55 Elmont Drive SW would remain as currently developed along with the associated amenity spaces forming a 1.5 acre R-1 parcel.

It is our intent to engage with neighbours, community and the area counsellor to answer any questions associated with the re-development of this land parcel. We encourage you to connect with us with any concerns that you may have.

Any questions regarding this proposal as presented do not hesitate to contact me directly at 403-217-2363.

Sincerely,

Mark Broddle
Principal - Lighthouse Studios Inc.

mark@lighthousestudios.ca

From: Bela Syal <bsyal@planningplus.ca>
Sent: March 4, 2021 8:16 AM
To: Alex Casuga <alexcasuga@shaw.ca>
Cc: dave@williamblakehomes.com; Mark Broddle <mark@lighthousestudios.ca>; Naruzny Marshall <mnaruzny@shaw.ca>; Kwan, Johnson <ManHoJohnson.Kwan@calgary.ca>
Subject: Re: Land Use Redesignation - 55 Elmont Drive SW - LOC2020-0188

Hello Alex, thank you for taking the time to review the proposed land use redesignation for 55 Elmont Drive and for sharing SBHCA's comments. Our team has had a chance to review your comments.

Below are our responses relative to Density and Grading:

Density

- The owners of 55 Elmont Dr, Craig and Cara Senyk and William Blake Homes, have re-assessed the plan to create one larger lot (Lot E) in place of the previously proposed three lots as shown in the revised plan (Attachment 1), for a larger single detached residence. As such the future subdivision will result in only 5 lots as opposed to 7 lots and a density of 3.6 units per acre (8.9 units per hectare). This aligns with SHBCA's request.
- We note that the green space (or municipal Reserve) on this parcel was previously dedicated under Plan 2370 IB to create consolidated park space and school site for the community. The development of the proposed lots will contribute to completion of adjacent Elmont and Elkton Drives.
- Relative to lot sizes, in response to SBHCA's comments, we have prepared attached exhibit (Attachment 2), which shows a comparison of the proposed lots sizes to sizes of the existing adjacent lots. The proposed lots sizes which vary from 702sqm to 2,658sqm are in keeping with the existing lot sizes north of Elkton Drive and larger than the lot sizes south of Elkton Drive.

In light of the above, we would like to assure the SBHCA and the adjacent residents that the high quality of the proposed custom homes by William Blake Homes will add value to the adjacent development as well as the community.

Grading

Our technical consultants have reviewed the grades and provide the following commentary in response to SBHCA's comments:

The existing ground contours are shown on the drawings. We are not proposing to significantly alter the existing grades or slopes. The proposed lots along Elmont Drive have roughly 2.0-2.5m front to back slope which is ideal for walkouts and will not require any retaining walls. A concrete drainage swale running north to south will direct overland flow to the City Storm collection along Elkton Drive SW.

The proposed lots along Elkton Drive slope west to east at a slope of roughly 11%. These two lots are of substantial width therefore the existing slope can be managed by the builder with maximum 0.6 metres high landscape retaining walls. The East boundary of Lot E and 55 Elmont Drive SW will also have a concrete drainage swale installed to direct overland flow out to City Storm Collection along Elkton Drive SW. Also, in addition to the controlled drainage patterns, the proposed residential developments will feature significant surface areas allocated for soft landscaping with the intent of absorbing the majority of precipitation within the property boundaries

Trust the above address SBHCA's comments in a satisfactory manner.

Should you have any questions, please do not hesitate to contact any of our team members. Our team will be happy to set up a (virtual) meeting with SBHCA representatives should you wish to discuss further.

Best regards

Bela Syal, MBA, MEdes, MCIP
P: 403-651-3678
E: bsyal@planningplus.ca
www.situated.co

From: Alex Casuga <alexcasuga@shaw.ca>
Sent: Tuesday, February 16, 2021 9:33 PM
To: Bela Syal <bsyal@planningplus.ca>
Cc: dave@williamblakehomes.com <dave@williamblakehomes.com>; Mark Broddle <mark@lighthousestudios.ca>; Naruzny Marshall <mnaruzny@shaw.ca>
Subject: Re: Land Use Redesignation - 55 Elmont Drive SW - LOC2020-0188

Bela,

Apologies for the delay in providing my feedback. In consultation with the other members of the Planning Committee here are my comments:

This application is for a subdivision of an existing low density country residential lot into several smaller single family lots. While the new proposed density technically meets the requirements of the new ASP, we must consider the context and character of the immediate surrounding area when supporting drastic increases in density in existing developed areas. Specifically these new subdivided lots appear to be smaller than the adjacent lots to the east and north. The targets for higher densities usually consider the amounts provided for roads, greenspace, reserves, pathways and setbacks in larger subdivisions. This application does not require or propose any of these. As such it does not appear to warrant higher density than the immediate surrounding area. This can be remedied by subdividing to 6 rather than 7 lots on the south side. In anticipation of the argument that this application would be consistent with the properties further to the south it is noted that when Springbluff was developed, the developer provided not only additional roads but also adjacent green space. Given that this applicant is not adding additional roads or pathways or access, the CA is inclined to not allow the additional lot as the owner will be reselling all of the usable area of the proposed subdivision.

We also have questions about their plans for grading on this lot. The slope can be quite steep in that area. We suggest that the gradation be shown and, if warranted, setbacks and/or limits on retaining wall heights on the south end of the northerly lots be set and included as part of the subdivision plan.

Regards,

Alex Casuga
alexcasuga@shaw.ca

----- Original Message -----

From: SBHCA President <president@springbankhill.org>
To: Bela Syal <bsyal@planningplus.ca>
Cc: dave@williamblakehomes.com, Mark Broddle <mark@lighthousestudios.ca>, Naruzny Marshall <mnaruzny@shaw.ca>, Casuga Alex <alexcasuga@shaw.ca>
Sent: Mon, 01 Feb 2021 20:34:29 -0700 (MST)
Subject: Re: Land Use Redesignation - 55 Elmont Drive SW - LOC2020-0188

Hi Bela,

Thanks for contacting us for our feedback on your proposed development.

We've forwarded your email to one of our planning committee members, Alex Casuga, who will get back to you shortly with our comments.

Warm Regards,

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

On Jan 31, 2021, at 2:26 PM, bsyal@planningplus.ca wrote:
Hello Elio and Marshall,

I am following up on my email message below to see if the Community Association has had a chance to review the attached land use redesignation application on 55 Elmont Drive.

Our team is meeting with Cllr Davison and Frano Cavar this coming Wednesday, so please let us know if you have any questions or comments.

Best regards

Bela Syal, MBA, MEDes, MCIP
P: 403-651-3678
E: bsyal@planningplus.ca
www.situated.co

<image003.png>

From: bsyal@planningplus.ca [<mailto:bsyal@planningplus.ca>]
Sent: January 19, 2021 8:18 AM
To: planning@springbankhill.org
Cc: president@springbankhill.org; dave@williamblakehomes.com; Mark Broddle
Subject: Land Use Redesignation - 55 Elmont Drive SW - LOC2020-0188

On behalf of William Blake Homes, our team is reaching out to the representatives of Springbank Hill Community Association to share the attached application package for Land Use Redesignation on 55 Elmont Drive, located at the corner of Elmont and Elkton Drives to R-1 land use district. The Land Use application went into circulation by the City of Calgary on January 12, 2021, so the Community Association will receive a copy of the package from the City as well.

The land use redesignation is intended to allow William Blake Homes to subdivide the southern portion of the parcel to 7 lots to build custom homes as shown in the attached package. The proposed land use and density of 5 units per acre are in compliance with the policies of the Springbank Hill Area Structure Plan. The custom homes will be in keeping and complementary to the adjacent existing development and will facilitate upgrades to the adjacent roads.

Our team will be happy to set up a virtual meeting with the Community Association representatives to present the proposal and answer any questions. Our team is also reaching out to the adjacent residents.

Please let us know if you have any questions or would like to set up a virtual meeting to discuss the proposal.

We look forward to hearing back from you

Best regards

Bela Syal, MBA, MEDes, MCIP
P: 403-651-3678
E: bsyal@planningplus.ca
www.situated.co