

Applicant Outreach Summary

LOC2023-0063 13513 Symons Vally RD NW

APPLICANT OUTREACH SUMMARY RECEIVED NOVEMBER 07, 2023

After making the original land use redesignation application, the applicant sent out a mailout on 24 October 2023 to residents most affected by this proposal *, who had a concern about shadowing in their yards. Shadow studies were completed, including a cross-section with a revised building footprint, reducing the building height by one floor and eliminating the commercial component, essentially creating a four-storey apartment building. The same communication was emailed to the president of the Sage Hill Community Association. As of 07 November 2023, no replies have been received.

* all odd numbered addresses on the south side of Sage Bluff Rise NW, from 169 to 255.

Response to residents' and Sage Hill Community Association's concerns, as follows:

The circulation of the above referenced city file has generated comments from the Sage Hill Community Association and adjacent residents. The applicant has reviewed the comments received and has made the following amendments with commentary:

SYMONS VALLEY COMMUNITY PLAN

The Symons Valley Community Plan is one of the city's planning documents by which development proposals are guided. The subject land is identified in this Plan as *Higher Density Residential Area* and intended to align with the following policies:

- The minimum density of residential development is 17 du/ha (6.1.2(1)(a)) (*overall density is 64 units per hectare (85 units / 1.33 hectares)*)
- The predominant use of land within the Higher Density Residential Area shall be medium density residential development (5.15.2(1)(a)). (*townhouses and apartments are proposed*)
- Offices, institutional, recreational, and local commercial uses may also be allowed within the Higher Density (Residential – omitted) Area where they are deemed compatible and meet the needs of residents and should be comprehensively designed within a pedestrian oriented environment (5.15.2 (1) (f), (h)).
- Open space, consisting of soft and/or hard landscaped areas, should be provided within the Higher Density Residential Area. (*see section Open Space (Public & Private)*)

136th AVENUE NW

136th Avenue NW will be fully developed with the approval of this application. This will permit better connectivity into the Sage Hill community from Symons Valley Road, for vehicles and pedestrians. Transit may also be scheduled on this road, once built, offering better bus service to this area of the community.

BUILDING HEIGHT

The proposed building height of 16 metres aligns with the maximum building height in the proposed M-2 land use district. The maximum number of units permitted on the entire property is 85. This can be accommodated with a mix of 27 townhouses and 58 apartments. Note the apartment building is strategically located on the lower ground elevation to best reduce its shadow impact on adjacent properties.

PARKING

The proposed parking requirements meet those in accordance with the land use bylaw for the proposed land uses.

OPEN SPACE (Public & Private)

Public open space is governed by the provincial Municipal Government Act, whereby up to 10% Municipal Reserve (MR) is to be provided when subdivision occurs. MR was taken for the subject parcel when the original subdivision occurred under the Rocky View County municipal jurisdiction (formerly Municipal District of Rocky View).

The developer will provide the required landscaping and private amenity space within the site, which will include strong pedestrian links to roads and future transit routes. Landscaping is calculated as a percentage of the site area and private amenity space is a specific area, according to each land use district. These provisions will be met and exceeded.

LAND USE BYLAW REGULATIONS

The Calgary Land Use Bylaw regulates yard setbacks, height, density, and floor area ratios according to the various land uses, and are summarized below:

Land Use	Proposed M-2	Existing M-1	Existing R-G
General Uses	Townhouses/ Apartments	Townhouses @136Av & Sage Bluff Dr NW	Singles/Semis/Rows in most of Sage Hill
Minimum Yard Setbacks (metres)			
Front	3.0	3.0	1.0
Side	1.2	1.2	1.2
Rear	1.2	1.2	7.5
Maximum Building Height (metres)	16.0	14.0	12.0
Minimum Density (units per hectare)	60	50 to 148	min overall 20
Minimum Floor Area Ratio	3.0	n/a	n/a

The developer will respect these land use bylaw requirements.

SHADOW STUDIES & CROSS-SECTION

Attached are shadow studies illustrating its effect on adjacent properties for March and September. June is not considered critical as the sun is highest in the sky with minimal shadowing. Most December scenarios show shadowing due to Calgary's latitude from the equator. Even if this was a townhouse development, like

the west end, shadowing would occur on the adjacent properties: no different than what happens with existing single detached homes on any given street in the city during the winter solstice.

A cross-section was prepared to illustrate the proposed development as it relates to the properties across the future 136th Avenue NW to the north. Approximately 34 metres is proposed between building façades, which is similar to the depth (front to back) of these single detached lots.

ILLUSTRATIONS

CONCEPT



SHADOW STUDIES – March 21st



SHADOW STUDIES – September 21st



CROSS-SECTION

