

Citizen Feedback Summary

What we heard (Issue or opportunity identified)	What changes were made and/or response to the issue identified
Concern about the loss of green space and existing natural features on the site.	The final proposal includes 25% more green space over the original submission and retains a 0.47ha wetland and vegetated buffer as an Environmental Reserve. The proposed development will provide for 1.66 hectares of new publicly accessible park space for residents of Arbour Lake to utilize (currently none of the land is publicly accessible). The Municipal Development Plan strongly supports new residential development within existing communities to make better use of existing infrastructure and minimize land consumption. The final version of the plan presents an appropriate balance of new housing and preservation of existing significant natural features.
Concern about the increase in density and potential for additional congestion in the neighbourhood.	The final application includes a decrease in the number of anticipated dwelling units from 890 to 805 (9.5% decrease). This decrease is attributed to the protection of an existing wetland as an Environmental Reserve. The overall density is in line with the Municipal Development Plan targets and further decreases to the density or range of housing types was not contemplated for this reason. A Transportation Impact Assessment was completed for the project and it was determined that Arbour Lake Road will continue to function within acceptable levels without any signalization.
Concern about the strain on the capacity of area schools.	The Calgary Board of Education was consulted through the application review process and has confirmed that existing facilities can accommodate the projected new population and that they have no objection to the proposal.
Building heights were discussed with most respondents supporting two to three storeys, with very few people wanting buildings with more storeys. Respondents added that the loss of mountain views was an issue, as was perceived overcrowding, which would result in shadowing of other properties as well as loss of sight lines and privacy.	Apartment buildings have been shifted southward, adjacent to Arbour Lake Road to provide greater separation from existing apartment buildings along the northern boundary of the site to minimize the loss of views from the development of taller buildings. The preservation of the Environmental Reserve (wetland) will provide greater separation between new and existing development to the north. The removal of

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	apartment buildings was not considered as they are important to the MDP goals of providing for increased densities and a broader range of housing options.
Desire for adequate supply of parking.	All future buildings on this site will be required to provide on-site parking in accordance with the standards outlined in the Land Use Bylaw (1P2007). Additionally, the plan proposes on-street parking on all new public streets within the site.
Desire for some businesses to be considered (such as daycare, coffee shops, etc.).	The final version of the plan proposes a Multi-Residential – High Density Low Rise (M-H1) District to accommodate the larger apartment buildings as opposed to the M-C2 district proposed in the original plan. The M-H1 district allows for a limited range of small-scale support commercial uses (e.g. daycare, coffee shops) so that some small businesses could be accommodated on the ground floor of apartment buildings.
Concerns about new residents having access to the lake.	The City of Calgary is not involved in any decision to grant access to Resident's Association amenities
Desire for better and more pedestrian connections.	The final version of the plan presents new pathways and sidewalks that will link the existing pathway network to the new central park and provide connections to the environmental reserve. Additionally, a condition of approval has been placed on the outline plan requiring the developer to make improvements to the existing north-south pathway that extends along the eastern boundary of the site.