

Applicant Response to Neighbour Concerns

June 25, 2019

- 1) The need to plant additional trees along the property line adjacent to residential neighbours will be considered at the development permit stage.
- 2) This specific land use application, in and of itself, will not lead to any traffic increase as development permit approval is required before any new development on the site can take place. After the anticipated approval of the development permits (still to be submitted), the drop off and pick up for each of the existing and anticipated future uses will be staggered throughout the day with none overlapping as demonstrated in the attached document. The traffic generated at each drop off/pick up period will be similar to the drop off/pick up period of the existing onsite daycare and thus the identified intersections and roads will continue to operate under normal conditions.
- 3) This specific land use application will not lead to any increase in noise. Should future development permits be approved, the noise from traffic and human activities will be dispersed throughout the day and across the subject site and thus have minimal impact on surrounding residents.
- 4) The long-range goal of First Evangelical Lutheran Church in Calgary (FLC) is to widen the range of community services available on the subject site to serve and benefit the neighbourhood. The additional community services will potentially increase surrounding property values as homebuyers are typically looking for community services within walking distance to their homes.
- 5) The 6 storage sheds on the property are of high quality and are regularly maintained to store equipment and materials to maintain the appearance of the property. We expect the existing 6 sheds will have no influence on the City's decision on whether to rezone the property. Future development on the site is anticipated to include two community buildings that will be well articulated and of a quality design. The anticipated private school will result in the development of the vacant graveled portion of the site and thus improve the appearance of the property.
- 6) Approval of the specific zoning will not, in and of itself, increase the demand for parking as development permit approval is required before any new development on the site can take place. The staggered drop off/pick up nature of the existing and expected future community uses leads to on-site stalls being mainly occupied for only short periods. The City will conduct a review of the parking requirements for each proposed development at the development permit stage to ensure that there is enough parking available for all uses.
- 7) Our vision is to create a community campus where neighbourhood services are grouped together to create a convenient location for surrounding residents to access such services. The grouping together of these facilities will also result in synergies between the respective service providers where the breadth of educational and extracurricular needs of young children can be fulfilled. Items such as fencing, landscaping, sidewalk/snow clearance, screening, storage and garbage collection will be addressed at the development permit stage.
- 8) There is no environmental reserve on the subject site. The ravine will be preserved from development by providing appropriate setbacks as required by the City.