

Kadri Land

WEST SPRINGS | SUBDIVISION APPLICATION

West Cedar Pl SW

ADJACENT NEIGHBOUR OUTREACH SUMMARY

SEPTEMBER 2020

b&a

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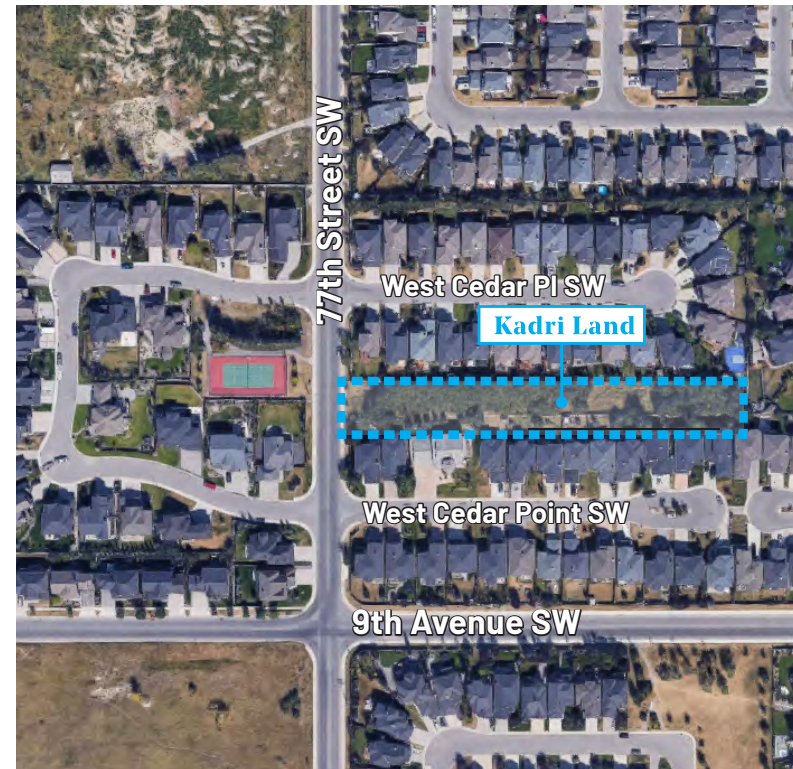
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01 Project Information

The following outreach summary has been prepared for the Kadri Land Subdivision Application. The 0.30 hectare (0.74 acre) site is located within the community of West Springs. The subject site is located east of 77 ST SW, between West Cedar Point and West Centre Place SW, directly adjacent to single family residential parcels.



02 Project Information

This subject site was annexed into the City of Calgary in 1998. Once annexed, the City created an overarching policy framework (East Springbank Area Structure Plan (ASP) for expected urban development to follow at 4-7 units per gross developable acre. While the City did an excellent job in creating the framework, the complexities and pressures developing 5- and 10-acre parcels in the area were underestimated. The framework did not require comprehensive planning or a master plan. Parcels were developed without consideration or dialogue with neighbouring parcels. Many of the developments that occurred in the early 2000s were patterned off the simplest of forms, the cul-de-sac, and left landowners managing odd parcels such as that before you today. This contradicts best planning practice, which requires shadow plans for parcels that are not immediately developing to ensure that no approval negatively hinders the land development options of another landowner.

The Kadri Land is a linear parcel approved by Rocky View County several decades ago. Two immediately adjacent subdivisions have been approved since. In 2002, the 5-acre parcel to the south of the Kadri Land (West Cedar Point SW) was approved for development without consideration of the Kadri Land. Within the Calgary Planning Commission report for that south parcel, it was noted the Kadri Land would be reviewed with the north parcel. Subsequent to this, the north parcel (West Cedar Place SW) was approved without consideration or consolidation of the Kadri Land. This resulted in a linear parcel with the allowable density to support 5 units as per the prior East Springbank ASP and the current West Springs ASP.

In 2008 our client, Adhem Kadri, approached the City to discuss development and learned that the constraints placed on the linear parcel were significant. It was not until 2015, after Mr. Kadri's father passed in 2013, that more serious discussions were undertaken with the City.

Given the density allowances offered within the East Springbank ASP, Mr. Kadri approached the City in 2015 for a land use redesignation proposal containing 3-4 dwelling units. Administration expressed concern about this goal given the linear nature of the Kadri Land. Given comments from Administration, Mr. Kadri had difficulty seeing a path forward and requested R-1S for the time being.

That application went before City Council in December 2015. While the application was approved, Mr. Kadri left the Council meeting feeling unsettled especially given the comments of the Mayor, Councillor Chabot and Administration as to lack of density. Feeling as though he didn't achieve the density that was available to him, Mr. Kadri engaged in discussions with planning and engineering consultants to see if a solution existed to develop the Kadri Land to their potential. A solution was found and resulted in the bareland condominium subdivision application before you today.

The subdivision application is proposing 4 single family homes with a mutual driveway off 77 Street SW. To ensure safety, one access point is being proposed with proper corner cuts and sidewalks. The homes will contain private garages and no parking will be allowed on the driveway.

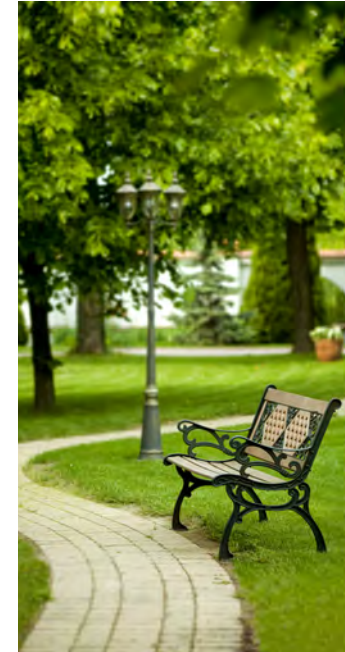
Kadri Land

The homes have been located 1.2m from the south property line and 6.0m to the north property line. A turnaround on site has been included for residential vehicles.

While the orientation is unique, it is very typical for community plans to vary lot orientation and locate rear yards adjacent to side yards adjacent to one another. Examples exist within the City of Calgary including in West Springs. Examples were shared in the presentation, see Appendix A.

Shadow studies have been prepared for the 4 single family homes. The shadows will be no more impactful than the existing trees. Shadow studies from March/September, June and December were shared in the presentation. These time frames represent the longest and shortest days of the year.

There is an active subdivision application for the site with the City of Calgary. If approved, the project will adhere to the subsequent approvals required by the City. It is not anticipated that tree removal or construction would occur any earlier than spring 2021. The development could be developed in two phases and construction timing is unknown at this time.



03 Adjacent Neighbour Outreach

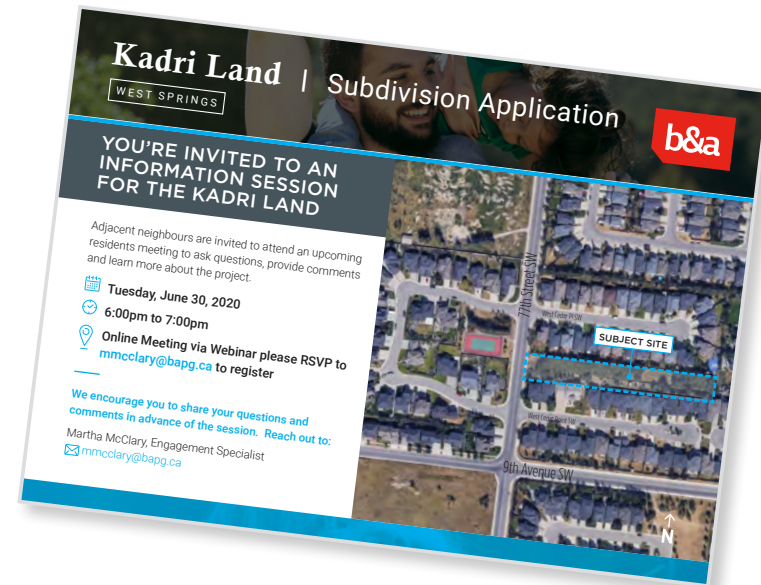
The purpose of the outreach was to present subdivision application information to adjacent neighbours in order to respond to their questions and document feedback. The summary will be shared with the City as part of the subdivision application process and has been circulated to stakeholders that attended the information session or emailed their comments to the project team.

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Virtual Adjacent Neighbour Information Session

Held on June 30, 2020 from 6:00pm to 7:00pm

The session shared information about the subdivision application and provided opportunity for adjacent residents to ask questions and share their feedback. The session was hosted virtually in support of social distancing measures and was advertised through a postcard delivered to directly adjacent neighbours. The presentation slides are included in Appendix A. The session was facilitated by Kathy Oberg and Martha McClary from B&A Planning Group with support from the project team including Brock Dyck from Urban Systems, Brent Wilson from Maidment, and Adhem Kadri, the applicant.



26 attendee

at the resident Information Session



12

The project team received **stakeholder emails**

01

phone call



60 Stakeholders shared **questions and comments**

during the online session

72

stakeholder
comments
and questions

from

17

stakeholders

04 Outreach Themes

Feedback received during the session and through stakeholder correspondence has been documented and grouped into themes. Comments were received through phone, email and during the virtual information session. The project team has summarized stakeholder comments in the table below to respond to feedback received during adjacent neighbour outreach.



THEME
HEIGHT & DENSITY

15% OF FEEDBACK RECEIVED

OUR RESPONSE

The proposed site plan includes four single family, detached residences. The project team recognizes that the form is not identical to the surrounding streets. The homes will be single family and compatible with the adjacent development including heights. In addition, the proposed density conforms to the West Springs ASP Urban Development Density Range. More details about the proposed development dimensions have been shared in Appendix D. Please note they are approximate dimensions and full building plans are still to be finalized.

VERBATIM QUESTIONS & COMMENTS

RESPONSE

What are the dimensions of the homes, how long and how wide?

More details about the proposed development dimensions have been shared in Appendix C. Please note they are approximate dimensions and full building plans are still to be finalized.

Are the basements legal suites which would mean additional families can live in the units?

At this time, it is not Mr. Kadri's desire to apply for secondary suites.

Sorry if I missed this being asked earlier, but can you please comment on density of this development and how this fits within the existing land use requirements?

The parcel is currently zoned R-1S and the Land Use Bylaw allows for comprehensive development, if it follows the R-1S guidelines. As such the proposal is for single family homes and the density allowed for this parcel (as outlined in the current West Springs ASP and prior East Springbank ASP) is between 4-7 upa which equals 5 homes. This proposal is for 4 homes, just under the density allowance. This density is consistent with the adjacent developments to the north and south.

Multi-family development directly within an existing single family development. It is unfortunate that the previous developments left the owner an essentially unusual piece of land, but developing it into multi-family does not make any sense

The proposal is for 4 single family units with a private driveway instead of a public road. This is not a multi-family development. The land use district is R-1S which is defined as "a residential designation in developing areas that is primarily for single detached homes". As mentioned, the developments north and south did not consider this parcel during development. Therefore, we are providing the allowable density (as per the West Springs ASP) in a unique layout.

Are you going to be doing secondary suites in each of the units since that's what you got the zoning change to

Currently, it is not Mr. Kadri's desire to apply for secondary suites.

Development will have a very significant impact on all the adjacent landowners and we would appreciate receiving detailed information regarding the building specifications, heights of buildings, setbacks, specific locations of garages and homes, any landscaping plans and status of the subdivision and feedback from the city of Calgary including the detailed team review.

More details about the proposed development dimensions have been shared in Appendix C. Please note they are approximate dimensions and full building plans are still to be finalized.

Dimensions: The dimensions for each home is an extremely important piece of information and I was disappointed that nobody on the call could provide that. We would appreciate getting that information.

More details about the proposed development dimensions have been shared in Appendix C. We are happy to be able to share the dimensions of the proposed homes. Dimensions are not a requirement for a subdivision application. Please note they are approximate dimensions and full building plans for the four homes are still to be finalized.

Are these 4 properties going to be detached homes? Or are they going to be multi-unit buildings?

The 4 properties are single family detached homes in a linear configuration instead of a side by side configuration.

Which height are you planning for the buildings?

The height will meet the requirements of the Land Use Bylaw R-1S district and be between 10-11m tall. More details about the proposed development dimensions have been shared in Appendix C. Please note they are approximate dimensions and full building plans are still to be finalized.

How high are the homes?

The height will meet the requirements of the Land Use Bylaw R-1S district and be between 10-11m tall. More details about the proposed development dimensions have been shared in Appendix C. Please note they are approximate dimensions and full building plans are still to be finalized.

The application does not fit in with the surrounding single family homes and does not respect the character of the low density residential areas and does not compliment the established character of the area. It will create a dramatic contrast to existing homes.

The proposal is for the same housing type as surrounding homes and is a low density housing form. It is the most consistent land use district to the adjacent homes.

Does units have basement?

The four homes will have basements.

During web meeting, we didn't get enough detailed information for building spec, like height of building, type of basement, landscaping plan..., we hope you will release more info to us.

More details about the proposed development dimensions have been shared in Appendix C. Please note they are approximate dimensions and full building plans are still to be finalized. .

Looked around our area now, West District (approximated 22 hectares) is building mid to high density residential units (apartments and townhouses); West Park (approximated 22 hectares) is building single houses; The corner of 11 Avenue S.W. and 77 Street S.W. (1.9 hectares) is building 30 single houses; 921 77 ST (LOC2019-0004) is changing designation to build maximum of 28 dwelling units (an increase from the current maximum of 2 dwelling units); West of 85 Street S.W. and north of Bow Trail S.W (Approximately 13 hectares)(LOC2017-0188 Site) is building multi-residential units. With so many projects proceed, our community is going over- population, we will not have enough green space left in these area, I don't believe this is what City of Calgary wants our community to be like? So many lands in West Springs are already under construction, why just keep this small area left for a better quality of life for existing and future residents?

The City, through its policies, balances built form and open spaces. The City receives 10% in land to make the appropriate open space allocations within a community. City data has indicated the west side to be of the lowest contributing populations and it is the goal of the City to approve applications that meet the density targets of the policy.

Referring to discussion during following application presentation, we are looking to receive following information: Proposed development layout and Elevation drawings with dimensions

More details about the proposed development dimensions have been shared in Appendix C. Please note they are approximate dimensions and full building plans are still to be finalized.



OUR RESPONSE

The driveway is private, and the condominium will be responsible for it, including its maintenance and repair. Each of the four homes will have a private access easement across the driveway. Both the City of Calgary and our transportation expert indicate that 77 Street SW can handle the volume of vehicles from four homes.

VERBATIM QUESTIONS & COMMENTS	RESPONSE
is this roadway wide enough for 2 vehicles to pass each other	The driveway will be constructed in compliance with City approval specifications. 6m is wide enough for two vehicles to pass, particularly given this is a private road and the expected very low volume of traffic. All the lanes in inner City Calgary are designed as 6m lanes.
Who would be responsible for the maintenance of the driveway? What are the requirements for a residence association for this small development?	The driveway is private, and the condominium will be responsible for it, including its maintenance and repair. Each of the four homes will have a permanent private access easement across the shared driveway.
Will the street have public access?	The driveway is private.
Adding a driveway that would access more than one household with potentially several vehicles turning onto an already busy section of 77 ST SW which also has many pedestrians crossing 77 ST SW in that area in order to access the pathway via Westpark Court SW, also parking along 77 ST SW to use the City tennis court	The driveway will have proper curb cuts like a front drive home. Pedestrians and vehicles will acknowledge it as such, and any parking on 77 Street SW will be outside the driveway. It is not uncommon for Collector Roadways to have driveways directly accessing the roadway. Compared to 9th Avenue, 77th Street is currently in a safer state because no other homes have direct access. As such, this one private driveway is more than appropriate.
Consistent with other land use amendments recently approved by Council in West Springs, adding higher density development should be done only once the supporting infrastructure is in place to support it (e.g. roadways and traffic management)	The driveway is not public, and the four homes are expected to yield few vehicle trips. Both the City of Calgary and our transportation expert indicate that 77 Street SW can handle the volume of vehicles from four homes. Additionally, the density projected from these four homes is in keeping with what the City forecasts in their background network.

<p>will we have access to the alleyway</p>	<p>This is a private driveway and no access will be granted to adjacent neighbour properties.</p>
<p>Has a question been asked about visitor parking? if no where would visitor parking be available to these 4 units?</p>	<p>Like adjacent homes, visitor parking will either occur on the driveway (in this case, in the garage) or on the public street.</p>
<p>will it be a rule that the residents much drive forward out of the driveway? if yes how will it be enforced?</p>	<p>All garages are accessed off the internal private roadway. No garages have direct access to 77 Street SW. There is a turnaround on site, and it is likely that residential vehicles will be driving forward out onto 77 Street SW. Vehicles are allowed to back out onto Collector Standard roads such as 77 Street SW.</p>
<p>will walking access to the units from the street be on the driveway or will there be a sidewalk installed? and if a sidewalk will there be sufficient space for 2 cars to fit (plus the sidewalk)?</p>	<p>The driveway is private and expected usage is very low. The private driveway will be treated like a 'mews' (a place for vehicles, pedestrians, and bikes in a shared space). It will have room for all those uses and meet City of Calgary standards.</p>
<p>How much space is required between the driveway and the front door? Would this allow 2 cars to pass plus someone to walk out of their front door?</p>	<p>This detail will be worked out at building permit stage. The front door will be clear of the access road and might require an inset doorway and will meet City of Calgary specifications, so all users are safe.</p>
<p>What is Traffic measure for new intersection with 77 Street. It is a traffic hazards</p>	<p>There will be a driveway at 77 Street SW, like other sites that access 77 Street SW. This is not an intersection. It will be designed to meet the technical standards for a driveway. The City of Calgary transportation experts, and our transportation experts, have not identified this driveway as a hazard.</p>



OUR RESPONSE

Construction will occur in a respectful manner and is very similar to other sites in the City of Calgary where construction occurs next to sites that are already occupied. All construction on site will adhere to the City of Calgary rules and regulations, including noise, limited hours of certain types of construction, and parking on site where possible. Should there be any concerns during construction, we will provide adjacent neighbours the phone number of the site supervisor and Mr. Kadri. Mr. Kadri would be pleased to have the current fencing catalogued pre-construction.

VERBATIM QUESTIONS & COMMENTS	RESPONSE
What is the strategy to minimize noise during construction so neighbours are not disturbed? How would the "noise" dialogue work?	Construction will occur in a respectful manner and is very similar to other sites in the City of Calgary where construction occurs next to sites that are already occupied. All construction on site will adhere to the City of Calgary rules and regulations, including noise.
What is the plan to prevent damage to the current fences/ properties etc.?	Should there be any concerns during construction, we will provide adjacent neighbours the phone number of the site supervisor and Mr. Kadri. We would be pleased to have the current fencing catalogued pre-construction.
How will noise be controlled during construction?	Construction will occur in a respectful manner and is very similar to other sites in the City of Calgary where construction occurs next to sites that are already occupied. All construction on site will adhere to the City of Calgary rules and regulations, including noise.
Will residents sign off on the as found status? Please confirm residents will sign off rather than be engaged on the as found report?	Should there be any concerns during construction, we will provide adjacent neighbours the phone number of the site supervisor and Mr. Kadri. Mr. Kadri would be pleased to have the current fencing catalogued pre-construction.
Where will constructions vehicles park there is already congestion with the Truman development?	All construction on site will adhere to the City of Calgary rules and regulations, including noise, limited hours of certain types of construction, and parking on site where possible. Should there be any concerns during construction, we will provide adjacent neighbours the phone number of the site supervisor and Mr. Kadri.

Is there insurance in place to protect owners against damage, if so how does the claims process work or do we need to proactively take out a lien?

Appropriate insurance will be in place, and construction of this site is similar to many other situations where construction is taking place next to sites that are occupied. A lien is not appropriate and unlikely to be registrable.

Will residents be consulted on the execution plan?

Construction will occur in a respectful manner and is very similar to other sites in the City of Calgary where construction occurs next to sites that are already occupied. All construction on site will adhere to the City of Calgary rules and regulations, including noise, limited hours of certain types of construction, and parking on site where possible. Should there be any concerns during construction, we will provide adjacent neighbours the phone number of the site supervisor and Mr. Kadri.

How will all of these rules be enforced on a sustainable basis?

Construction will occur in a respectful manner and is very similar to other sites in the City of Calgary where construction occurs next to sites that are already occupied. All construction on site will adhere to the City of Calgary rules and regulations, including noise, limited hours of certain types of construction, and parking on site where possible. Should there be any concerns during construction, we will provide adjacent neighbours the phone number of the site supervisor and Mr. Kadri. .

Will the detailed construction plan be reviewed with the residents before construction commences?

All construction on site will adhere to the City of Calgary rules and regulations, including noise, limited hours of certain types of construction, and parking on site where possible. Should there be any concerns during construction, we will provide adjacent neighbours the phone number of the site supervisor and Mr. Kadri. .



OUR RESPONSE

The project team recognizes that to date the adjacent owners have been fortunate to have the site remain undeveloped. It is a privately-owned parcel. The relationship of side yard to rear yard is a common interface. The proposal meets the R-1S guidelines. Exact landscaping and fencing details have not been finalized at this time. Details will be shared with neighbours when confirmed.

VERBATIM QUESTIONS & COMMENTS	RESPONSE
All the developer be doing any fencing	Landscaping and fencing details have not been finalized at this time. Details will be shared with neighbours when confirmed.
Setbacks: it doesn't sound like this development satisfies all the city requirements, so what's plan B?	The proposal meets the R-1S guidelines.
My understanding of the planning restrictions is that buildings need to follow the setback from the road that provides access to them. This plan does not respect the front setback from the driveway at all.	The proposal meets the R-1S guidelines.
Please explain how these properties conform to the Bylaws for the R-1s land use district seeing as 3 of the 4 condos have frontages onto 77th St of only 1.2 m. This would seem to be insufficient to claim footage on 77th. Unit 1 has a frontage of only 11 m on 77th. Therefore the 3 easterly lots front onto "private condominium roadway" which then dictates the front and rear property lines. The bylaw dictates that the front setbacks should be no less than 3m. (Div 6, 455(b) and rear setbacks should be 7.5m or more.	The proposal meets the R-1S guidelines, including setbacks.

Why the plan provided about 14 meters opening between Unit 1 & 2 in front of largest home (12 West Cedar PT) and completely blocking other units on the west side. It appears is related to relation of owner with 12 West Cedar and is not fair to other neighbor

The plan was developed to join the backyards of units 1 & 2 and group the garages in units 2 & 3. At the detailed development stage, we will look closer at the layout to see if a different configuration will work to balance out the separation distances.

We are also concerning our privacy to be affected per this plan. We didn't hear anything will be done to keep the adjacent landowners privacy, but the houses to be built barely just besides our fences looks the invasion of our privacy!

We recognize that to date the adjacent owners have been fortunate to have the site remain undeveloped. It is a privately-owned parcel. The relationship of side yard to rear yard is a common interface.

I attended the web meeting on June 30th, 2020. I have to say my family are very disappointed for this land plan. In my concern, it is ridiculous and unacceptable. We still can't believe on this narrow land (only less 15m width) 4 single houses can be built, honestly the plan is out of our imagination! After reviewed the plan again, below are our concerns,
You guys showed us the examples of similar houses in same situation were already built before (see attached screenshot), but did you realize all these houses were located on corner lots? all of houses do have driveways to their garages? all of houses are facing streets that are width 9.5m or greater?

We recognize that some of the examples were corner lots, and some were also interior lots. The examples demonstrate that having a rear yard adjacent to a side yard is a relationship that is planned all throughout the City.

We are requesting following clarification and request:
The Developer will provide and install permanent Wooden Fence around the development lot, before starting any activity (if approved). We would like to ensure about this matter and the permanent wooden fence (Mutually agreed type) is required to be replaced with net fence (as some neighbor has) to protect against construction, dusts, Safety & Security and privacy.

Landscaping and fencing details have not been finalized at this time. Details will be shared with neighbours when confirmed.

We understood during webinar it is noted the trees will be relocated. We are requesting to plants some of those trees in our backyard against the future building wall for privacy. Or alternatively reimburse us for cost of planting trees, ourselves.

Existing trees that require removal will not be relocated. It is the desire, at the grading stage, to see if trees can be maintained east of Unit 4. If grading requires them to be removed, or they are otherwise required to be removed, then some plantings will be included at the time of landscaping.



OUR RESPONSE

The information session was hosted online to comply with current social distancing practices. All questions and comments received from stakeholders either by email or during the session have been captured within this summary. They have been grouped by theme and answers have been provided. The presentation is shared in Appendix A. Notice for the information session was shared with directly adjacent neighbours to the site through delivery of a postcard. The information session was intended to allow directly affected stakeholders to ask questions and provide their comments.

VERBATIM QUESTIONS & COMMENTS

RESPONSE

Thank you for the presentation on Tuesday evening. I thought it was not well presented and a lot of questions could not be answered. Next time it would be helpful to have an agenda of the meeting and to send out the presentation ahead of time for residents to be able to review and formulate questions ahead of time, as opposed to having only the ability to ask questions at the time of the presentation. Also, it would have been beneficial to see what other questions were being asked. Please can you provide a full report of all the questions asked by the residents and your responses. Please may I also have a copy of your presentation.

Thank you for your feedback. As we move to online meetings, it is helpful to have feedback to see where we can make adjustments for the future sessions. All questions and comments from stakeholders have been captured within this summary. They have been grouped by theme and answers have been provided. The presentation is shared in Appendix A.

Selection of this time for the public information session is also inappropriate given the stat holiday the next day and many people on vacation this week (though offering a virtual meeting may result in more attendees than otherwise)

Thank you for your feedback. The date was chosen based on project team availability, to occur after work, and before the holiday.

Sorry for the short notice but timing for this webinar on June 30 just before that Canada day holiday has been difficult timing. As adjacent neighbours we have had very little disclosure regarding the subdivision and development on these lands. This information is critical for any of us to provide any suggestions or feedback regarding the subdivision and development. We hope that this information is available and will be shared in a direct and forthright manner. Thank you

A curiosity question to be asked: Why did NOT all of the Westpark residence community (approx. 108 houses, located on Westpark Court, Westpark Crescent, Westpark Place and 9th Avenue) receive the notice(s), of this land use change and potential development? Will this be corrected going forward to notice all the adjacent neighbours in this community East of 77th street SW?

As an FYI only, a few neighbours in Westpark were still unaware of the presentation on Tuesday, June 30, 2020 in the evening that was organized prior to the holiday. Thanks

Thank you for your feedback. The date was chosen based on project team availability, to occur after work, and before the holiday. All questions and comments from stakeholders have been captured within this summary. They have been grouped by theme and answers have been provided. The presentation is shared in Appendix A.

Notice for the information session was shared with directly adjacent neighbours to the site through delivery of a postcard. The information session was intended to allow directly affected stakeholders to ask questions and provide their comments. We appreciate your feedback.

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In my opinion only, the timing to have this meeting occur the evening prior to a holiday in the first week in July, with some of the residence going away is NOT an ideal time for some residence. It appears to be a quick pressure tactic on some internal deadlines of which not all of the nearby residence is privileged to this knowledge. In addition, more notice should have been provided and NOT all of the Westpark residence community across the road had received any notice of this meeting.

We will retain our question until either during or after the webinar presentation in case the information will be learned and/or other neighbours have commented. We definitely have some concerns on this land, of which I believe a few individuals have already provided a letter outlining several of these concerns. Additional correspondence will be forthcoming in July, once several of the neighbours have had the information provided and time to digest and respond appropriately to the necessary individuals. I am aware that Clint Clark has provides you with some information to date.

We look forward to being educated from your Webinar and responding appropriately thereafter.

Thank you for your feedback.

Of curiosity, why is this webinar being conducted after business hours, later in the evening the day before Canada Day (holiday)? In addition, why has not everyone in the community East and West of 77th Street SW received a door hanging, postcard or letter pertaining to this proposed development? Has B & A been retained for the proposed development owned by Trico Homes? It is the two, five-acre parcels located on 81st Street SW, north of Westpark Crescent and Westpark Place S.W.? If so, we would appreciate being added to this list as well?

Thank you for your feedback. The date was chosen based on project team availability, to occur after work, and before the holiday. All questions and comments from stakeholders have been captured within this summary. They have been grouped by theme and answers have been provided. The presentation is shared in Appendix A. B&A is not representing Trico on 81st Street SW. We are currently not involved in any new applications in that area.

Why were not all the adjacent neighbours notified of this meeting? I would like to have it clearly noted that I did NOT receive a postcard, notifying us of the meeting.

Notice for the information session was shared with directly adjacent neighbours to the site through delivery of a postcard. The information session was intended to allow directly affected stakeholders to ask questions and provide their comments. We appreciate the feedback.

Why were the controls on how to participate during the meeting not properly explained to all participants? I would to have the controls explained in more detail please, merely stating that the participants can click on a question mark is not sufficient

Details about how to interact during the webinar were shared at the start of the meeting and again during the meeting. We appreciate the feedback about the webinar platform. As we move to online meetings, it is helpful to have feedback to see where we can make adjustments for the future sessions.

Referring to discussion during following application presentation, we are looking to receive following information: Record of the Webinar including response to the questions raised during the webinar

All questions and comments from stakeholders have been captured within this summary. They have been grouped by theme and answers have been provided. The presentation is shared in Appendix A.



OUR RESPONSE

The City is still evaluating the Kadri Land subdivision application. The project team will be responding to the DTR (Detailed Team Review Comments) and resubmitting to the City shortly. DTR comments have been included in Appendix E. The subdivision application may receive approval by late summer or early fall. Work will not begin on the site until 2021 or later.

VERBATIM QUESTIONS & COMMENTS	RESPONSE
Are you going to be submitting a development permit application once the subdivision is true and what is the expected time in on scene	We will submit all subsequent applications required by the City. We anticipate subdivision approval late summer or early fall. Work will not begin on the site until 2021 or later.
Can you share with us the comments the city has given to you regarding the subdivision in your detail team review and provide us with a copy of same	DTR comments have been included in Appendix D. The project team is currently responding to City comments and foresee a resubmission to the City over the summer.
I received a team detail team review on this from the City of Calgary	Noted
When is the start date to remove the trees? Sorry if I missed an answer, was late to the meeting.	Site work and tree removal will not occur until spring 2021 at the earliest.
What is anticipated timeline for development?	The site may develop over two phases, and full buildout will likely take in the range of 2-3 years.
When do you actually plan to get approval?	We hope to have subdivision approval by fall of 2020.
So, City approved already? Or construction is waiting for approval? When will start to dig dirt?	The City is still evaluating our subdivision application. We will be responding to our DTR (Detailed Team Review Comments) and resubmitting to the City shortly. We anticipate subdivision approval late summer or early fall. Work will not begin on the site until 2021 or later.
Referring to discussion during following application presentation, we are looking to receive following information: The City Development feedback/clarification request for the development application	DTR comments have been included in Appendix D. The project team is currently responding to their comments and foresee a resubmission to the City over the summer.



THEME SHADOWING

7% OF FEEDBACK RECEIVED

OUR RESPONSE

Shadow studies have been completed and were shared in the presentation, see Appendix A & B. Most shadows are retained within the site. The current trees create more of a shadow today than the new homes, though we understand that trees provide a nice buffer.

VERBATIM QUESTIONS & COMMENTS	RESPONSE
There are 3 houses that have south backyards that will never see sun	Shadow Studies were shared in the presentation, which can be found in Appendix A and B. December is a month that affects all homes throughout the City and most homes do not see the sun now with the existing trees.
Shadows from trees are more welcome than those from houses	We appreciate your feedback.
and sun still comes through the trees	We appreciate your feedback.
Overshadowing: I would like to see this information again if the presentation can be sent out.	Shadow Studies were shared in the presentation, which can be found in Appendix A and B.
Could you please clarify the shadowing. If you aim for the height of the surrounding buildings, how can the shadow not affect the surrounding lots if you keep only 6 meter distance to the lots located in the north.	The Shadow Studies were prepared using a house that is between 10m-11m tall. The software that is used automatically calculates the sun angle at times over the year. It is standard practice to show March 21, June 21, September 21 and December 21.
Could you please share the details of the calculations for the shadowing by email?	The Shadow Studies were prepared using a house that is between 10m-11m tall. The software that is used automatically calculates the sun angle at times over the year. It is standard practice to show March 21, June 21, September 21 and December 21. Shadow Studies were shared in the presentation, which can be found in Appendix A and B.
Can you please explain why you can provide details on shadowing but cannot provide details on the dimensions of the single family dwellings?	It was an oversight for us not to have the dimensions from the designer available for the public meeting. More details about the proposed development dimensions have been shared in Appendix C. The Shadow Studies were built from the footprint (as shown on the concept plan) and used the single family height of the R-1S - a house that is between 10m-11m tall.



OUR RESPONSE

We understand that this will change this block. The Kadri Land are privately held and when planning was undertaken north and south, they should have been consolidated into one or both parcels and a better outcome designed. When the west side of Calgary was annexed in the late 1990s, the redevelopment or development of 5- and 10-acre form created a number of outcomes that hinder connectivity. The problem was a lack of comprehensive outcomes as landowners didn't have a responsibility to plan with their neighbours. The cul-de-sacs were approved north and south without proper consolidation of the Kadri Land. A great example of how planning is undertaken today is the West District, which was a policy plan that looked at 16 5-acre parcels together to ensure a great outcome.

Mr. Kadri was unfortunately left with a unique parcel due to planning decisions north and south of his lands. Not unlike the original owners

or developers of your lands, there is always the desire to maximize development. The north and south developments certainly adhered to the density allowed and had the Kadri Land been included, then they too would have maximized their potential. When Mr. Kadri approached the City in 2014/2015, they were advised that the land was unique and that due to the width offered one option, a single family home with a suite. While they resolved to follow this path at the time, they realized, while at the Public Hearing of Council, that perhaps they should have explored other alternates. It was noted by the Mayor and other Councillors that perhaps these lands were not delivering their potential. It was after this moment that further exploration was undertaken by our client. We understand and respect your comments but also feel that these lands have greater potential.

VERBATIM QUESTIONS & COMMENTS

Is there any chance of buying this lot to keep this development from happening

Given the history of what occurred, perhaps the City would consider a land swap so it can stay as a green space?

RESPONSE

Mr. Kadri has explored a number of options for the site and is open to discussion if there is serious interest in purchasing the site. It should be noted that the development potential of the site is up to 5 units as per the West Springs ASP and reflected in the expected value.

The City has not offered a land swap and have not indicated they wish these lands to become a park within their ownership.

Mr. Kadri, when we met you indicated you were building a mother in law suite, in fact you are on video... I can only assume this was to get initial approval, you grossly mislead our alderman, our neighbourhood representatives and council vs what you are proposing today, do you think this is ethical and how do you think we as your neighbours are expected to respond?

Thank you for your comments. Project background information is shared above. The project team recognizes that the plans have evolved.

Back in 2015, this was approved by one vote and the owner mentioned the secondary suite was a good compromise for everyone. I'm not sure how we went from there to 4 homes? Either way, if a secondary was barely approved, I find it hard to believe this would have been approved given the negative impact on so many people.

The project team recognizes that this will be a change for the adjacent residents.

You company has intelligence to create this crazy plan on this extremely narrow land, why don't you use this intelligence to pursue other options (like swap a regular land from City...) to make all things easier to proceed, to make neighbors be happier, to make new houses easier to sell out, to make community more attractive, to make people smiles on their faces, to make wild creatures stay with their home, to make more fresh air to produce, to make all of us feel friendship, and care, love each other!

The project team recognizes that this proposal has an effect on neighbours, but it is the option that is available to the landowner at this time. It is unfortunate that the lands directly adjacent were allowed to be developed without consideration of the Kadri Land.

I received a flyer regarding the project by my back yard, just wondering what it is for? We strongly refused any development on it, it's so ridiculous to build houses in this narrow land, and also so closed to all adjacent neighbors, your meeting means the owner still insists to develop and never consider other options? City approved the request?

The landowner has reviewed every option possible for these lands and the decision was to proceed with single family homes that are compatible with the adjacent homes.

Referring to discussion during following application presentation, we are looking to receive following information:

4) More info regarding City response to Land swap opportunity (our understanding from Webinar is the developer is in favor of land swap if City agrees and this could be the best outcome for all neighbors opposing the development)

The landowner has explored all options for the lands and the only available option provided was to proceed with a development proposal, therefore a subdivision application was submitted to the City.



OUR RESPONSE

The project team has met with the City of Calgary Fire Department and the proposed site plan meets the rules set out by the Fire Department. The access road has been designed to accommodate fire trucks and the hydrant is within their specifications.

VERBATIM QUESTIONS & COMMENTS	RESPONSE
<p>Kids playing, access to backyards etc.</p>	<p>This site is not intended to have any access points into the adjacent private back yards. These are private lands, as the adjacent lands are private to that landowner.</p>
<p>We also have significant safety concerns, including access for fire and emergency vehicles, as well as overshadowing and privacy concerns which we would like to see addressed.</p>	<p>Discussion has occurred with the Fire Department and standards are being met. Shadow studies were shared in the presentation which can be found in Appendix A and B. From the south, there will be a setback distance from existing house to proposed house of 9m and to the north the setback is 14m. The south façade of the homes will have window limitations to meet the Alberta Building Code.</p>
<p>As a follow up to the webinar on Tuesday evening, I'm left with several significant concerns that weren't addressed in the meeting:</p>	
<p>Safety Concerns: I have concerns with the access for Emergency vehicles with such limited space. If something significant were to happen, I'm extremely worried for all stakeholders that the emergency responders couldn't properly do their job and provide the level of service required to keep everyone safe.</p>	<p>The proposal meets the emergency standards of the City. A bareland condominium site is a form of development that exists throughout many locations in the City of Calgary. It is equally important to the applicant that the site is built to the technical standards and safety is maintained.</p>
<p>Given that the current fire code identifies that there must be a turnaround for any dead-end portion of the access route more than 90 m, where will sufficient turn around be provided?</p>	<p>The proposal meets the emergency standards of the City. There is a maximum distance for fire vehicles, and they will pull in and back out as per their guidelines. The site is not required to have a fire turnaround.</p>

How Fire Department Access is provided?

The proposal meets the emergency standards of the City. There is a maximum distance for fire vehicles and they will pull in and back out as per their guidelines.

Per your plan, you will build a 6m width road (from our fences to new house garage doors), and without any sidewalks, but do you know for a semi-truck (EMS truck is similar size or bigger), a minimum inner radius of 19'4" (5.9 m) and minimum outer radius between 40'- 40'10" (12.2- 12.4 m) to be required for 180° turn, for a fire truck, the inside turning radius for a fire apparatus access road shall be 25' (7.6 m) or greater, the outside turning radius for a fire apparatus access road shall be 45' (13.7m) or greater. Your plan looks can't meet this requirement at all, without sidewalk also make pedestrians in dangers situation. There are lots of kids living in adjacent neighbors, they are always playing in the backyard, we are very worrying about kids will be in extremely danger situation per your plan! we can also forecast during emergency situation, how much time will be waste to arrange EMS and Fire Trucks to enter this area to fight fire or execute people to hospital. Safety is our primary concern.

It is equally important to the applicant that the site is built to the technical standards and safety is maintained. The proposal meets the emergency standards of the City. The site is not required to have a fire turnaround. Their specifications allow for a drive in/back out maneuver. There is a turnaround mid-way on the site that will accommodate vehicle turnarounds which will also accommodate an EMS vehicle if needed.



OUR RESPONSE

Water runoff from site to be handled in two ways. Firstly, the existing City of Calgary drainage swales to north and south of property have an allowance for site discharge. Secondly, due to the development of the site, an additional catch basin with flow control and surface ponding will be provided at east end of site to manage stormwater and ensure permissible release rates are not exceeded. Snow removal will be appropriately handled by the condominium association largely through onsite storage. Further discussion is required with the City of Calgary for residential garbage removal.

VERBATIM QUESTIONS & COMMENTS	RESPONSE
How do you plan to deal with water/ runoff on the site?	Water runoff from site to be handled in two ways. Firstly, the existing City of Calgary drainage swales to north and south of property have an allowance for site discharge. Secondly, due to the development of the site, an additional catch basin with flow control and surface ponding will be provided at east end of site to manage stormwater and ensure permissible release rates are not exceeded.
What about trash collection and snow removal? Garbage trucks have trouble turning on our street. We also get a lot of snow.	Snow removal will be handled by the condominium association largely through onsite storage. Further discussion is required with the City of Calgary for residential garbage removal.
Snow removal: With the amount of snow we get, this is obviously a key item, and it doesn't sound like there's a plan for this.	Snow removal will be handled by condominium association largely through onsite storage. Condominium
Garbage: if this doesn't meet the city requirements, what does the private option look like? Does a garbage truck come down the driveway to access these 4 homes? How often do they come to properly remove garbage so it doesn't pile up?	Further discussion is required with the City of Calgary for residential garbage removal.
How Garbage Truck access provided?	Further discussion is required with the City of Calgary for residential garbage removal.



THEME GREEN SPACE

4% OF FEEDBACK RECEIVED

OUR RESPONSE

These lands are private and are not part of the community's open space allocations. These lands have never been owned by the City nor allocated as Reserves. The City is not interested in making this land a park. All development has an impact on wildlife and City policies look to balance this through proper Open Space allocations within communities.

VERBATIM QUESTIONS & COMMENTS	RESPONSE
<p>How do you plan on dealing with the abundant wildlife in the area? i.e. birds nests, squirrels at unit 4, deer etc.</p>	<p>Communities like Cougar Ridge, West Springs, Aspen Woods, and Springbank Hill had an abundance of open space when the lands were annexed into the City in 1998. It was a decision of the City of Calgary and Rocky View County to allow these lands to be developed at urban densities. Development of these communities has displaced wildlife to more appropriate locations. The City balances development with the natural environment throughout their communities through policy and designation of municipal and environmental reserves in appropriate locations.</p>
<p>Narrow tract of land being developed into multi-family development would remove a significant amount of greenspace</p>	<p>The lands are not designated as municipal reserve or environmental reserve. The City has taken the municipal reserve and environmental reserve lands required in this area. The site is privately held, undeveloped land that is not intended for use as a public green space. The proposal is for single family homes not multi-family development.</p>
<p>What is the intended use for the green space to the east of Unit 4?</p>	<p>The lands east of Unit 4 will be the backyard of Unit 4.</p>
<p>There are deer and different types of birds resident in this land, I don't know if you are agree it's our responsibility to protect wild animals and also our environment, with population rapid growth in this area, to keep trees will show City of Calgary is building harmonious environment, not only building houses, apartments..., City is trying to make our communities be better. The creatures will also appreciate your decision.</p>	<p>Communities like Cougar Ridge, West Springs, Aspen Woods, and Springbank Hill had an abundance of open space when the lands were annexed into the City in 1998. It was a decision of the City of Calgary and Rocky View County to allow these lands to be developed at urban densities. Development of these communities has displaced wildlife to more appropriate locations. The City balances development with the natural environment throughout their communities through policy and designation of municipal and environmental reserves in appropriate locations.</p>



THEME
OTHER

7% OF FEEDBACK RECEIVED

VERBATIM QUESTIONS & COMMENTS

RESPONSE

What percentage do you anticipate that our properties will devalue by?

Water runoff from site to be handled in two ways. Firstly, the existing City of Calgary drainage swales to north and south of property have an allowance for site discharge. Secondly, due to the development of the site, an additional catch basin with flow control and surface ponding will be provided at east end of site to manage stormwater and ensure permissible release rates are not exceeded.

How much does Kadri anticipate selling these properties for? I know part of the Truman development at being responsible developers is to ensure that the current development is in line with the current values of surrounding properties.

We appreciate the question, but property values are not a planning consideration. The value of these homes is not a valid planning consideration and will be consistent with the area and market.

Thank you!

Thank you for attending

Are there any benefits to the homeowners living next to the Kadri land?

There are many benefits of living in an urban environment and more density. The park-like setting was always available for development and was never a green space for the neighbourhood to control.

How much are these homes going to cost?

They will be priced to market compatible rates for new single-family homes.

As per the attached letter the WSCRCA sent to the City, the community association has serious concerns regarding this application for subdivision.

Noted- the WSCRCA Letter has been shared in Appendix B.

When we bought the house, we did a research of the plan of this land, after realized land is R-1s, and only allowed to build one dwelling, we placed the order. If land type changed again, we will keep the right to have law act to those who were involved to make the decision and result to value loss of my property.

There is no intention of changing the land use district, the form will be single family homes on a bareland condominium parcel.

Thanks for your information.

Can we let the owner know If they build the house after the application is approved, we will plan lines of tall trees in both front and back yard for our privacy. The tall tree will block the sunshine of the house and we will put sign in our yard telling people tall trees will be planned in the front of the house when they sell the houses, therefore no one would like to buy the house. if the owner not able sell the house, the owner will lose money and we will lose the privacy and safety. This is not Win win project for us and for the owner. Are we allowed to plan lines of tall trees to block the sunshine to the house for privacy?

Thank you for your comment

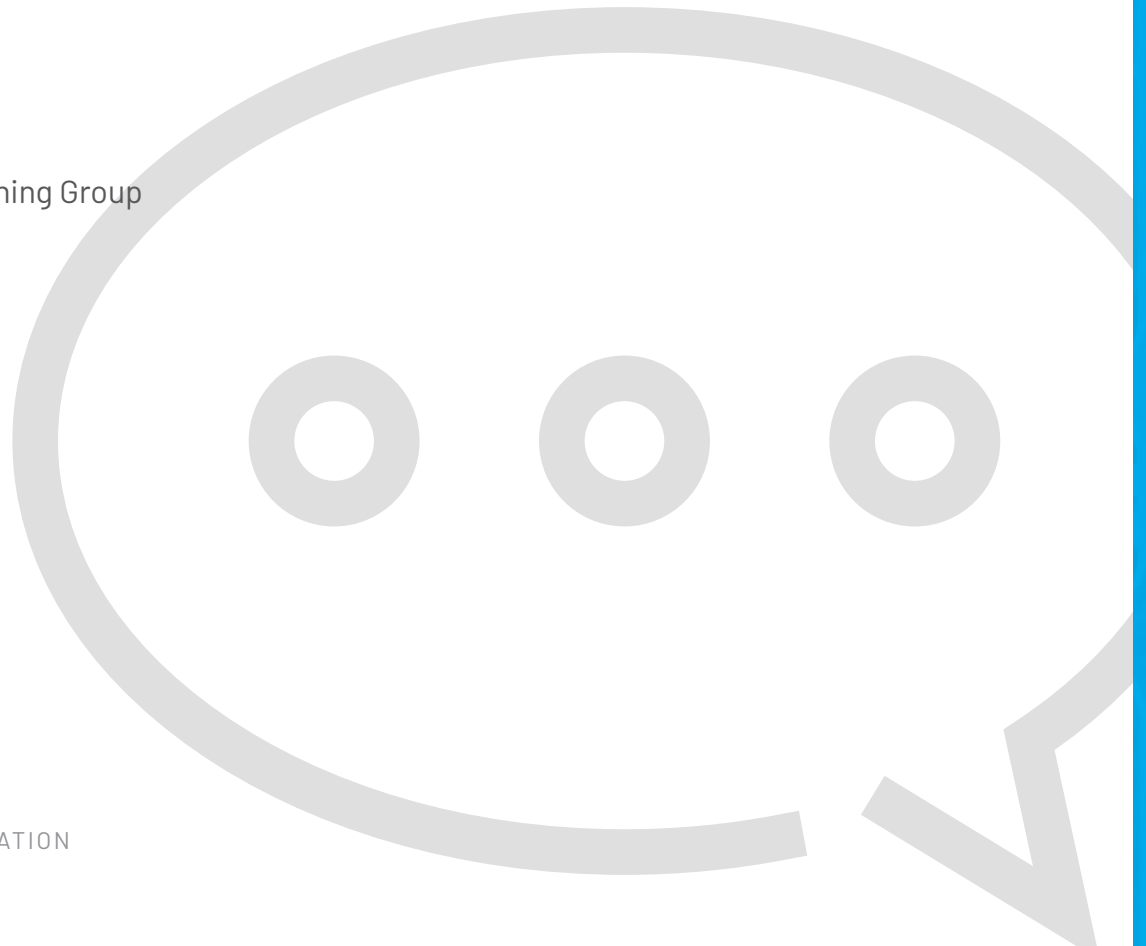
05 Next Steps

There is an active subdivision application for the site with the City of Calgary. The public outreach summary will be shared with adjacent neighbours and the City of Calgary.

Contact

 **Kathy Oberg, Partner** | B&A Planning Group

 koberg@bapg.ca





Appendix A

Resident Information Session presentation

Kadri Land

WEST SPRINGS | SUBDIVISION APPLICATION

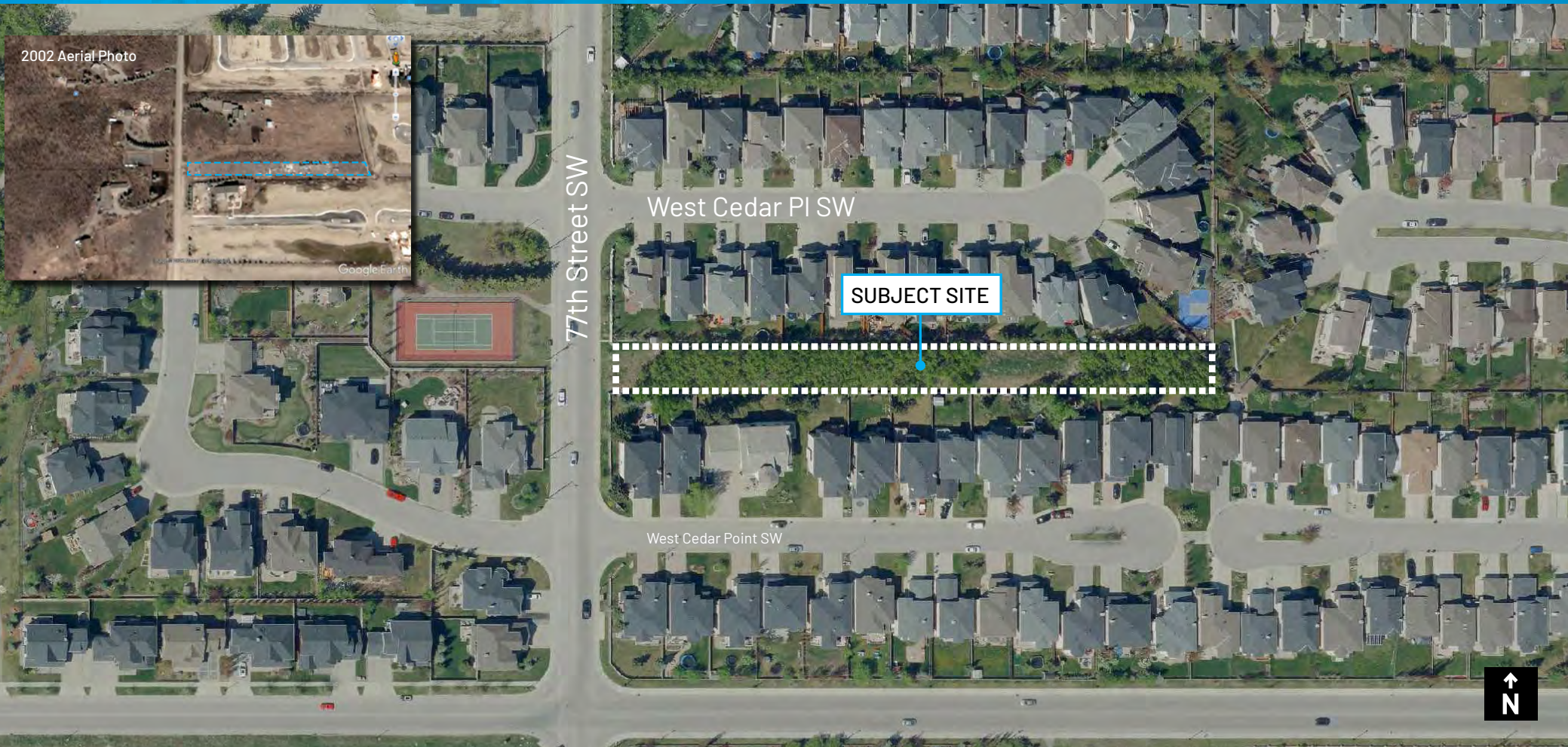
WELCOME TO THE
**INFORMATION
SESSION**

JUNE 30, 2020

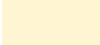




b&a

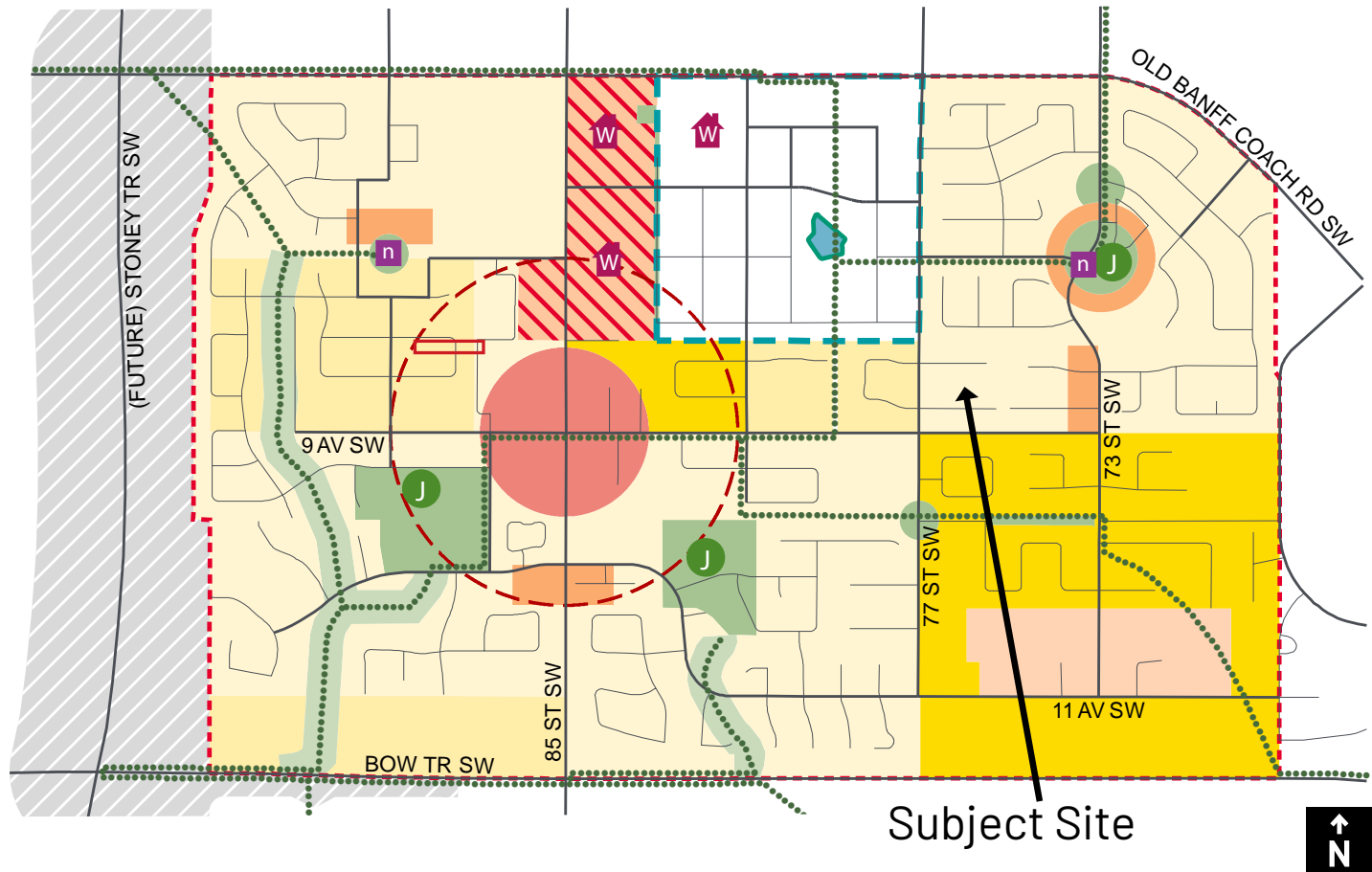
Maidment Land Surveys Ltd.
Land Surveyors and Development Consultants

URBAN
systems



- The Subject Land is located within the West Springs Area Structure Plan.
- It is identified within the Urban Development Area and the following rules:
- The proposal meets the rules as outlined in the ASP

-  Urban Development
-  Low Density Infill
-  Standard Density Infill
-  Medium Density
-  Multi Dwelling Residential





9th Ave/77th St



Westpoint Gardens



W Grove Rise



Weston Way



Shadow Analysis has been prepared for the 4 Unit Proposal March 21 at 2:00PM



Shadow Analysis has been prepared for a Single Home and Existing Trees - March 21 at 2:00PM



WHEN ARE SHADOWS ANALYSED?

March/September 21
10am, 12pm, 2pm, 4pm

June 21
10am, 12pm, 2pm, 4pm

Dec 21
10am, 12pm, 2pm, 4pm



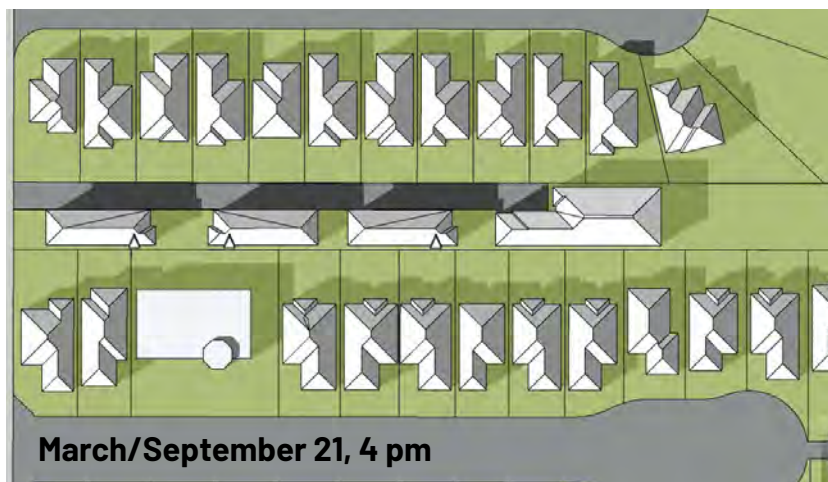
March/September 21, 10 am



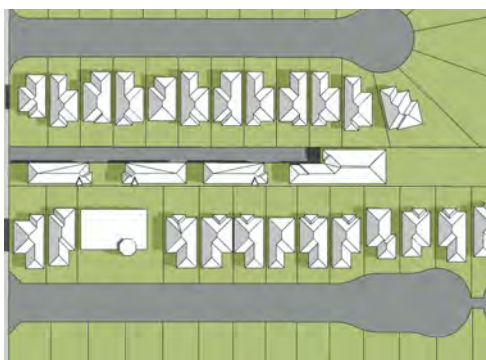
March/September 21, 12 pm



March/September 21, 2 pm



March/September 21, 4 pm



June 21, 10 am



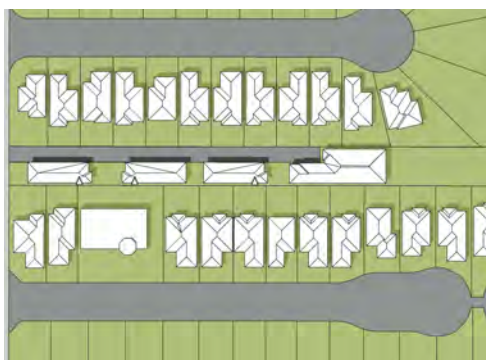
June 21, 12 pm



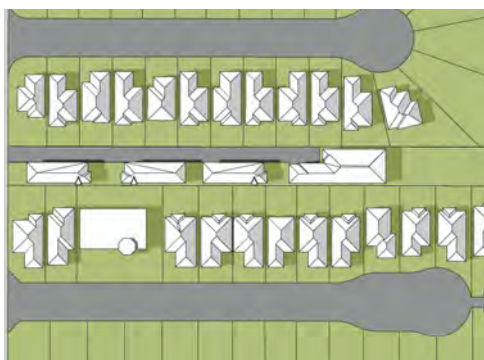
December 21, 10 am



December 21, 12 pm



June 21, 2 pm



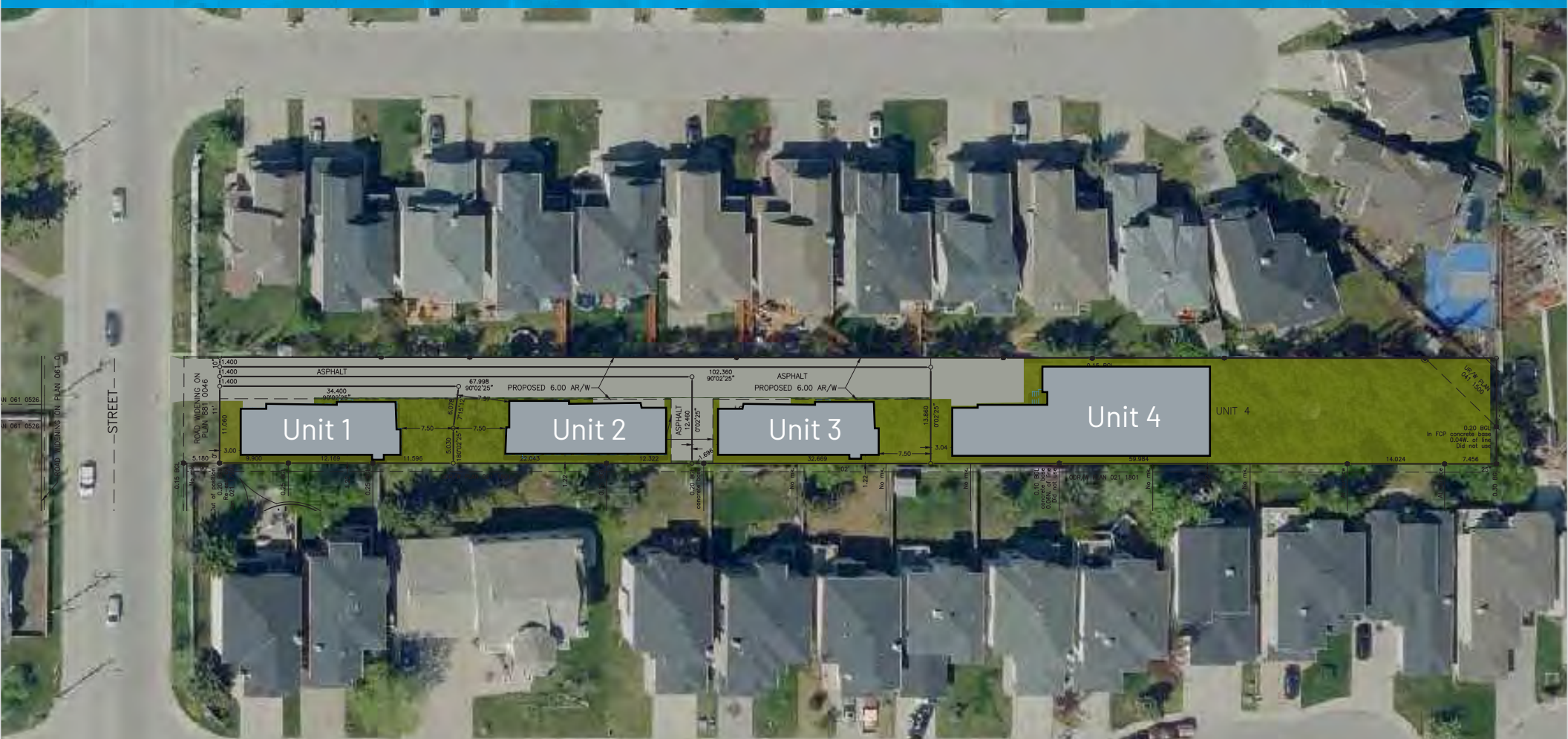
June 21, 4 pm



December 21, 2 pm



December 21, 4 pm



Thank you!

The project team will share the summary comments and information with stakeholders. If you have any questions, please reach out to the project engagement specialist:

Martha McClary

Engagement Specialist |
B&A Planning Group

✉ mmclary@bapg.ca

A grayscale photograph of a family of three walking through a field. The father is in the center, carrying a young child on his shoulders. The mother is to the right, looking towards the father and child. They are all smiling and appear to be enjoying their time outdoors. The background shows a line of trees under a clear sky.

Appendix B

West Springs Cougar Ridge Community
Association Letter



West Springs/Cougar Ridge Community Association

Ms. Vivian Barr
Planning, Development & Assessment
#8201, P.O. Box 2100
Station M
Calgary T2P 2M5

March 23, 2020

Re: SB2020-0029 Subdivision Application for 882 - 77th Street SW

Dear Ms. Barr,

Please find below our comments regarding the subdivision application SB2020-0029, for the property located at 882 - 77 St. SW, in the community of West Springs.

The WSCRCA has historically been opposed to any development on this anomalous segment of land because of negative impacts on many adjacent owners, preferring that a "land-swap" might have been arranged to convert it into a green space.

We now have a further reason for opposing this application for a four unit bare land condominium development: we believe that it effectively seeks the intervention of your office to **frustrate** rather than **execute** the clear will and intention of City of Calgary Council that the land may only be used as a single-family residence with a secondary suite. A close examination of the history of Council's approval of this parcel's current land use designation reveals that it was granted on the *implicit condition* that the use be limited to a single family residence with a secondary suite.

The applicant's express purpose for seeking the 2016 re-designation to R-1s (LOC2016-0218, Bylaw 312D2016) now relied upon, was "to add a **secondary suite** to a **single family home**": see page 7 of the CPC Report to Council for its December 5, 2016 meeting. In keeping with that, the applicant told Council that he was "proposing one home here" and confirmed ("That's right") when asked whether "at one point you were hoping for four homes on the site but you've settled on **one** in the end". The applicant told Council he was "not sure where I'd put **the** house at this point" or whether the secondary suite would be a basement suite, an above-grade garden suite or a garage suite. In a related "motion arising" Council effectively treated the matter as an application for approval of a single secondary suite and directed "Administration to refund the application costs incurred by the applicant for this Land Use Amendment" on the basis that its practice had been to waive secondary suite development permit fees in other land use contexts, a refund of the \$5000 secondary suite fee for a suite that the applicant does not apparently have any intention of developing.

This long and narrow property of an original panhandle acreage (15.23m X 183.78m) has had a long and concerning history of applications to the City. The land parcel to the south, which includes West Cedar Point SW, was rezoned in 2001. The CPC report for that application noted that attempts to incorporate the "panhandle" into the 2001 application were unsuccessful and indicated that the panhandle lot could be incorporated within a future application for the adjacent parcel to the *north*. However, in 2002, the application LOC2002-031, Bylaw 49Z2003, for West Cedar Place SW to the north of the parcel, did *not* incorporate the panhandle parcel in question. *Therefore, due to these unfortunate events the adjacent residents and the community are now left with a very undesirable piece of land that does not fit into the community fabric.*

At the WSCRCA Planning Committee meeting on February 25th, 2020, 21 residents, representing 16 of the 24 adjacent homes, attended and expressed grave concerns regarding the current application. The Westpark Residents Association has also contacted us regarding their concerns. These West Springs residents are very opposed to the possibility that a landowner could potentially be granted a *de facto* density increase through subdivision when this was not permitted by CPAG in 2016.

Suite 138, Unit 408, 917 - 85th St. SW,
Calgary, Alberta
T3H 5Z9
403.770.8585 www.wscr.ca



West Springs/Cougar Ridge Community Association

In addition to this central issue, the WSCRCA has concerns over the following technical aspects of this application:

1. **Property Setbacks:** Three of the four condominium units have frontage onto 77th St. SW of only 1.2m. This is insufficient to claim frontage on the main street of 77th for these three units. (Unit 1 has a frontage of 11.0m on to 77th St. SW.). Therefore, the three easterly units, front onto the "private condominium roadway" which then dictates the front and rear property lines. The Land Use Bylaw dictates that the front setbacks should be no less than 3m (Div 6, 455(b)) and the rear setbacks should be 7.5m or more (Section 457). Thus, three of the lots designed in this application do not conform to the Bylaws for the R-1s Land Use District.
2. **Fire Safety:** The current building code identifies that there must be a turn-around facility for any dead end portion of the access route more than 90 m long. It also stipulates (NBC 3.2.5.5 AE) that the principle entrance be located not less than 3m and not more than 15m from the closest portion of the access route. This parcel has a length of 183.78 m and therefore does not meet minimum fire code standards without providing a turn around.
3. **Nonconformity to the Municipal Development Plan:** the application does not fit in with the surrounding single family homes in that it does not "respect the character of the low-density residential areas", does not "complement the established character of the area". In addition, it is certainly against the requirement of: do "not create dramatic contrasts in the physical development pattern" (Section 2.3.2 (a) & (c)). Having the condominium units oriented at right angles to the existing homes and only 1.2 m from rear property lines, is significantly different from any other development in the WSCR community.
4. **Shadowing and impingement of sight lines** will be significant for existing residents to the north and south.
5. **Surface water drainage** is a concern as much of the property will be built on or paved, thus significantly increasing water runoff onto neighbouring properties.

In summary, due to the *extremely unusual circumstances* surrounding this application, the WSCRCA is strongly requesting that the City look for an *exceptional solution* that will require the applicant to conform to the original intent of the 2016 land use change. It is *imperative* that the decision for this application not be made solely by the file manager and Subdivision department. This application needs to be reviewed by a committee be it CPC, Urban Planning, or at the very least there needs to be a requirement for a Development Permit.

We strongly urge the City to undertake all steps necessary to ensure that the applicant not be permitted to subvert the clear intention of Council, deviate from the assurances given to Council and accomplish indirectly what the applicant was unable to achieve directly. In other words, superficial and mechanistic reliance upon the technical land designation would permit the applicant to frustrate the manifest intention of Council and create unjust and inequitable consequences for adjacent owners in the process..

Our comments are based on the application as presented. We reserve the right to comment on any changes that may occur from the current proposal or implications that may arise from the proposed application.

Regards,

Linda Nessel
Director
West Springs/Cougar Ridge Community Association

cc: **Jeff Davison**, Councillor Ward 6. Email: jeff.davison@calgary.ca
cc. **Naheed Nenshi**, Mayor of Calgary. Email: mayor@calgary.ca

Suite 138, Unit 408, 917 - 85th St. SW,
Calgary, Alberta
T3H 5Z9
403.770.8585 www.wscr.ca



Appendix C

House Dimensions

**Please note they are approximate dimensions and full building plans are still to be finalized.*



Unit 4 will be a compatible house size to homes in the area (+/- 3500 sq ft) - final dimensions to be confirmed (illustration shows +/-40' wide, 120' long)

*House footprints are conceptual until final housing plans are completed. All houses will meet the rules of the R-1S guidelines



Appendix D

City of Calgary DTR



March 12, 2020

MAIDMENT LAND SURVEYS LTD
#10, 141 Commercial Drive
Calgary, Alberta
T3Z 2A7

Dear Sir:

RE: Detailed Team Review (DTR)

Application Number: SB2020-0029

The Corporate Planning Applications Group (CPAG) has completed a detailed review of your subdivision proposal received on February 13, 2020, in order to evaluate the feasibility of the proposal and compliance with the Municipal Government Act, the Planning and Development Regulations, the Land Use Bylaw and applicable City of Calgary policies. Any variance from the above noted legislation, regulations, or policies will require further discussion and/or revision prior to a decision for approval or refusal by the City of Calgary on the proposed application.

Applicants are requested to contact the respective team members to resolve outstanding issues. Revisions to the proposed subdivision application should not be submitted until we are able to provide comments from all circulation referees.

Should you have any questions or concerns, please contact me at (403) 268-1468 or by email at vivian.barr@calgary.ca.

Sincerely,

Vivian Barr

VIVIAN BARR
Senior Planning Technician

cc: DEER TRAIL DEVELOPMENT INC.
46 WESTBURY PL SW
CALGARY, AB
T3H 5B6

P.O. Box 2100, Postal Station M
Calgary, Alberta, Canada, T2P 2M5, (403) 268-5311



Detailed Team Review 1 – Subdivision by Plan

Application Number: SB2020-0029
Map Section Number: 22W
Application Description: Bare Land Condominium
Land Use District: R-1s
Site Address: 882 77 ST SW
Existing Use: Vacant
Proposed Use: Bare Land Condominium
Related File: PE2018-00157 & LOC2016-0218
Community: WEST SPRINGS
Applicant: MAIDMENT LAND SURVEYS LTD – Brent Wilson
Date DTR Sent: March 12, 2020

CPAG Team:

Subdivision Services		
VIVIAN BARR	(403) 268-1468	vivian.barr@calgary.ca
Development Engineering		
ERIN WARD	(587) 215-7674	erin.ward@calgary.ca
Transportation		
FABIAN SNYDERS	(403) 268-5094	fabian.snyders@calgary.ca
Parks		
CURESHA MOODLEY	(403) 268-1396	curesha.moodley@calgary.ca

Prior to Decision Conditions

The following issues must be addressed by the Applicant through a written submission prior to the decision by the Subdivision Authority to approve or refuse the proposed subdivision application. Applicants are encouraged to contact the respective team members directly to discuss outstanding issues or alternatively request a meeting with the CPAG Team.

Subdivision Services:

- Unit 2 does not meet the minimum width requirement of the R-1s land use district. **Prior to decision**, submit a revised plan to demonstrate compliance with the land use bylaw. If our calculations are correct, the shortest side property line for Unit 2 is the "panhandle", which is 33.637m long vs the southerly property line, which is 34.365m long.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

(102) "parcel width" means the distance between the *side property lines* of a parcel measured at a right angle to the mid-point of the shortest *side property line*.

2. At this time, the Subdivision Authority is still reviewing the application and will therefore not recommend a decision until the prior to decision conditions have been satisfied.
3. Notification of this application has been circulated to the adjacent property owners. Several letters of objection have been received. An extension to March 24, for comments, has been granted to the community association and adjacent property owners.

The developer is encouraged to have a meeting with the community association & property owners prior to decision.

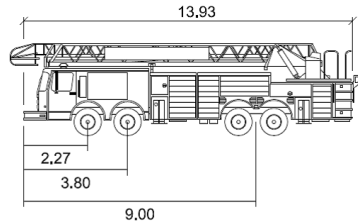
4. **Prior to decision**, review the circulation letter from Atco and demonstrate, to their satisfaction, where any proposed utility right-of-way, required to service the proposed bare land condominium, would be located.

Development Engineering:

5. **Prior to decision**, amend the plans to address the following conditions:

Fire – Primary Fire Access Road Design

- a. Indicate a minimum 6.0m wide fire access route.
Note: this is the minimum requirement for trucks to set up outriggers. Ensure there will be no encroachments into this access route (ie: stairs).
- b. Indicate the fire access route is designed to support a 38,556kg/85,000 lbs load. Indicate the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" x 24" area which corresponds to the outrigger pad size.



CFD_Bronto_Skylift

	meters
Width	: 2.57
Track	: 2.57
Lock to Lock Time	: 6.0
Steering Angle	: 47.5
Turning Radius	: 10.18

- c. Indicate no parking signs on both sides of the fire access route as the road width is less than 7.49m.

Utility Line Assignments

- a. Indicate and dimension all existing / proposed utility rights-of-way and / or easements on **all relevant** plans and details,

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- b. Indicate the location of the existing shallow utilities on **all relevant** plans and details, *Note: it appears that there is an ATCO service line entering the west side of the parcel.*

Waste & Recycling Services – General

- a. Provide details of the proposed waste collection facilities as information is not indicated on the plans.

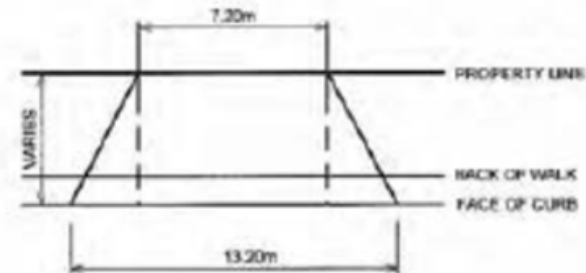
Waste & Recycling Services – Collection Vehicle Access

- a. Provide a scaled plan (1:200 / 1:300) indicating the vehicle sweep and turning movement for collection vehicles. Refer to the "Development Reviews: Design Standards for the Storage and Collection Waste" found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>
- b. Indicate that the maximum distance the collection vehicle will reverse is two truck lengths.
- c. Provide a minimum 5.0m vertical and horizontal clearance for vehicle access.
- d. Provide a City standard turnaround area or a looped route to allow the collection vehicle to both access and egress the site by driving forward.

6. **Prior to decision**, submit, for review, a preliminary servicing plan to Urban Development for review by Water Resources.

Transportation:

7. **Prior to decision**, amend the plans to provide a minimum 7.2m wide access right-of-way, which is required for two way vehicle traffic, as well as to accommodate for the vehicle back out maneuver from the proposed garages. Also, amend the vehicle swept paths to be a TAC large 4 door sedan ensuring at least 0.5m of clearance from all obstacles, and no more than 3 back and forth movements to enter and exit all the garages. Anything more than this is overly onerous.
8. At the time of Development, a standard 7.2m wide driveway with 3m wide flares will be required to access the site off 77 Street S.W. (See image below). Also, be aware that the flares are not permitted to cross lot lines without permission from the affected landowner. **Prior to decision**, amend the plans to confirm the direction that is to be taken, ensuring appropriate sight triangles for vehicle/ pedestrian safety are provided. Refer to the diagram below.



Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Conditions of Approval

The City of Calgary has the authority, granted by Section 656 of the Municipal Government Act to approve or refuse a subdivision application, subject to conditions outlined in Section 655 of the same Act.

The conditions listed below comprise the conditions of approval of the subdivision. These conditions will form the basis of the decision by the Subdivision Authority and can be appealed by the applicant to the Subdivision and Development Appeal Board.

The conditions that need to be addressed prior to the endorsement of the final instrument by the City and conditions that are to be addressed concurrent to the registration of the final instrument have been identified and listed first.

Prior to Endorsement Conditions

Subdivision Services:

- The existing buildings (sheds) shall be removed **prior to endorsement of the final instrument**.

Development Engineering:

- Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentsservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

- Restrictive covenants shall be registered **concurrent with the registration of the final instrument** on all lots adjacent to trapped lows with spill depths exceeding 0.3m. The Development Engineering Generalist will specify which lots require covenants **prior to endorsement of the final instrument**.
- Prior to endorsement of the final instrument**, ~~indicate~~ provide evidence that a registered access easement agreement is in place, which is required to permit the waste and recycling collection vehicle to travel through the adjacent lot.

Concurrent with Registration Conditions

Development Engineering:

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

- Execute and register on all affected titles, where required, a utility right-of-way plan and an accompanying ~~City of Calgary~~ General Utility Easement Agreement **concurrent with the registration of the final instrument**, which protects any proposed utilities in the subject parcel.

Transportation:

- Concurrent with the registration of the final instrument**, execute and register on title a 7.2m wide Access Easement Agreement with the City of Calgary over Lot 22, Block D, Plan 021 0368/future Units 1-4 (Servient Lands) in favour of 77 Street S.W. (Dominant Lands) for the purpose of parking, access & an access route for the waste & recycling collection vehicle (If required) to the storage facilities. The agreement and access right of way plan shall be approved by the Director, Transportation Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

Conditions of Approval

Subdivision Services:

- Relocation of any utilities shall be at the developer's expense and to the appropriate standards.

Development Engineering:

- Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
- Submit, for review, two (2) copies of the Erosion and Sediment Control (ESC) **report and/or drawings** to Urban Development for review by the Erosion Control Coordinator, Water Resources. Prior to submission of the ESC report and drawing(s), please contact the Erosion Control Coordinator, Water Resources at 268-2655 to discuss ESC requirements.

If the overall site size is less than 2 hectares (5 acres) (Only if the entire development proposed is over such size in area), only a drawing may be required for review. Please contact the Erosion Control Coordinator to discuss report and drawing requirements for these sites.

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared by a qualified consultant or certified professional specializing in ESC. For each stage of work where soil is disturbed or exposed, drawing(s) must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

Advisory Comments

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

The following advisory comments are provided by the City of Calgary as a courtesy to the applicant and property owner. These comments will not form the basis of the decision to approve or refuse the proposed subdivision application. They are simply provided for information purposes.

Subdivision Services:

18. Please review the circulation comments from:
 - Enmax, dated March 3, 2020;
 - Atco, dated February 28, 2020; and
 - Telus, dated February 20, 2020.
19. Easements #011 154 803 & 011 15 4804 should be discharged from the title, as they are no longer required.

Development Engineering:

20. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination must immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Sustainable Resource Development, the Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, the City's Environmental Risk & Liability group must be immediately notified (311).
21. The developer is responsible for ensuring that the environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.

The developer is responsible for ensuring that appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and the Alberta Health Services.

The developer is responsible for ensuring that the development conforms to any reviewed and accepted remedial action plan/risk management plans.

The developer is responsible for ensuring that all reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying and ensuring the property is developed in accordance to applicable environmental legislation.

The developer is responsible for ensuring that the development is in compliance with applicable environmental approvals (e.g. Alberta Environment and Sustainable Resources Development Approvals, Registrations, etc), Alberta Energy Regulatory approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

22. No overland drainage will be permitted to leave the plan area, except in conformance with the approved Stormwater Management Report. Overland drainage is to conform to the current edition of Alberta Environment's Stormwater Management Guidelines and The City of Calgary's Design Guidelines for Subdivision Servicing and Stormwater Management and Design Manual. The developer should evaluate the impact of the 1:100 year event on all major storm routes. Storage and/or acceptable conveyance for up to and including the 1:100 year event will be required.

Drainage control features are required at the back of laneless lots and where lots are adjacent to reserves and rights-of-way, unless otherwise permitted by Calgary Parks. Overland drainage easements and separate CCCs and FACs are required for all drainage features. Complete details of these features and "as-builts" of the same may be required to be provided and approved prior to issuance of CCCs.

23. **Prior to acceptance of any construction drawings in the plan area**, a Stormwater Management Report is required. The Stormwater Management Report is to illustrate the overall stormwater management plan for the entire plan area and should include areas upstream that currently drain to the area. Refer to Water Services' currently applied Stormwater Management and Design Manual for details.

Note: According to the approved West Springs Phase 1 Overland Drainage Analysis in 2003, storm can tie to manhole EX MH5 with UARR = 28.38 L/s/ha.

24. Water is available to connect from 77 St. SW.
25. Sanitary is available to connect from 77 St. SW. If the proposed density is over 55 persons per hectares or proposed sanitary flow is greater than 1 L/s, a sanitary servicing study is required.
26. Ensure all proposed private utilities within the subject site are protected with registered utility right-of-ways to the satisfaction of the utility owners.
27. As the subdivision currently has not met the standards in either the current City of Calgary standards – "Development Reviews: Design Standards for the Storage and Collection of Waste" or the current Waste and Recycling Bylaw, the development may not be eligible to receive collection service from The City of Calgary.
28. For questions and concerns regarding waste storage facilities, refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

Or

Contact the Waste & Recycling Services Specialist 403-268-8429 for further site specific details.

29. All financial obligations resolved under DA2001-0070 West Springs, Phase 1.

Transportation:

30. Transportation Planning recommends the applicant purchase the Road Widening plan #881 0046, as it is not required. A road closure and land use redesignation will be required.

West Cedar Pl SW

West Cedar Point SW

Kadri Land

WEST SPRINGS | SUBDIVISION APPLICATION