

Please keep this with your household documents, review it if you are planning a development, pass a copy on to your realtor if you are planning to sell. Thanks, - SAH Community Association

St. Andrew's Heights Development Expectations

This document identifies issues that residents, prospective residents and developers should take into account as they plan additions or new homes in St. Andrew's Heights. The intent is to create a positive, co-operative environment that recognizes the rights of all impacted parties in a re-development.

While St Andrew's Heights includes the Foothills Hospital, Foothills Village and other professional, commercial and multi-family residential properties; this discussion relates to the 405 R-1 lots that make up the core of the Community. Residents are very proud of this Community, we recognise and encourage re-development but we would like to preserve the values that make St Andrew's a special place.

The purpose of this document is to list and describe the community's expectations of the individuals planning residential development. The document emphasizes respect for the community context and the streetscape, as well as to preserve the overall fabric in this distinct community.

The City has by-laws and guidelines that apply to large areas of Calgary regardless of location or environment. These provide developers with the ability to build structures that may be legally acceptable but may not be in the best interests of this Community or your particular location. We are trying to create a straightforward and open process that respects both individual and community rights and fits St Andrew's Heights.

Philosophy

1. Every street, block and lot is unique; developments that may be acceptable on one lot may be inappropriate on another.
2. Developers (regardless of whether they are residents) should attempt to become familiar with the values of the community and consider the impact on immediate neighbors before planning a development.
3. Determine who will be impacted by your plans and talk to them *before* hiring an architect. Early communication creates an environment of cooperation, not confrontation.
4. Challenges at the Development Appeal Board are time consuming, expensive and divisive. Ideally we would like affected neighbours and the Community Association to be consulted and approve re-development plans before being submitted to City Hall.
5. Developers should help facilitate the process by providing a checklist showing their recognition of the issues and the steps they intend to take to mitigate any negative impact. The VP Planning and Planning Committee welcome the opportunity to discuss your plans and help develop win-win solutions.
6. Documentation of your discussions with neighbours will help to expedite the process.

Concerns

The Community Association carried out an extensive survey of Community residents in late 2003 to identify Community values and concerns regarding re-development. Further detail is contained in a background document obtainable from the Community Association or by contacting any member of the Planning Committee.

Factors that affect neighbours

The major concerns raised by residents included:

Construction that obstructs their view or access to natural light

Most residents have designed their homes to benefit from the view, natural light or solar heat in their home or yard. These people have rights that are just as important as the rights of those who wish to make a radical change. It is expected developers will identify the neighbours affected by the development plan and seek acceptable solutions. Environmentally sensitive designs such as tiered construction may be less intrusive than box-shaped designs. Other possibilities include lower rooflines, dormer windows or changing set backs to complement the existing streetscape.

Loss of privacy from windows or decks

Most people value the privacy of their backyards. New construction can destroy that pleasure. It is expected developers will talk to neighbours, create screening with vegetation and trellises or locate windows and decks to minimize their impact on neighbours.

Vegetation

Landscaping is an important part of any development. Retention of mature vegetation is encouraged where appropriate. If vegetation is to be removed we would like the developer to show what steps they will take to reduce the impact.

Garages

St. Andrew's house designs include a combination of back alley garages and front driveways. The City expects new development to use existing alleyways for vehicle access. The Community expects those planning developments needing front driveways or front garages will take into account the streetscape and design in a corresponding manner.

Property maintenance before, during and after construction

Unightly, hazardous properties create a negative impact on surrounding properties and their owners. The community expects that sidewalks will be shoveled, remaining gardens and lawns maintained, construction sites kept tidy and safe and debris removed promptly. Complete projects as expediently as possible. Always show you care - particularly when a property is under construction, vacant or rented.

General fit in the Community

Developers should note the design elements existing in the neighbourhood and exercise sensitivity to the streetscape. The City's "Infill Housing Design Guidelines" state: '...new residential development should respect the existing scale and massing of its immediate surroundings'. The expectation is developers will demonstrate how this respect is reflected in the development plan.

Consideration of the above issues in your development checklist will expedite the development process and should prove a positive experience to all concerned.

We look forward to welcoming you as neighbours in our wonderful community!

More Information

A background document is available on request.

**Prepared 18th March 2004 by the St Andrew's Heights Development Committee:
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