

Colin and Marilyn Outtrim
18 Bearspaw Terrace
Rocky View County,
T3L 2N7

Rocky View County Subdivision and Development Appeal Board,
262075 Rocky View Point, Rocky View County, Alberta, T4A 0X2

Att: Clerk of the SDAB

Submitted by email July 22, 2021 to sdab@rockyview.ca

Re: File no. 05607200; RDP20212040

Purpose of appeal:

The Applicant, Tricor Design Inc., (for owner Gurveer Randev) is requesting relaxation of the height restriction on the proposed construction of a residence at 24 Bearspaw Terrace (the property). This location is adjacent to our south property line.

- 1) The proposed footprint of this structure is located on the property in the most northerly and easterly portion of the parcel and, if built, will extend south and west from the necessary setbacks. Staking has been placed on the property that we can easily see.
- 2) The sight lines from my easterly and southerly window will be impacted by the structure if placed at this location.
- 3) Considerable land southward from this proposed location is available for repositioning the structure at a lower elevation and at a greater distance from our property line
- 4) In conversation with the property owner on or about July 15th he advised me that each level of the proposed structure has a 12 foot ceiling height and that the overall structure is three stories above ground on the south exposure. Based on this information:
 - a. Thus the height is composed of:
 - i. 36 feet or 10.97 meters of living space height.
 - ii. Allowing for floor trusses and a modest roof line an additional 10 feet or 3.05 meters.
 - iii. Total height to average ridge line is potentially 14 meters.
- 5) RVC regulations state a height for residential structures of 12 meters (per CD-129 Section 4.4.0 Maximum Requirements, Building Height)
- 6) Hence this application exceeds the newly revised maximum height requirement by approximately 2 meters.
- 7) If the structure is permitted to be built at the proposed location and at the proposed height our sight lines will be adversely impacted across approximately 45 degrees of our SE to SW view.

Suggestions to minimize the impact:

- 1) Lowering the proposed house to within the RVC guideline will reduce the impact of the structure. This can be achieved by initiating the following actions:
 - a. Moving the structure southward will result in a lower overall elevation which will have the effect of lowering the structure approximately 1.5 meters
 - b. relocating the proposed structure southward a distance of some 30-40 meters will narrow the angle of sight interruption.
 - c. Reducing the ceiling heights to 10 feet from 12 for some, or all, of the three floors of living space could result in a lower structural height by 4 to 6 feet or 1.1 to 1.2 meters.

This concludes our presentation of observations and suggestions.

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