

WESTCREEK
DEVELOPMENTS PROJECT

WHAT WE HEARD REPORT

September 2018 | Public Open House



Table of Contents



1.0 Background	1
2.0 Project Process	2
3.0 Open House Objectives	3
4.0 Open House Advertising	4
5.0 Open House by Numbers	5
6.0 Feedback Summary	6
7.0 Next Steps	13



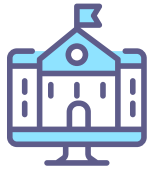
WHAT WE HEARD REPORT



September 2018 | Public Open House

On Tuesday, June 26, 2018, the WestCreek Developments Project team held a public open house at the Lake Chaparral Residents Association to introduce the project to surrounding communities, share a high level vision for the subject lands, answer questions and collect feedback.

Approximately **170 people** attended the event and **48 comment forms** were completed. Attendees viewed a series of information boards, spoke with and provided feedback to members of the project team, and filled out comment forms.

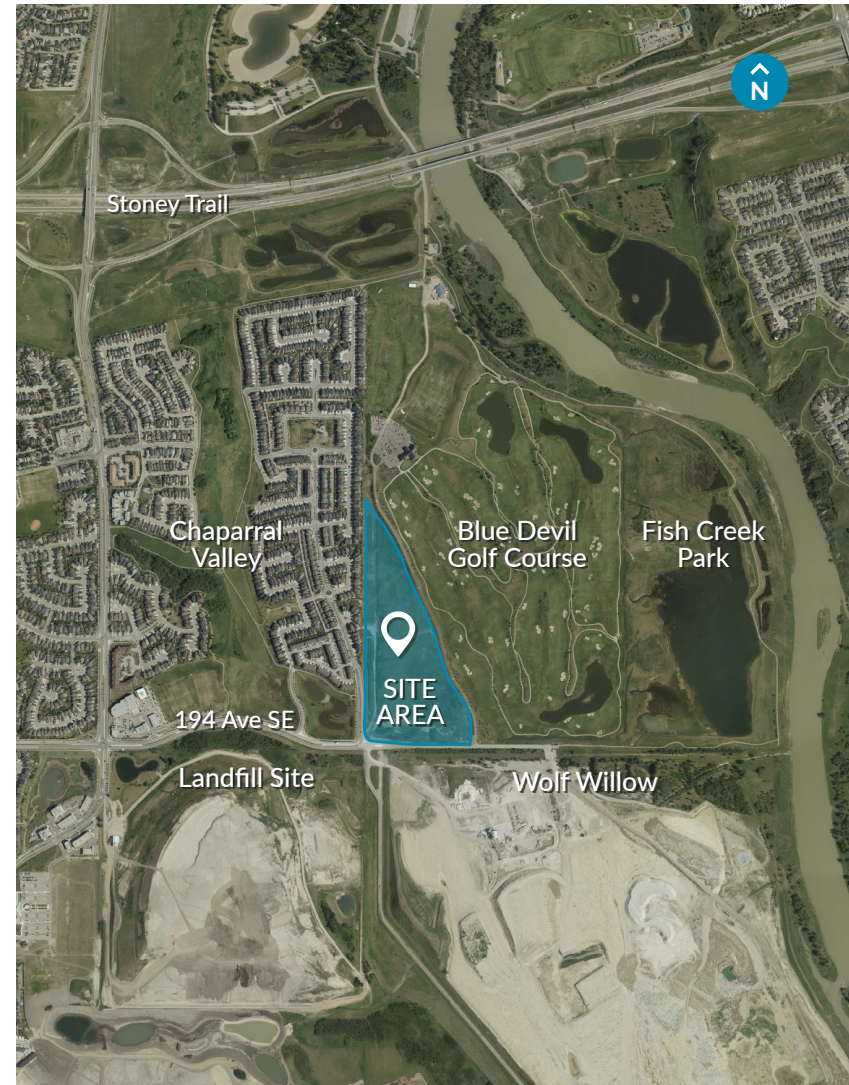


Background

Our vision is to develop the subject lands into a mixed-form residential neighbourhood that maintains the integrity of the existing built-form within the Chaparral Valley community, while being considerate of adjacent homeowners, community members and future developments in the area.

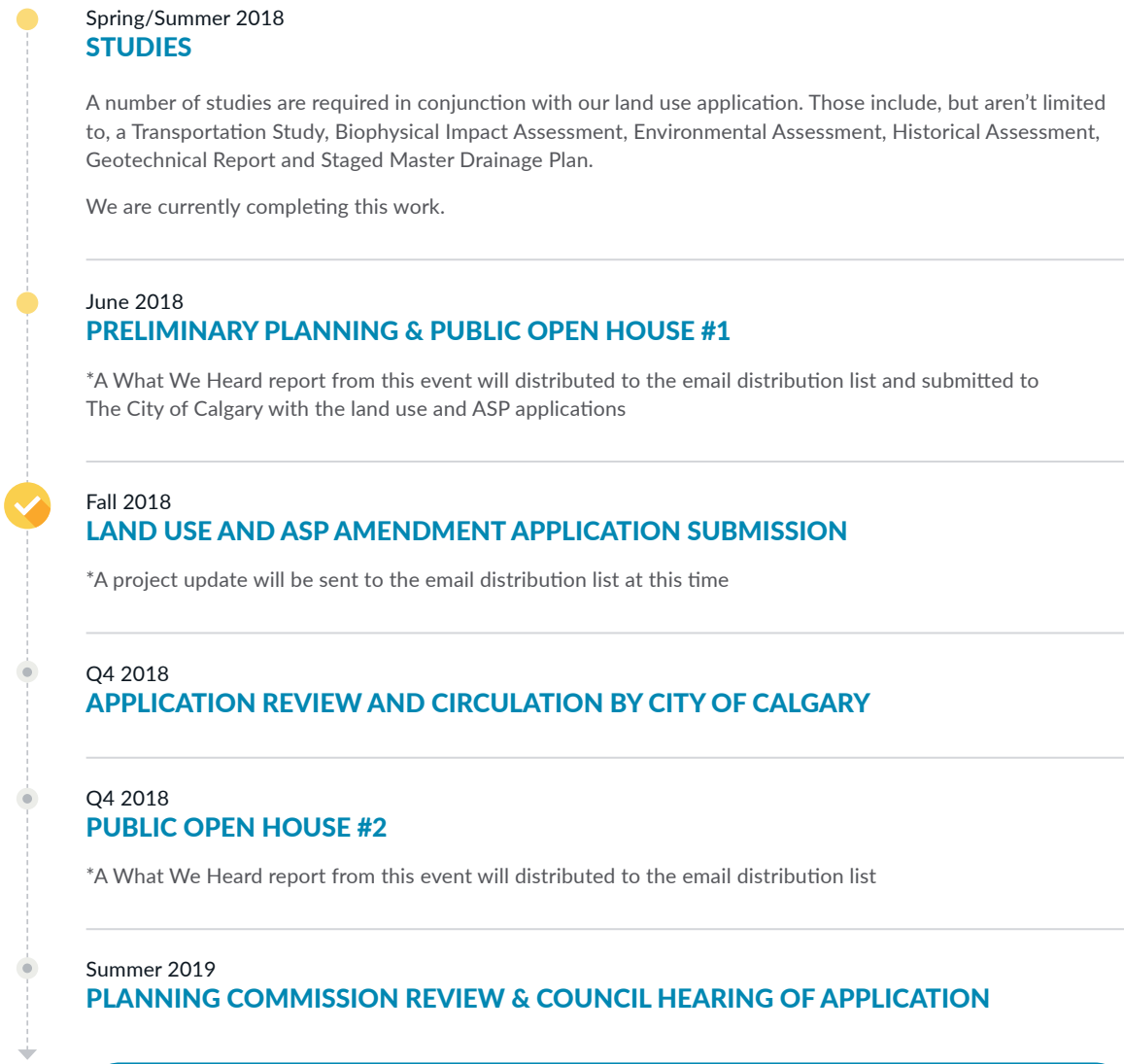
The subject lands are designated within the existing Chaparral Area Structure Plan (ASP) as “Private Recreation Facility (Golf Course)”.

WestCreek Developments is in the process of preparing an Outline Plan and Land Use Redesignation application, which would enable development on the lands if approved. This application, as well as an application to amend the Chaparral ASP, will be submitted to The City of Calgary. A number of background studies are required for the Outline Plan and Land Use Redesignation application, including a Transportation Study, Biophysical Impact Assessment, Environmental Assessment, Historical Assessment, Geotechnical Report and a Staged Master Drainage Plan.





Project Process



*We anticipate that The City of Calgary will coordinate additional public engagement opportunities to discuss the application for amending the ASP.



Open House Objective



The intent of the open house was to:



Share preliminary information about the future WestCreek Developments Project, our vision for the subject lands and the land use redesignation process.



Listen to comments and concerns.



Engage in thoughtful conversation.



Answer any questions.



Collect Feedback prior to submitting a land use redesignation application to the City of Calgary.

14 information boards were placed around the meeting room, outlining:

- Location and Context
- WestCreek Developments
- Policy Context
- Guiding Principles
- Proposed Project Metrics
- Project Vision
- Parks and Pathways
- Traffic and Access
- Project Process

To view the information boards that were presented at the open house, please email tbeynon@bapg.ca.

4.0 OPEN HOUSE ADVERTISING



Open House Advertising

Temporary Road Signs

were placed at two locations around the community from June 15 – June 26, 2018.

Letters

were hand-delivered to directly adjacent landowners on Thursday, June 7, 2018.

Postcard Invitations

were hand-delivered to all homes (850 printed) in Chaparral Valley on Thursday, June 14, 2018.

Information

was shared by the Chaparral Community Association, Lake Chaparral Residents Association and Councillor Peter Demong.



Temporary Road Signs



Open House by the Numbers

Approximately

170 Open House
Attendees

Approximately

90% Attendees
Live in Chaparral Valley

14 Information
Boards

48 Comment Forms
Completed

Approximately

300 Comments
Provided

106 Email List
Subscribers

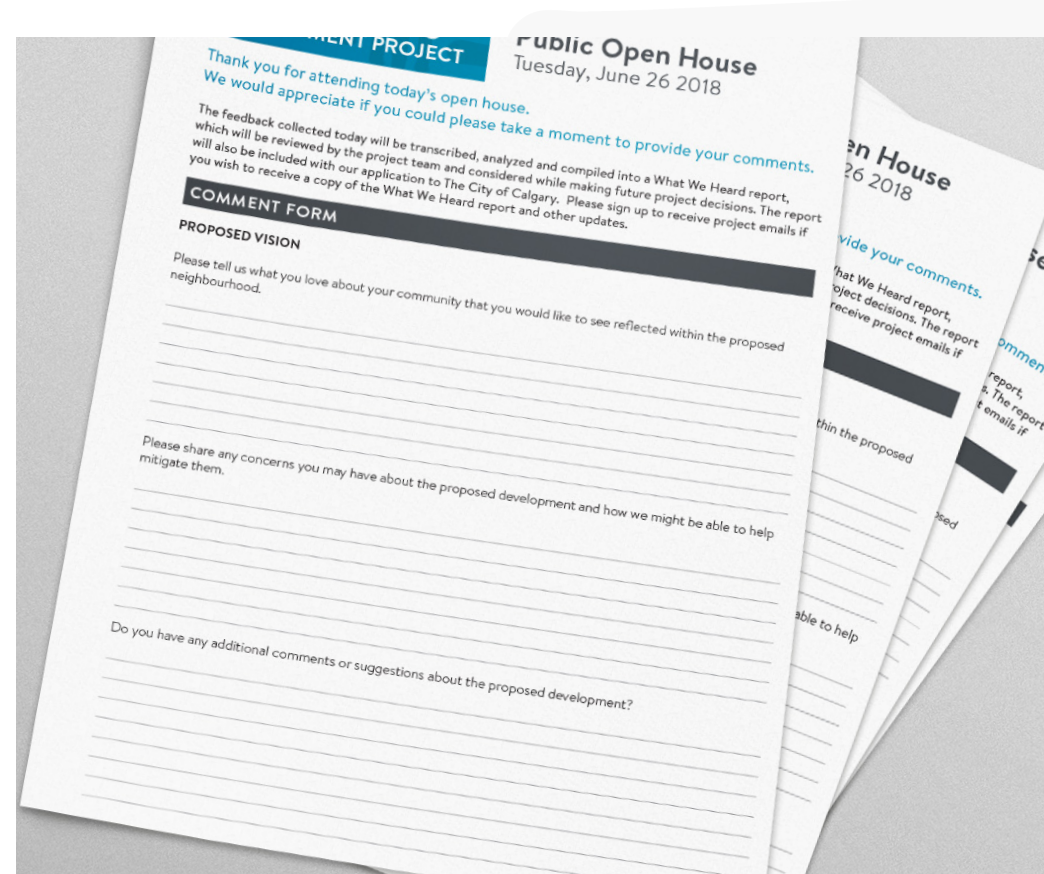
9 Phone
Inquiries

23 Email
Inquiries



Feedback Summary

The following is a list of themes that arose most frequently through face-to-face conversations at the open house, comment forms as well as email and phone correspondence. The project team has provided a response to each theme and will provide further updates at the time of submitting the land use redesignation application. A second open house will be held after comments are received from The City of Calgary regarding our application. This will enable us to share an updated concept and explain how feedback was used to influence the design submitted with the application.





Feedback Summary

Transportation/Traffic/Congestion/Emergency Access

Safety for residents of both Chaparral and Chaparral Valley in the case of an emergency or evacuation

Response: The safety of existing and future residents is the utmost concern of WestCreek Developments. The Plan must meet all City requirements in terms of access and egress. Once the project team submits a formal application, City Administration will review the plan to ensure it meets City requirements relating to emergency or evacuation services.

Concern for increased traffic congestion and additional traffic concerns in the area

Response: A transportation study will be completed as per The City of Calgary's requirements to determine:

- Upgrades required to the transportation system as a result of the proposed development; and
- Pedestrian and bicycle infrastructure required within and surrounding the proposed development.

The City of Calgary will provide further direction regarding access and traffic upon reviewing the application.

As part of the Wolf Willow application, 210 Avenue SE will be constructed prior to the approval of any tentative plans or development permit that propose the potential for 600 residential units or more within Wolf Willow. This construction will be executed by the Wolf Willow project.

Concern over the limited bus / BRT services in the area and increasing demand in the future

Response: Generally, transit service is related to the population density of any given area and may only be possible once a specific population threshold warrants the efficient provision of transit service. Development of the subject site, in addition to Wolf Willow, will increase the potential for effective and efficient transit service in the area.



Feedback Summary

Size/Density/Built From

Concern for impact of high-density housing and recommend maintaining 5-7 units per acre (UPA)

Response: The application will align with the City of Calgary's Municipal Development Plan and will illustrate a minimum density of 8 units per gross developable residential acre within the subject site.

Enjoy the small, quiet, low-density, family-friendly neighbourhood that currently exists

Response: The Project Team is proposing a development that maintains the integrity of the existing built-form and family-friendly nature of Chaparral Valley.

Concerns about a large multi-family building – do not want a high rise or condos

Response: High rise condominiums are not appropriate within this project from a planning perspective. The plan area may include a variety of housing types such as single-detached, semi-detached and townhouse products in order to accommodate individuals from a variety of lifecycle stages. Any condominiums proposed for the site will be in a mid-rise format and placed in a suitable location within the subject site.

*Feedback Summary***Open Space/Green Space/
Pathways****Community values the existing open space/
green space and concern about the reduction
in this space**

Response: We understand that the subject lands are currently enjoyed by the community as an open space. We are in the process of refining a concept for the land and determining a configuration for the site that considers City regulations, site size, dimensions, layout and technical constraints. We will provide an update to the community at the time of submitting the Outline Plan and Land Use Redesignation applications. Please note that although Municipal Reserve (MR) is not a requirement within this project, as per the project email update, WestCreek Developments is looking to incorporate open space into the plan area.

*Feedback Summary***Impacts to Adjacent Homeowners****Proximity to current homes, obstruction of views,
decrease in property value**

Response: We understand the sensitivity surrounding this proposed development and are committed to engaging and communicating with the community to understand concerns, while being mindful of potential impacts to adjacent landowners.



Feedback Summary

Flooding/Drainage

High water table in the valley and concern about further impacts due to this development

Response: We are working with technical experts to determine any impacts to the water table and potential storm water systems, which will account for run-off from the site as well as run-off from adjacent lands. On the west side of this project, where the site abuts adjacent lots, no run-off will be allowed to leave our site. A swale along the property line would be designed to intercept run-off from our site and convey it back to an internal storm pond. This swale would also be designed to accept run-off from Chaparral Valley so that no water flow is restricted or ponding created.

Where will stormwater go?

Response: Stormwater within, and running onto our site, will be managed in full by the storm system to be installed as part of the site's development. Stormwater will be conveyed overland via roads and swales throughout the site and will then be picked up by catch basins which connect to the underground storm pipe system. The pipe system will then convey the water to a storm pond within the development that will treat the water to remove sediment and control the volume released downstream. From the pond, the water will then be released to another pipe and will be conveyed to the downstream watercourse.

Concerns with the subject lands being located within the flood fringe

Response: Development of land within the Flood Fringe is acceptable within the City of Calgary providing certain design criteria are followed. This development will be designed in accordance with the applicable guidelines for development within the Flood Fringe to ensure that impacts of future floods are reasonably mitigated.



Feedback Summary

Impact to Wildlife that Frequent the Area

Concern about impact to the wildlife that frequent the area

Response: A number of studies are required in conjunction with our land use application. Those include a Biophysical Impact Assessment and an Environmental Site Assessment, which are currently being completed. These studies inventory any potential wetlands, vegetation communities, rare plants, noxious weeds, wildlife habitat, historical land uses, and environmentally significant areas that may be present.

WestCreek Developments is committed to following all municipal, Provincial and Federal requirements for environmental studies and mitigation measures.



Feedback Summary

Increase in Crime

Concerns about increase in crime with a larger population

Response: We anticipate a similar demographic to be attracted to the proposed neighbourhood, as what currently lives in Chaparral Valley – due to the thoughtful community design and housing types. The Plan Area will include, and be evaluated on, the inclusion of Crime Prevention Through Environmental Design (CPTED) principles. Essentially, CPTED enhances safety by creating a physical environment that encourages activity and social interaction.

For more information please visit: <http://www.calgary.ca/cps/Pages/Community-programs-and-resources/Crime-prevention/Crime-Prevention-Through-Environmental-Design.aspx>



Feedback Summary

Construction Impacts

Increased traffic during construction, dirt and noise due to infill

Response: We are very early on in the process and do not have an anticipated timeline for construction, however at that time (pending application approval), construction-related impacts to adjacent communities will be mitigated as per City of Calgary regulations



Feedback Summary

Lack of Schools

Concerns about the lack of existing schools for future communities and development

Response: Once the project team submits a formal application, City Administration will circulate it to both the Calgary Separate School Board (CSSB) and the Calgary Board of Education (CBE) who will have a chance to comment. Any issues relating to residents perceived lack of schools will be noted in the early stages.

Currently, the Project Team understands that there is sufficient capacity within both school systems to accommodate the potential for any additional supply of students as a result of this development. Wolf Willow will have a CCSD K-6 school as well as a CBE K-9 school.



Next Steps

- The project team has reviewed the feedback received to-date and is considering this input while producing the ASP amendment, as well as the Outline Plan and Land Use Redesignation application.
- The What We Heard report will also be submitted to The City of Calgary with the application, which we anticipate to submit in Fall 2018.
- We will send an email update at the time of submitting the application, which will provide a summary of the updated concept.
- A second open house will be held in late 2018 to share the updated concept and collect additional feedback.





Contact Information

Tamille Beynon

tbeynon@bapg.ca | 403-692-5234

If you have any questions or further comments regarding this project, please contact **Tamille Beynon**, *Engagement and Communications Specialist*.

WHAT WE HEARD REPORT