

Project overview

The City of Calgary received an application to redesignate (rezone) an area of land in the community of Cougar Ridge. The applicant is seeking to redesignate 1.2 hectares of land located at 35 Coulee Way S.W., from low-density single-family (R-1) to low-density multi-family (M-1) to accommodate a comprehensive townhouse development.

If City Council chooses to approve the proposal, the *East Springbank Area Structure Plan – Appendix 5* would need to be amended. The City is conducting a thorough review of the application, exploring which policies of the plan would need to be amended if Council approves the application, and determining how best to amend them.

Engagement overview

Public engagement for this project included the following activities:

- Public open house
- Engage Portal page

What we asked

The City hosted a public open house for this application on Monday, April 24, 2017, at the West Springs Free Methodist Church. The purpose of this session was to provide members of the public with an opportunity to learn more about the application, have questions answered by City staff, and obtain their feedback regarding the application.

In addition to providing information regarding the application, The City provided stakeholders with the following opportunities for input:

- **Key Area Prioritization:** We provided stakeholders with five key areas we believed would be of interest or concern to the community, and asked that they select their top three priorities. The key areas included maximum number of units, different building types allowed, maximum height, traffic, and location of park space.
- **Issues and Concerns:** Stakeholders were asked to write any issues or concerns they had with the application on post-it notes and stick them to a comment board.
- **What would you change:** Stakeholders were asked to write on post-it notes their ideas on how to improve the application to address their issues and concerns, and stick them to a comment board.

Along with the public open house, we created an Engage Portal page for this application. This page included similar information and engagement activities to what was available at the public open house. Feedback opportunities on the Engage Portal page were open from April 24 to May 8, 2017.



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What we heard

Of the key areas above, the top three priorities identified by the community were:

- Maximum number of units,
- Traffic, and
- Different building types allowed.

Specific concerns identified by stakeholders included:

- Traffic in the area is already bad, and this application would increase congestion.
- Developments other than single-family homes would negatively impact the feel of the community, and are not in keeping with the expectations of homeowners when they bought in the area.
- The application may negatively impact property values in Coulee Way.
- The proposed land use could allow for a much larger development than what is being proposed by the applicant.
- Increased density and resulting traffic increases may be a safety risk for children in the area.

As mentioned above, stakeholders were asked to provide their ideas as to how the application could be changed to address their issues and concerns. Suggestions included:

- Do not change current land use.
- Change land use to allow for smaller single family homes.
- Build fewer, larger units that are similar in style and price to surrounding single family homes.
- Ensure traffic is not negatively impacted by increased density.
- Maintain safety and space for children to play.
- Consider a mixed use building with park space or a commercial component.

For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.

For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.



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Next steps

The City reviewed the feedback received through the in-person and online public engagement activities, which was used to help inform the review of the application. We are now reviewing an amended application submitted June 2, 2017, to determine if the concerns outlined by The City and the public have been addressed. If The City is satisfied with the amended plans, the application will proceed to Calgary Planning Commission and then to City Council for a decision. Currently, the applicant is targeting a date in July for Calgary Planning Commission and September for a Public Hearing of City Council. You can still get involved by submitting your written comments to City Administration or members of Council, and by attending the Public Hearing of Council.

Project information, key dates and details about how to participate in the Public Hearing will be posted to calgary.ca/couleeway.

Summary of Input

Key Area Prioritization

Key Area	Open House	Online	TOTAL
Maximum number of units	60	10	70
Traffic	55	10	65
Different building types allowed	41	6	47
Maximum height	25	3	28
Location of park space	10	3	13

Open House and Online Engagement – Key Themes

The following table provides a summary of the key themes we heard during Phase 1 of the Project engagement program. Please see the [Verbatim Comments](#) for further details.

Theme	Detailed Description
Maximum number of units	Stakeholders expressed concern regarding the maximum allowable units under the proposed land use. Stakeholders indicated they would be more comfortable with closer to 30 units in the project area.
Traffic	Stakeholders were worried about traffic impacts to Coulee Way, especially given congestion due to drop off and pick up at the adjacent school, as well as the school's proposal to relocate its parking lot. Stakeholders were also concerned about cumulative impacts to traffic in the area from this application, West District, and other developments in the area.
Schools	Stakeholders indicated that additional density would put a further strain on schools in the area, which are already at capacity.
No change	Stakeholders said that they did not want any change in land use for this site.
Procedural fairness	Stakeholders expressed frustration regarding the ability of the land use application to move ahead, and the potential for the applicant to not have to adhere to the same stringent design and architectural controls put in place when the surrounding estate homes were developed.
Community feel	Area residents indicated that they purchased their homes around Coulee Way with the expectation that development would only be single family homes, and that the proposed development would ruin the feel of the community. In addition, residents of the estate home development indicated they are a tight-knit community, and that the proposed development would be to the detriment of this neighbourly feel.
Safety	Stakeholders were concerned that increases in traffic would create a safety hazard for children and pedestrian in the area.

Verbatim Comments

Open House – What are your issues or concerns with this application?

- Schools for area
- Height will be issue
- Pond and park space
- Have 1 or 2 bedroom places
- R1 to maintain community architecture (building type)
- No parking
- Traffic will be a disaster
- Traffic, safety for children, too crowded parking areas
- Decrease in property value, increased traffic - already difficult to get on Old Banff Coach Road
- Against city planning policies of respecting existing character of the community. Safety concerns on how busy the area will be,
- R1 to maintain property values (max units)
- R-1 zoning should remain
- Developer sent report with poor understanding of zoning at purchase. Hard to discuss with someone who knows little. Good strategy!
- Current property values/homes are worth \$1MM+. High density homes don't seem to find the neighbourhood.
- Developer claims he didn't know the zoning was R1
- Join the Cougar Ridge Residents Association
- Devaluing properties in the area. Start developing roads first to get off the hill before adding houses.
- Key concern is impact to property values
- Traffic, intersection of Coulee Way and Old Banff Coach Rd - lights required
- Use of park land on Paskapoo Slopes Land. Pedestrian traffic along our property at [personally identifying information removed].
- City planner communication with other City of Calgary personnel, community
- R-1 smaller houses- m 32 units
- Changing of zoning should not be considered at all
- Concerned about safety. My children go to CFIS ?????
- The area is too small for such a high density development
- Traffic, traffic, traffic, quadruple
- Access to Old Banff Coach Road very concerning with pop density in the neighborhood
- Property value will be detrimental to us! This is our biggest investment.
- Selfish, money hungry decision by developed with no consideration for the community.
- Experienced developer knows how to move this through for maximum \$\$\$.
- Remain R-1. Under 32 units is fine.

- On conceptual design, bus stops are shown. Are the buses expected to do u-turns at the end of Coulee Way. Ridiculous!
- Safety of our children
- Bought land specifically for R-1 zoning
- Traffic congestion
- I would like this site to be allocated for the purpose of its original plan ie R-1.
- Too much traffic
- M-1 development doesn't provide adequate parking.
- Stick to original ASP because people bought having to be in keeping with area.
- You will have to put a light at Coulee Way and Old Banff Trail, that might slow down traffic.
- Stay with R-1 zoning
- Value of land
- R-1 is R-1 not M-1
- Traffic is already a problem to Bow
- R-1 zoning is what we wanted and still do
- Traffic volume is already heavy
- Traffic, parking, safety, environment, would like R-1
- Sell each unit for less than we bought our lot alone? Not congruent.
- We bought in this area because it was zoned R-1.
- Concerned with cumulative impact of multi-residential applications on area.
- Concerned about changing the personality of our community.
- Would like original R-1 designation for the land. Fits better with existing area.
- Gondola to Foothills to mitigate traffic?
- Park space on Coulee Way yet to be developed. Park space on proposed development is a misnomer.
- Density should fit in with estate homes in the area. Need to address foot & vehicle traffic in this community.
- This is a distinct sub community. People bought these for single-house-feel.
- Value of property will be affected. Traffic flow already congested on Old Banff & Coulee Way. Water, sewer & water pressure problems.
- Will commercial be on 1st level of development?
- City changing its zoning is unfair to home owners
- Traffic safety concerns
- Should remain R-1. Traffic issues already a problem. Property value.
- Transparency re rationale for proposed change - is it about \$\$ for developer or true needs of community
- Safety of school children at Calgary French School
- If M1 status granted, what is to stop 180 units? Emphasis on 50 sounds like "foot in the door" - make developer commit

- Outflow of vehicles on Coulee Way from development and CFIS proposed parking lot
- Single family homes will depreciate in value. Traffic will be excessive. Population density too high.
- What about utilities (sewage/water)? Are deals being done with church or school?
- Character of Coulee Way will change - we have a close street community.
- Eventually would be too many lights
- Traffic is already a problem out the exit of the community (safety concern)
- West district ?? Changed once city approved land use zone change. What will we really end up with in our backyards?
- Consider how entire traffic flow along Old Banff Coach Road. How many lights?
- Decreased property value
- Inconsistent with community development. We have estate contracts yet M1 zoning very inconsistent.
- Lack of infrastructure to support such a large development.
- Drastic incr in # of units in relatively small area
- R-2 does not comply with original zoning for the area.
- Any change to R1 is not in keeping with community
- Do not want city riding roughshod over Cougar Ridge residents
- What compensation will be provided or reduction in taxes
- Developer should build as zoned
- Concerned by change from single family homes
- Land purchase took place in the knowledge that land use was R1 single family
- City did not provide renderings that show 3 storey developments
- City has not disclosed that once this is passed 185 units could be built
- Loss of green space and access to trails
- Feasibility of construction to build that units would be nightmare
- City also can develop on green space Coulee Way
- We need infrastructure, schools, community centres in line with census
- Our property values will go down
- Unsafe traffic conditions on to OBC
- What is the developer doing for our community?
- Should remain R1! Traffic, schools, property value
- Traffic exiting Coulee Way onto Old Banff Coach Rd already gets backed up at peak hours. This development would make it unbarable
- It is already difficult at times to exit Coulee Way
- We should be told/shown highest to largest # of development, not the minimum. We could get much more than advertised.
- Too much traffic passing through to the CFIS School
- The major concern is changing the value & personality of the community. Devalues property.
- Traffic to Bow already horrendous

- M-1 does not fit with existing neighborhood. All single dwelling currently.
- Construction of this magnitude not possible in this small area.
- Property devalued for those that bought with zoning
- Traffic nightmare for residents
- Ability to get to work (Children's Hospital) in reasonable time. Traffic is bad enough!
- There is only one road in and out
- Too much traffic w/ multi-home development
- Traffic would be unmanageable. Esp Old Banff Coach Road.
- Significant increase in density not welcome. Traffic on to OBCR is already an issue.
- Loss/lack of park space.
- Providing a mail out showing 65 units when M1 zoning entitles the developer to build 182 is dishonest.
- More density = worse traffic and perceived loss in property value
- The concern is changing the community from what attracted us and the traffic will be too much
- M1 zoning will not fit in this communities dynamics. Keep as R1.
- Since when do condos mix with estate property? Big concern for we/us.
- Concerned that M1 allows for a 4 story apartment. Way too high and dense
- Developer statements suggest either poor understanding or truth-telling issues. Why not send someone who can represent?
- The # of units too high
- Concerned with increase in population and safety for children in area.
- The subject lot was sold as R-1 that the buyer was fully aware of. The area now comes to fully ??.
- Why the buyer want to change it now!
- Too much traffic
- This area is designed to be estate housing only. Multi-family units are not really estate type property
- Not enough school. Traffic is bad already. Not fair to the owners of million dollar houses in the area.
- Transparency between relationship/communication between city planner to developer

Open House – How would you change the proposed application to better fit your community?

- Current owners had to invest a lot to keep up w/ the area. This should be the same.
- Traffic should be minimal
- Community centre would help. Community cohesion.
- Needs to be efficient for traffic flow.
- I'd be happy w 30 R-1 homes
- R1. Max 30 units.
- R1 with architectural control to fit the neighborhood
- Original zoning should be honored as estate homes
- Should be zoned R1 and stay that way

- Keep as single family no need to change
- If zoning is changed to M1 concerns for traffic volume & safety would be made an issue.
- Stay with R1 no change
- 3-5 houses per acre
- City should have been upfront when they sold the land originally
- Do not change from single family as original zoning
- Canada/Calgary has a problem with people knowing their neighbours. We have overcome this on Coulee Way. 50-180 units will destroy this.
- Traffic should not be busier than it already is
- Stipulate a max density around 60 units, and have them be bigger to fit with surrounding area.
- Is Cidex going to protect our property values?
- It should be only R1 zoned houses. No multi family ??? Reduce the traffic
- Honesty - what could fall under M1 zoning has been understated - why believe developer plans?
- Honour original zoning at time of estate development
- Keep it as a R-1
- Maintain original zoning of R1. All luxury single family homes.
- Devalued properties, ??? Investment made for retirement
- Not having backyards & fences along Coulee Way
- Maintain safety and space to play for children
- Put a development that is consistent with what was envisioned when homes of area were sold
- Same price of homes = same feel

Online – Maximum number of units, why is this important to you?

- I paid for a single family development area; keep it that way, nothing else will fit in to the Coulee Way Estates. Thank you so much..
- Great spot for multifamily housing.
- M-1 Land Use designation allows for too many units for this area. It is vastly different from the singled detached houses in this estate neighbourhood. Although this is a good area for an increase in density as it is close to transit and schools, residents are correctly concerned about a decrease in their property values & a huge increase in traffic
- I live in in an R1 zoned area for a reason; to avoid high density! PERIOD END OF STORY I could have chosen to live else where if I felt my lifestyle would accommodate row housing or duplexes.
- This is an R1 area of the city I ran away from an rc2 neighborhood because of all the duplexes and infills going up only to end up smack dab in the middle of another god awful multi family development. Enough is enough city council!!! Put you self in my shoes I can't keep moving to run away from high density!!!!!!!
- I purchased property in this area for the status of living in an estate area of the city with single family homes and less congestion for my family and the ability to move freely in the community, if density was to increase 3 fold it will not be the same enjoyment of the location that I originally paid top dollar for only to be depreciated.

- To avoid over density, needs to be planned with all other factors of a sustainable community.
- Parking and traffic congestion.

Online – Different building types allowed, why is this important to you?

- Allowing a 3-4 storey apartment/condo building would be too vastly different from the surrounding 'estate' homes. All these home owners on Coulee Way bought there for the quiet low density neighbourhood. Even having row houses right along Coulee Way will not fit in.
- We purchased our property on the basis of R1 in the subject area, and I fear that the rezoning will reduce my property value in addition to parking and traffic congestion, especially with the proposed CFIS parking lot using Coulee Way.
- This is an estate area of Cougar Ridge with million dollar homes with lots of green space and yards to take away from looking at mass housing. It is a niche area and should be reflective of an estate area that I have paid high taxes for years. This development is at the front of our community and it'll be the first thing people see upon entering.
- Not many commercial buildings are in the area and a commercial building or a small store/shop could be a better idea
- If I wanted to live in an area with town homes, condos or apartments I would not have chosen to live in an estate area of Calgary paying high taxes and enjoying the monotony of single family housing. Leave it as it is R1

Online – Maximum height, why is this important to you?

- Units are overlooking school playing fields. Concerned about privacy of children and loss of natural light due to shadows.
- There would always be darkness in the evening and at night on coulee pk and at coulee view. A tall building would keep it dark at night.
- Are you kidding me here, allowing an increase to height in our sensitive area, where we had to jump through rings of fire to get developer and permit approval, I could not build my dream house because it would have been too high, now you want to change that. Forget it!!! Thank you so much...

Online – Traffic, why is this important to you?

- We have young children, who walk back and forth to school, local traffic will increase substantially; furthermore construction traffic will also make this trek a dangerous route for the school population. My wife and I walk everyday and enjoy the quiet this community provides, more housing equals more noise and reduced enjoyment for my family.
- Transit options in the area of West springs, south on 73rd Street does not have any transit buses & there are already 200 more homes being developed at this time. This would add too much traffic onto Old Banff Coach Road and eventually Bow Trail into downtown which is already congested and slow in rush hour. Need to look at bypasses at intersection
- The streets adjoining Coulee Way are already congested resulting in people parking on Coulee Way, and the parking plan accompanying the rezoning information appears very inadequate. Traffic

exiting Coulee Way is also quite congested already at peak times for people turning East onto Old Banff Coach Road.

- When Cougar Ridge was originally being built, I was told the collector roads would get wide-outside-lanes with bike stencils. This never happened. These days, at least a bike-lane (or cycletrack) would be appropriate on heavily-used Old Banff Coach Road.
- 77th St SW and Old Banff Coach road is already heavily congested in the morning during school drop-off.
- Are you serious here, taking away our quiet street with more traffic, just forget about it. Thank you so very much..
- 73rd street would become a more major road which could further disturb wildlife such as deer and coyotes in the area of the development and in the nearby forest.
- I chose to live in an R1 zoned area to avoid the congestion and traffic associated with high density development. If I felt I could live with congestion I would have lived in an inner city house.
- Traffic exiting onto Old Banff Coach road at peak hours is already slow. Adding up to 148 plus additional cars exiting would create a traffic nightmare on this street. Especially with only one exit. This street will also likely become a parking magnet for people driving in to use the Paskapoo Slopes as there is an access point across the street.

Online – Location of park space, why is this important to you?

- Need more parks and amenities to support this growth including schools.
- Park space should be placed between building and school playing field to create a larger setback and reduce the impact of shadows.

Online – How would you change the proposed application to better fit your community?

- I feel the area needs to and must remain as a premier upscale estate community with R1 zoning and architectural controls to reflect the current development. Any other construction is wrong and should not be considered by the authority. Will be more than happy to take this proposal to the courts if approved and I know I speak for all our neighbors on Coulee Way, Coulee Park, Coulee Lane and Coulee View, we are a tight group and we will stand together to oppose this proposal. Thank you..
- EASY; forgot about the application and leave Coulee Way as is, and build estate homes to reflect the current state of our community. Thanks again...
- Would be nice to see a mixed use component.
- A park space, commercial store or lower density houses would do better for the neighbourhood.
- Allow for a Land Use change to a lower density, like M-G or R-1N. It would be better to have a lower density fronting onto Coulee Way eg narrow lot single detached homes, then allow increased density behind/west. Please require the units to be slope adaptive to fit the natural slope of the land. Require the units along Coulee Way to front onto the street. All units should fit the architecture of the surrounding houses: similar colours, stucco and stone on the exteriors. Traffic light at OBCR.
- If anything, they can reduce the size of the lots and instead of building 22 homes they can apply to build 30 homes under the R1 guidelines just like every body else has done in this area and self



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govern their development with strict architectural controls to maintain consistency and the integrity of the street. Anything else will not be acceptable by me our community.

- I would take this proposal and through it in the shredder, it has no place in my community!!!
- Not approve the multi-family and keep it as single family with green space
- Leave the zoning unchanged as R1.

Online – Do you have any other issues or concerns with this application?

- I spent lots of money on my home to make sure I'm not living near any row houses, condo's, town houses, apartments, starter houses etc. This application is a slap to the current owners who invested hard earned dollars to live in a premier area of Calgary only to see our investment decrease due to this application. Again this site is front and center of our community and will be the first thing visible upon entering our showcase community, reducing the grandeur of Coulee Way Estates! NO CHANGES!!
- No
- No, I do not have any other concerns
- It would not be attractive to, nor would it fit in with, the surrounding houses, to have a fence line, and the backs of houses, along Coulee Way. Please do not allow this to be a self contained, high density area separate from the rest of the neighbours. Units must fit the architecture of the surrounding street. See [personally identifying information removed] Aspen for attractive townhomes fitting in with surrounding single family homes.
- Yes I vehemently oppose such a change to the zoning and will take this to appeal and the court if need be.
- Density concerns
- Transitions from one area to the next should be gradual: an estate home area should only be adjacent to an R1 area, not multi-family. Also the City as a whole has an unusually large portion of multi-family unit vacancies: normally there are around 40% of listing multi-family while the current proportion is 60%.