

Community Open House Summary - 2018 September 19

OPEN HOUSE

WHEN: SEPTEMBER 19, 2018 AT 7:00PM

**WHERE: WESTGATE COMMUNITY HALL
4943 - 8 AVENUE SW**

**PROPOSED REDESIGNATION OF
1703, 1707 & 1711 - 47 STREET SW**



Rick Balbi Architect Ltd.
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OPEN HOUSE

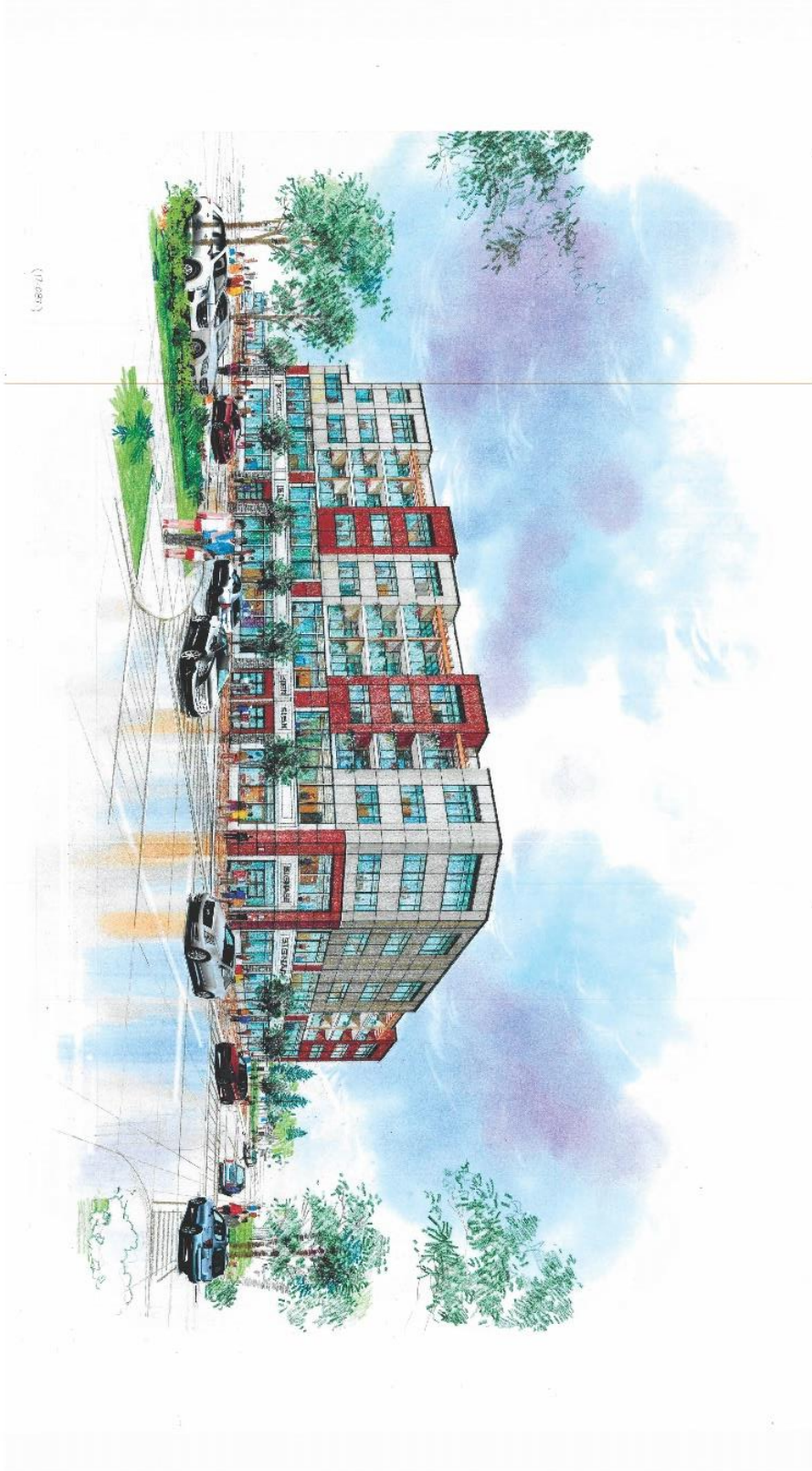
**PLEASE JOIN US ON SEPTEMBER 19, 2018 AT 7:00PM
AT THE WESTGATE COMMUNITY HALL AT 4943 - 8 AVENUE SW
TO SHARE YOUR THOUGHTS WITH US ON
THE PROPOSED REDESIGNATION OF
1703, 1707 & 1711 - 47 STREET SW**



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1703, 1707 & 1711 - 47 STREET SW

CONCEPT RENDERING



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PROPOSED MIXED-USE DEVELOPMENT

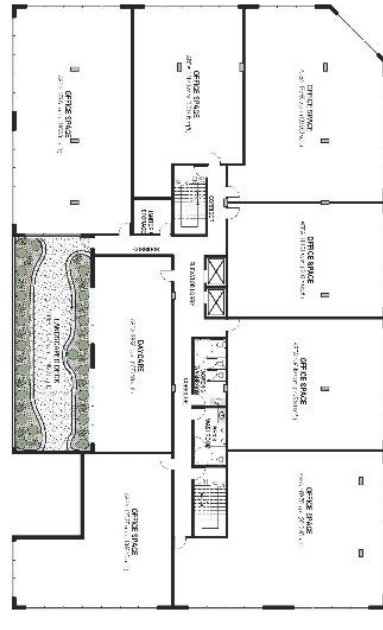
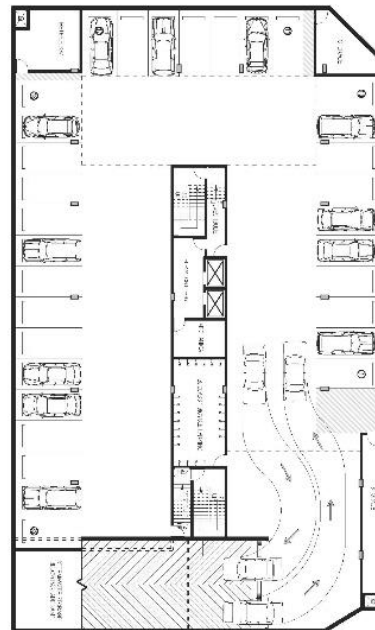
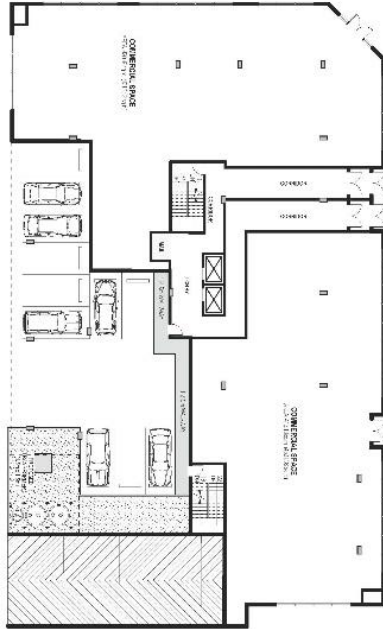
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1703, 1707 & 1711 - 47 STREET SW

FLOOR PLANS - PARKADE, MAIN AND SECOND FLOOR

OVERALL BUILDING INFORMATION

STREET LEVEL GFA:	10,381 sq ft	(968 sq m)
SECOND LEVEL GFA:	10,381 sq ft	(1,037 sq m)
RESIDENTIAL LEVELS GFA:	47,881 sq ft	(4,449 sq m)
TOTAL GFA:	68,643 sq ft	(6,383 sq m)
TOTAL RESIDENTIAL UNITS:	33	



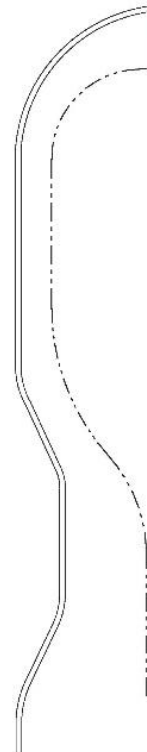
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SITE PLAN



SITE INFORMATION

PROPOSED LAND USE:	MIXED-USE (RES. & COMM.)
SITE AREA:	7,598 SQ.M.
TOTAL GFA:	68,000 SQ.FT. (6,300 SQ.M.)
TOTAL RESIDENTIAL UNITS:	30
PARKING SPACES:	FULL-TIME: 5 PART-TIME: 2
PROPOSED FAR:	4.0



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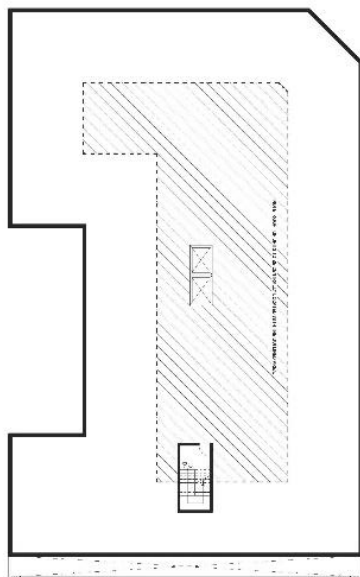
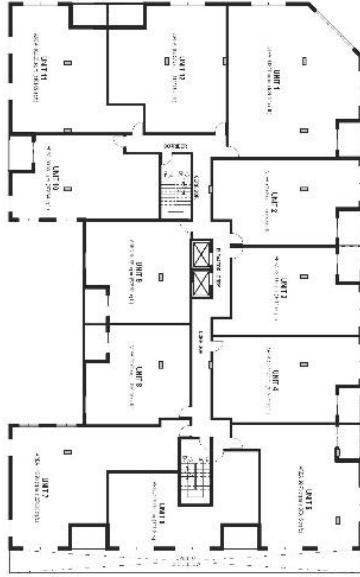
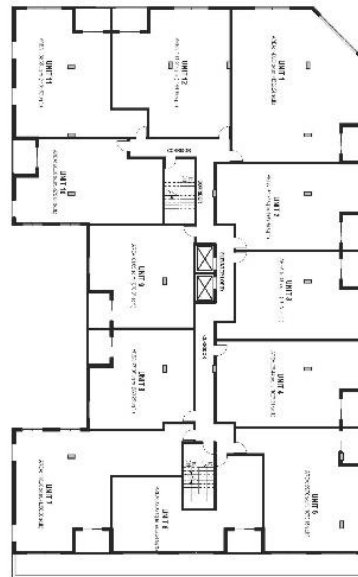
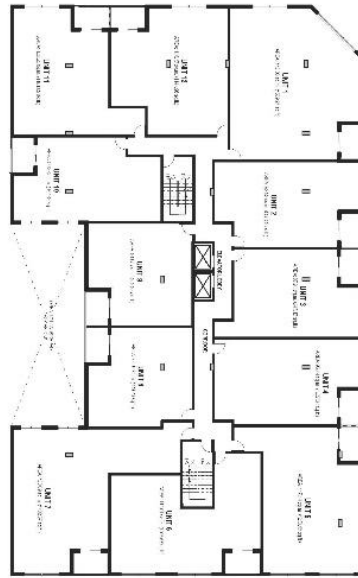


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1703, 1707 & 1711 - 47 STREET SW

FLOOR PLANS - THIRD, FOURTH, FIFTH AND ROOF PLANS



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1703, 1707 & 1711 - 47 STREET SW

ELEVATIONS

MATERIAL LEGEND

- FAIRFAX BRICK
- COLOR CORAL GRANITE
- FAIRFAX PANELSTONE
- COLOR CORALSTONE
- FAIRFAX PANELSTONE
- COLOR AUST. WHITE
- STONE V. WHITE
- COLOR CHALKBOARD
- LIGHT GREY
- COLOR LIGHT BROWN STONE

NORTH ELEVATION



WEST ELEVATION



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ELEVATIONS

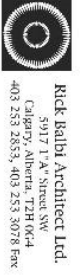
MATERIAL LEGEND

	FAHNE PANEL STONE		COLOR CORN PANELING
	FAHNE PANEL STONE		COLOR CORNSTONE
	FAHNE PANEL STONE		COLOR PANEL STONE
	STONE VENT		COLOR PANEL STONE
	STONE VENT		COLOR CORNSTONE
	STONE VENT		COLOR CORNSTONE

SOUTH ELEVATION



EAST ELEVATION



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SHADOW STUDY



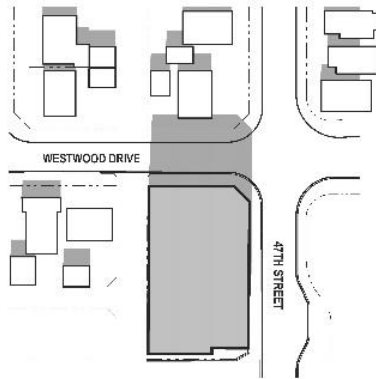
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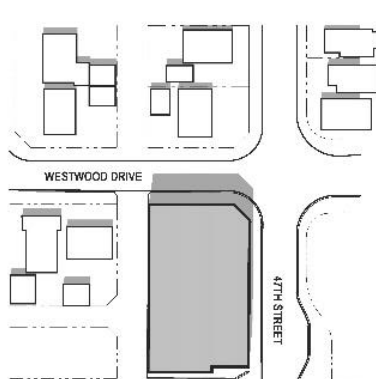
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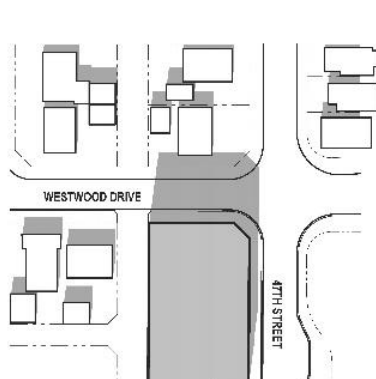
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SEPTEMBER 21 2:00 PM



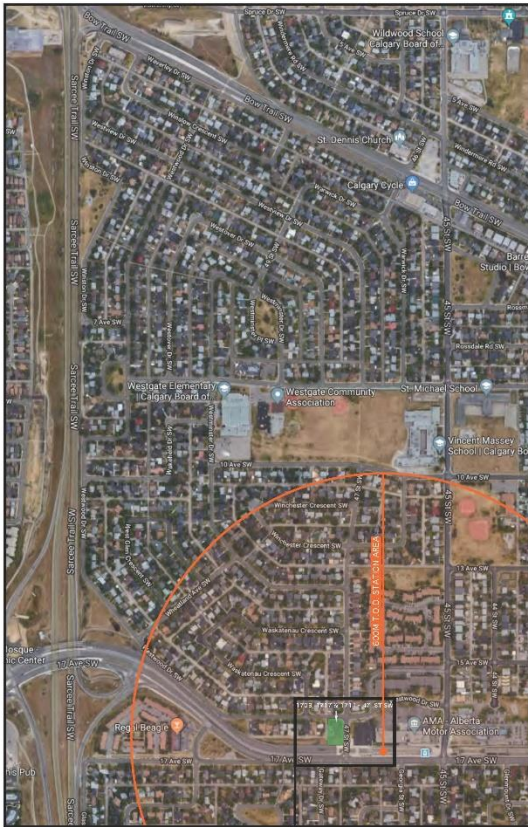
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WHY WESTGATE?



- IT'S A SENSIBLE LOCATION WITH GREAT ACCESS TO THE 45 STREET LRT STATION
- IT WILL PROVIDE CONVENIENT LOCAL-SCALE COMMERCIAL TO THE WESTGATE COMMUNITY THAT IS INTENDED TO INCLUDE USES SUCH AS MEDICAL CLINICS, PERSONAL SERVICES, COFFEE SHOPS/SMALL EATERIES AND RETAIL.
- HAS GOOD NATURAL SEPARATION FROM SURROUNDING HOMES BY THE WEST LANE, SOUTH LRT TRACKS, 47 STREET SW AND WESTWOOD DRIVE SW
- WILL PROVIDE REASONABLE DENSIFICATION WITH MINIMAL IMPACT IN A TRANSIT-ORIENTED DEVELOPMENT AREA, WHICH CONTRIBUTES TO CALGARY'S GROWTH STRATEGY
- PROVIDES ADDITIONAL HOUSING OPTIONS
- NEW DEVELOPMENT ADDS VIBRANCY AND PROMOTES LONG TERM VIABILITY FOR COMMUNITIES



1703, 1707 & 1711 - 47 STREET SW



LANE FROM WESTWOOD DRIVE SW



45TH STREET LRT STATION - 47TH STREET ACCESS



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SO PLEASE LEAVE YOUR THOUGHTS AND IDEAS HERE!



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WESTGATE MIXED USE DEVELOPMENT OPEN HOUSE - SEPTEMBER 19, 2018, 7PM

SUMMARY OF POSTED COMMENTS, VERBATIM

"Parking & traffic flow need to be examined further"
"Access into that area is too limited as-is. Improving <u>car</u> access would be a good point to touch on"
"TRAFFIC CONGESTION It's unrealistic to think that 36 units plus retail & commercial will be able to access this property"
"How are they going to address the heavier traffic flow, cannot turn left onto 17th Ave. & 44th St. is already backed up in the morning. The other main road 10th Ave is busy with the 3 schools."
"Daycares have high traffic times and require parking for parents to pick-up drop-off. The lane way is not the place for that."
"Need clear driveway/road to accommodate traffic and reduce increase traffic in comm."
"Traffic & parking will be an issue with this higher density"
"47th Street has no traffic control & is needed for access to 3 schools + residential (it was never intended as a connector road like 45th & 37th Streets)."
"With community access limited do not need additional parking/traffic issues"
"Access and parking are poor"
"- Not enough parking - what about garbage"
"I live directly across street at Sandhurst Condos. Area is too "small" to support any condo development in that tight corner! Traffic volume doubled with LRT built and transit buses back/forth"
"45 St lights are already congested at best of times. That's only way in off 17th from West. Fire hall trucks & ambulance will be affected"
"Only access at 45th St light - already overused, no proper light or lanes to accommodate increase in traffic for such a BIG development. This is insane too big no access"
"Concerns - parking - access - shadows from buildings (height). Pros: - would support businesses like coffee shops, butchers, daycares etc."
"Higher density than R1 is appropriate however mixed use without off street parking for commercial is lunacy"
"-Parking is an issue - Traffic is an issue - Density for this site at an important entry to our neighbourhood is not appropriate"
"Employee parking? Comm. Spaces will need both employee & customer parking"
"Parking for shoppers. Parking for every unit"
"Parking - one access in one access out - No Good!!"
"This site is too small for a multi use development. There is limited space on this street for vehicle traffic."
"with the train crossing at 47th St, the only way to go east on 17th Ave is to go to the lights at 45th St. An intersection that can't handle the current traffic, let alone the volume the mixed use development would add."

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"Where do commercial staff and visitors park?"
"I trust you will be able to sort out the parking access later in design."
"NO Parking NOW!"
" <u>PARKING</u> As neighbours to the site, it's already an issue now that the two houses are rental properties"
"Parking is a huge concern and access - how will this be handled?"
"My concern would be the parking and the access in & out. With the LRT above ground at 47th the traffic up Westwood would increase dramatically. I believe it would negatively impact our Community. Traffic congestion would be awful."
"I'm in favour of this building if there is enough parking. One more level."
"This would be nice on a main road with access - but proposed location runs traffic on 45 St from west thru neighborhood to no parking + bad density - Relocate Please"
"Access on Westwood by AMA is very dangerous & congested as it is. (on Westwood)"
"Max 4 floors no offices 100% parking off road - restrictions on type of retail"
"No commercial please"
"Community would like to see lower density, but multi family - not 5-6 stories"
"How about 1 or 2 4-plexes instead? (more appropriate for the area)"
"Zoning request needs to be less not MU"
"High end concrete/steel condo development residential only would be more appropriate"
"Retail suggestion w/2 story (coffee/drycleaner)"
"5 storey building doesn't fit in our community * suggest two w/commercial/retail"
"The footprint proposed is far too large. The building needs to be set back from the property line as every other building in the community is."
"2 storey residential no commercial & plenty of underground parking"
"No office; who are you leasing this to? (25% office vacancy DT)"
"actually, it's (DT office vacancy) over 30%. Good point."
"Set back for residential floors. Create 'Store front' retail."
"Proposed building <u>too</u> large. Retail not appropriate due to limited access."
"Mixed Residential is not viable. Parking is already an issue. 3 Story Residential only would be fine with underground parking."
"Love the retail - no office - 3 floors of res."
"We feel a 3 storey building would be appropriate. Higher would create long shadows in winter months (Why was DEC. 21 not shown in shadow study)."
"General design is pleasing, but looks like we're trying to fit the biggest bldg possible. How about some breathing room? Green space?"
"Zone for 4 storeys only!!! 100% parking!!!"
"No office building"
"Residential housing no commercial office"
"We'd like to see condo not rented apartments"
"Keep this community more family orientated. Don't build 5 story small units - do 3 story larger family units"
"Residential only Please! Need retail, take the train!"
"Make it housing only. 3 storey."
"How about a row of townhomes?"

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"Zoning w/little or no parking/traffic increase would be more appropriate"
"West LRT Land Use Study for 45th St Station stated that development should be sensitive to the existing community. The footprint & scale of what's proposed is NOT sensitive to the community."
"4 story - comercial 3 story res. West side stepback."
"Commercial or business <u>not</u> BOTH"
"I think mixed use spaces are great! This area needs a good diner/café."
"Good concept."
"This is a waste of time - the City process needs to be completed."
"Crime rates go up in areas with commerical buildings in residential areas"
"3+ storeys of combustibile materials are very risky."
"This type of units are not family friendly - very small. Therefore this typie of development will be rentals (lower income)"
"No rental! 90% of rental properties are not taken care of. Go look at Forest Lawn and Bowness (not riverfront)"
"I'm not opposed to higher density <u>BUT</u> the <u>City of Calgary</u> needs to finish the Land Use Development Plan that was promised when LRT was planned. Their lack of process is negligent."
"I feel we (residents) paid a higher \$\$ to live here. Little traffic and not much rental, retail ect. Please look elsewhere"
QUESTIONS
"42 spots - "relaxed parking" what is "non-relaxed"?"
"How about affordable housing like in Wildwood"
"Has there been any consideration around increased crime where retail stores and the LRT are side-by-side?"
"If the "R rating" changes it will allow others to build multi use buildings"
"What will the noise levels be from the LRT?"
"How have you determined "minimal impact" as per "Why Westgate?" poster?"
"There is already denisfication from Westwinds Terrace. Why not build by Walmart?"
"This looks to big. How many lots are you taking?"
"Dec 21 shadow?"
"How do you plan to handle/control traffic of construction vehicles & worker/trades traffic."