

Applicant Lead Outreach Summary



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WESTGATE ENGAGEMENT SUMMARY REPORT LOC2018-0090

April 23, 2018

Community Association Meeting #1

- Held at Westgate Community Association with Westgate Community Association representatives to outline the land use redesignation proposal and development concept
- Rick Balbi (RBA)/Westgate Community Association (Pat Guillemaud, Glenn Webber)
- Note LOC application made April 23, 2018

July 3, 2018

Community Association Meeting #2

- Held at Westgate Community Association
- Further discussion of land use redesignation proposal, clarifications
- Rick Balbi, April Kojima (RBA)/Westgate Community Association (Pat Guillemaud, Glenn Webber)

September 19, 2018

Community Open House #1 – Public

- Held at Westgate Community Association to discuss land use redesignation and proposed development concept (MU-1f4.0h20, 5 storey mixed-use).
- Attendance ±100

October 22, 2019

Community Association Meeting #3

- Held at Westgate Community Association
- Discussion re changes to application, traffic study, upcoming open house
- Rick Balbi, April Kojima (RBA), Pat Guillemaud, Glenn Webber (Westgate CA), Lori Olijnyk (Rosscarrock CA), Grant MacArthur (Glendale CA)

November 5, 2019

Community Open House #2 - Public

- Held at Westgate Community Association to discuss changes to land use redesignation and proposed development concept (MU-1f3.5h17, 4 storey mixed-use).
- Attendance ±40
- Pdf copies of information panels emailed on request to residents unable to attend

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Outreach consisted of multiple meetings with the Westgate Community Association, starting in April of 2018, and two open houses – one in September of 2018 and one in November of 2019. We worked closely with the Westgate Community Association to plan these events, and to keep them informed of key decisions. Discussion with both this Community Association and nearby residents has been invaluable, and has certainly influenced the course of this application.

At the first open house, we presented a five-storey mixed use development concept with zoning to accommodate it (MU-1f4.0h20), and requested feedback. A summary of the feedback received is attached along with the initial presentation. While there were several residents supportive of this type of redevelopment, most had concerns and several themes were repetitive. These could mostly be summarized as follows:

- five stories is too high
- traffic and parking are considered a major issue both currently and in relation to new development
- shadow impact is a concern
- upset over lack of existing local policy to guide development
- concerns surrounding specific uses
- potential exacerbation of perceived impact of LRT station

We reviewed all of the received comments along with verbal comments we received and spent approximately a full year redesigning our concept and learning as much as we could about the Westgate and surrounding communities and their future vision. We met with representatives of the Westgate, Glendale and Rosscarrock Community Associations together in late October of 2019 to discuss how we had addressed what we had heard, and to discuss a second open house to share these changes. On November 5, 2019, we closed out our engagement by sharing our new proposal with nearby residents at the Westgate Community hall.

As a result of the initial community discussions, we have revised the proposal to MU-1f3.5h17 from MU-1f4.0h20 to support a four-storey mixed use development concept.

While we believe 20m is a very modest height in this location, the community in general seemed able to accept no more than four storeys. At risk of underdevelopment, but without the benefit of a comprehensive policy framework or precedent in the area, we felt that on balance this was a fair request, and we adjusted the proposal accordingly. While a development permit has not been submitted, our development concept is an accurate representation of the ultimate intention, and we intend to move forward with a development permit should this land use be approved.

While not required by the City of Calgary, the expressed traffic concerns led us to commission a traffic impact study (TIA) to analyze the operation of nearby intersections and the impact of the anticipated development in general. The TIA, a copy of which has been provided to the City of Calgary, indicates operational sufficiency pre- and post-development, and it appears that the development has limited impact on existing intersection operations. We note that in terms of active modes, a crosswalk is suggested and can be considered during subsequent development review.

Shadow impact has been further reduced by reducing the overall height of the development, and has a limited impact to the two nearest properties to the west.

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A lack of specific local level policy has proven problematic on this stretch of 17th Avenue. It should be noted that the Westgate, Rosscarrock and Glendale communities have recently engaged with the University of Calgary in a visioning exercise, and it has recently been announced that local area planning is now in its very early stages. While we are working without the benefit of this policy being finalized, we believe that this proposal is a balanced approach to the potential outcome of future policy planning, present community expectations and sound planning principles.

We have discussed in detail with our client specific uses in the building, and have indicated to the community the desired tenant mix. The main floor commercial cannot be guaranteed as it relies on tenants, but every effort will be made to provide the uses discussed as these local commercial uses will be the most supportive of residents and commuters.

There is a perception that LRT stations increase undesirable behaviours and visitors to communities. Whether this can be supported or not, our belief is that street-oriented redevelopment encourages a pleasant environment with increased activity and eyes on the street – a benefit in any circumstance.

Copies of both open house presentations and notification materials are attached for your information.