

Outreach Summary

JULY 2020

Submitted by:
Genstar Development
Prepared by:
B&A Planning Group



WALDEN

LAND USE
REDESIGNATION

ENGAGEMENT SUMMARY + WHAT WE HEARD

GENSTAR
BRINGING LAND TO LIFE

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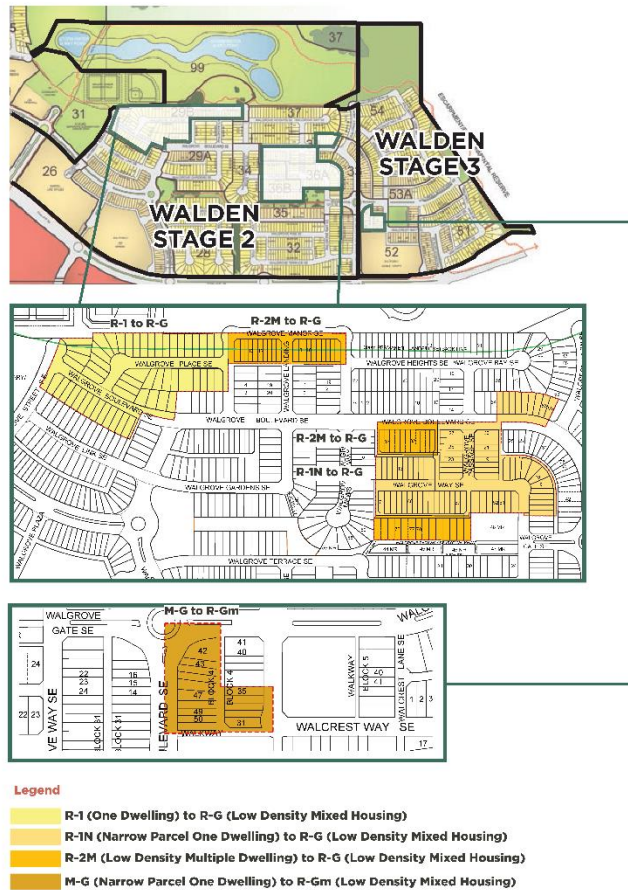
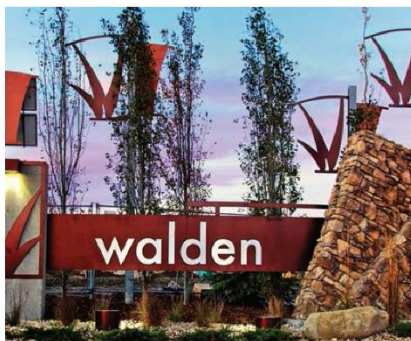
Outreach Summary

1.0 Introduction

Genstar Development (“Genstar”) is submitting a Land Use Redesignation application for +/- 8.14 hectares (20.12 acres) of land located within the community of Walden in the southeast quadrant of the City. These lands are located within existing approved Outline Plans and currently have approved Land Use.

The Walden Stage 2 and Walden Stage 3 Outline Plans were approved in 2010 and 2014 respectively along with the land uses for the Subject Lands (R-1, R-1N, R-2M and M-G).

All subject lands are proposed to be redesignated to R-G/R-Gm (Residential - Low Density Mixed Housing). The overall rationale for this land use redesignation application is to respond to market conditions and provide increased flexibility of housing types.



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2.0 Engagement Overview

On behalf of Genstar, B&A Planning Group arranged a virtual Neighbours Meeting on July 9, 2020 from 7 – 8:30 p.m. to share information with neighbours in the community of Walden, answer questions and collect comments. The following provides a summary of the neighbours meeting and what we heard from neighbours throughout the question and answer period.

PROMOTIONS



An information package was hand-delivered to approximately 275 homes adjacent to the proposed land use redesignation locations;



The information notice was shared with the Walden Community Association and Councillor Demong to share with their audiences; and



A project email address and phone number were provided for neighbours to contact the project team if they had questions or comments ahead of the meeting.

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PARTICIPATION

The following provides an overview of who participated in the virtual meeting:

Ten residents in total, from:

- Walgrove Link
 - Walden Drive
 - Walgrove Boulevard
 - Walgrove Way
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- » Ward 14 Councillor, Peter Demong
 - » Ward 14 Councillors Assistant, Devin Elkin
 - » City of Calgary File Manager, Angelique Dean

The meeting was facilitated by:

- » Tamille Beynon, B&A Planning Group
- » Jack Moddle, B&A Planning Group
- » Kelly Schmalz, Genstar

In addition to the virtual meeting, the project team received two email enquiries and one phone call from adjacent neighbours. The questions, comments and responses from these enquiries have also been included in this summary.

ENGAGEMENT FORMAT

The Virtual Neighbours Meeting was held on Thursday, July 9, 2020 from 7 – 8:30 p.m. The meeting was held on the GoTo Webinar platform, which allowed interested neighbours to register for the webinar in advance and join the meeting by simply clicking on a link they received via email.

MEETING OVERVIEW

- The meeting opened with a brief introduction and welcome by Tamille Beynon (B&A). Tamille thanked attendees for joining the meeting, shared the purpose of the meeting, explained how the meeting would be facilitated provided instructions on how to participate.
- Jack Moddle (B&A) and Kelly Schmalz (Genstar) gave a brief presentation, explaining the purpose of the land use redesignation application and the rationale behind the proposed amendments.
- After the presentation, attendees were able to ask questions and provide comments by:
 - » Typing and submitting questions through the “chat” function, which were read aloud to the project team; or by
 - » Indicating their interest in speaking to the team using their microphone, by “raising their hands” using the GoTo platform.
- After the presentation, the team initiated a Q&A session with attendees, where they responded to all comments and questions asked.
- After the Q&A session, the project team thanked attendees for their participation and informed them that a copy of the engagement summary would be shared via email once completed.

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WALDEN

LAND USE REDESIGNATION

WHAT WE HEARD

The following is a breakdown of the questions and comments received, along with the responses provided. Please note we have included repeat questions, which were asked more than once, as well as those that were collected by phone call or email to ensure all responses were documented.

Questions and comments have been categorized into several topics for the purpose of this report.

Attendee addresses have been removed from verbatim comments.

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COMMENTS REGARDING R-G LAND USE AND ADDITIONAL UNITS

Question / Comment	Response
<p>How can Genstar guarantee that these lots will remain single detached homes after the redesignation is approved? What will stop developers from putting multi-family units in with such a broad allowance?</p>	<p>There are a couple of reasons why we think changes are very unlikely. First, majority of the lots in question are already serviced and/or subdivided for single detached lots, so it would be difficult and costly for Genstar to switch housing types on these lots. Second, and perhaps more importantly, the demand for single detached housing in this area is much higher than the demand for semi-detached or row housing. Genstar has a high level of certainty that these areas will remain single detached because that's what homebuyers are looking for.</p>
<p>If the main purpose for rezoning is to allow secondary suites, why not redesignate to R-1S?</p> <p>With the proposed changes, the new zoning could include multi-family homes, which would go in behind our home. Isn't it possible that once everything is re-zoned, the developer could do whatever they like even though they may not have intended to so originally?</p>	<p>The zoning in this area was approved prior to the addition of the R-G district as an option in the Land Use Bylaw. Since the R-G district was introduced in 2016, it has become the standard zoning for essentially all new low-density residential development in the city. Nearly all lands in Walden approved after 2016 have the R-G designation. R-G is a simpler district, not only because of the range of potential housing types but also because regulations are more standardized for items such as lot widths, yard setbacks, etc. Currently, there are a handful of different land use districts that perform very similar roles (R-1, R-1N, R-1S, etc.), but each has its own set of slightly different regulations. It's an unnecessarily complex system and makes things confusing for builders as well as prospective homeowners. Therefore, the secondary intent of this application, in addition to allowing for secondary suites, was a 'cleanup' or 'housekeeping' task to consolidate the rest of the undeveloped low-density residential areas in Walden under one simple district. It was never our intent to raise concerns with residents about changes to housing type.</p> <p>There are a couple of reasons why we would not do that.</p> <p>There is almost no market demand for anything more "multi" than a semi-detached home.</p> <p>People that move to Walden want a single-family home. The only difference is possibly a narrower single-family home or the typical front drive garage product. That is the market in Walden and we intend to meet the market's demand.</p> <p>The only multi in the plan is on Walgrove Manor which was already approved as street town, and there are 20 of them there.</p> <p>It would be very difficult to change from single family to anything else because most of the servicing is already in the ground from Phases 29 and 27. To change those lots, it would require us to rip out the pipe and pre-servicing with Enmax, which would be at a very large cost.</p> <p>We could move the lot lines very minutely and possibly create space for one or two more lots, but again, it would be very costly to dig up the servicing that is already in place to put in anything larger.</p>

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<p>We are concerned with the ability to build any type of structure within the R-G zone. We have heard your response to the previous question. A lot of the concerns come in down the road. What would happen if the desire did creep up to lead up to more dense housing going in to 29B?</p>	<p>Right now, we are facing significant headwinds, slowed sales in the south, and downward pressure on the market. But we are still seeing 80% of the demand for single family housing – and further to that, it is for front-drive single family housing.</p> <p>A lot of the pipes are already in the ground, so it would not be ideal for Genstar to go back and make the lotting significantly smaller.</p> <p>If we did anything in 29B, all we would do is take those lots from 32' to 29'. The homes that front onto Walgrove Boulevard will not change, as it would be incredibly cumbersome on Genstar to replace with higher density, due to having to rip up the pipes and servicing.</p>
<p>We personally chose our lot because the homes were staggered behind each other, less home on home interface.</p> <p>The possibility of backing onto a laned home or 29-foot lot remains a concern for us.</p> <p>Our concern is regarding home value.</p>	<p>It would be nearly impossible unless Genstar made very shallow lots to add a lane anywhere in 29B. If we did want to add a lane, these would be sub-standard lots at a sub-standard price, so this is something that would not be on the table for 29B. Zero lot lines would only be a possibility for the lots backing onto the park. That's the only spot we could potentially squeeze out a couple of front feet, or we could do some estate lots with some smaller 29' lots.</p>
<p>What is the motivation for the designation if there is no motivation to change the housing types?</p> <p>Our concern is that R-G opens the door to other types of housing.</p> <p>Can you confirm that R-1S would require a larger lot? If Genstar is comfortable with secondary suites, why not go with R-1S zoning?</p>	<p>There are many rules and regulations with land use zoning. R-G is a simpler land use and we are being proactive in updating to R-G, which the City is moving towards due to the limitations and technicalities with other land use zones.</p> <p>Because of minimum lot widths, higher density would likely not fit on most of the lots.</p> <p>Yes, the major limitation of R1-S is it does not allow you to modify to even a slightly smaller lot – it is a very restrictive zoning. Regarding parcel coverage, zoning also indicates the percentage of the land covered by the building, which is also very restrictive in R1-S, so there would be limits where buildings can be placed on a lot.</p>
<p>Regarding Block 21, behind Walgrove Link, if Genstar is planning to narrow or do anything different, why do we need to move it from R-1 to R-G. why not just leave it the way it is?</p> <p>If the houses are to cover more of the backyard, does this mean their houses will be closer to ours?</p>	<p>The main reason for the change in land use on those lots specifically, is lot coverage; to allow more flexibility of where the house can be located on the lot and how big the house can be.</p> <p>We have architectural controls in the community, separate from the land use bylaw that would mandate that the house would not go closer to the rear. Instead, the house would be closer to the street (enforced by Genstar, not City bylaw).</p> <p>We can assure you that the houses will not be placed closer to the neighbours behind.</p>

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I would like to know specifically which lots will be reduced widths.

Our proposed amendments would provide the potential of narrowing and no guarantee of narrowing. There are still buyers looking for 32 or 34-foot lots. There are less of them right now in the market, but they are out there.

Specifically, the lots in red have the potential of narrowing:



36B will not have potential for smaller lots. The only benefit of R-G on 36B is flexibility on lot coverage and the one off buyer who might want a secondary suite.

There is also a large demographic that likes a bungalow, harder to fit into other land uses. R-G allows building of bungalows, which we have seen an uptake for.

Thank you for the meeting. We are currently in a 36-foot lot, backing onto area that has the potential of narrowing. Is that area serviced? We are concerned about narrow, denser lots behind our larger lot. Is there reason why we are not looking at R-1S?

Yes, this specific area has already been serviced.

The change in land use it to allow additional flexibility and align with the City in moving towards R-G land uses, which is the more modern land use that allows flexibility for developers and builders.

We are concerned with trusting that Genstar could dig up the servicing and change the homes backing on to their lots.

Digging up the servicing would not make those homes profitable, so there is extremely low probability that they would change from single-family homes.

29B is at the province's discretion – we are working with BFI landfill to get movement. Genstar is very motivated to get return on investment on this phase, and we recognize it has not been an ideal situation for Genstar or residents living in the area.

Councillor Demong originally fought against the R-G zone due to the same concerns as some residents (taking away certainty for residents), but has seen no indication of developers suddenly changing the type of housing behind existing homes.

One of the biggest motivations again is the marketability of the lots around it. If we popped in a semi, it would be very hard to market the lots backing onto the amenity. We would have to convince someone to live across from a town house development in a move-up house. We have been having issues with the big mix of product types in phase 51 and it has not been received well. So we do not have any interest in narrowing off those lots by more than a couple of feet to gain flexibility.

Thanks so much for setting this up. We appreciate the level of engagement, and we certainly hear all of your assurances.

It is a simple explanation as to why those were not included. It was a mistake and our mapping did not show those homes, similar to the billboard.

The original proposal received from the city didn't include the additional homes to Block 21. We are curious why those have been included in the latest mix.

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<p>The City's notification letter to neighbours mentioned the addition of two units – can you expand on this / explain?</p>	<p>As part of our land use application, the City asked us to prepare an estimate of the potential increase or decrease in units as a result of the change in land use. In most areas, we are expecting that there won't be any change to housing type or lots, so the number of units will stay roughly the same. The anticipated increase of 2 units is because Genstar is planning to build slightly narrower lots on Walgrove Place SE which would result in there being one or two more lots here than previously planned. These would still be single detached homes, just on slightly narrower lots.</p>
<p>TIMING</p>	
<p>What is the anticipated timing/schedule for building/development adjacent to my home (XXX Walgrove Landing)?</p>	<p>Genstar anticipates that the homes adjacent to Walgrove Landing will be built out within the next two years.</p>
<p>What's the earliest you think you can start building 29B</p>	<p>BFI is going through the approval process with the province, so there is a delay being caused for 29B. Genstar will not receive approvals until BFI gains them, but we are hopeful that this will get sorted this year. This is causing a delay for 29B and future phase 37. The hope is to have these sites within the next two years.</p>
<p>SECONDARY SUITES AND PARKING</p>	
<p>We are failing to understand how a secondary suite would work if there is not a back lane to set up a garage.</p>	<p>As long as there are two separate parking stalls, it doesn't matter where they are supplied, but has to be on your property. Two separate parking stalls must be included for homes with secondary suites.</p>
<p>Statistically, what have been findings about extra suites being put into homes. A lot of rentals can create a loss of community bonding, higher turnover and homeowners may not live in the suites. There may not be pride in ownership with rentals, as well as an accumulation of items in the yard and visual impacts. Our concerns are with higher density causing parties, crime, etc. We will be expected to share a lawn with someone (Walgrove Boulevard), so we are concerned with what will go in beside their home (sunlight, privacy, etc.)</p>	<p>Approximately 1-2% of people overall in Walden are choosing to include a secondary suite. When they do so, it has typically been within semi-detached housing. There has been a very low absorption rate on the suited option.</p> <p>Typically, secondary suites are used for rental income. The cost is approximately \$50-60,000 more to put in a legal suite.</p> <p>Genstar has no intention of putting a rowhouse in 29B other than where they are already lotted.</p> <p>Between the two land use districts (R-1 to R-G) the height is very similar and in most cases, they are the same. R-G does not allow any extra storeys, rather pitched roofs which would allow a 1m increase, but no additional levels.</p>
<p>I have 3 vehicles and I just want to know what will be done about parking as pads are not an option with no alleys.</p> <p>Secondary suits mean there could be 6 cars plus per house.</p> <p>If there is no option for more vehicles like a back lane, it shouldn't be changed.</p>	<p>We understand where the concern comes from with secondary suites and the potential for extra cars on the street.</p> <p>When we look at how to design new neighbourhoods, we look at a mix between lane housing and front drive housing, mostly based on what people want to buy. A lot of the time we find people prefer front drive, so we understand this can put extra pressure on on-street parking.</p> <p>We don't believe the majority of people own three cars, so with the R-G land use as it reads today, it does provide adequate parking for the unit.</p> <p>The new lots in 29B will have double front garages plus a driveway, providing four stalls, so we don't anticipate this causing any additional congestion.</p>

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SCHOOL CAPACITY	
<p>Secondary suites have the potential to increase the population and the number of children. There are already issues with school capacity. Is Genstar trying to lobby on our behalf to get schools into the community?</p>	<p>Yes. We meet with school boards twice a year and tell them how many residents are living in Walden, how many lots they are developing a year. We lobby school boards twice a year to let them know where the community is at to try and get a school in the community for future and current residents.</p> <p>Councillor Demong suggested it would be beneficial for Genstar to add some context about population and demographic expectations to the conversation when having discussions with the province. He also suggested that it does not hurt for residents to talk to the MLA to lobby the government for schools.</p>
<p>We agree that school sites are needed, much needed as the current school zoning takes our children about half an hour away from our home. We are supportive of lobbying to province for a school site.</p>	<p>No response required.</p>
<p>What consideration has been given to parking issues with a school nearby and the impact with secondary suites?</p> <p>I have lived near a school previously with no secondary suites and parking was a significant issue</p>	<p>No response required.</p> <p>When the school board decides to build a school, they will have a development permit that will show and mandate a certain amount of parking for the school and for the City, so the City will make sure no relaxations are made to the applications to make sure there is adequate parking for staff and visitors.</p> <p>When we look at community design and where a school will be located, there are certain rules, such as being located on two fronting collectors. We are required to provide a certain amount of bus drop off area and parent drop off area. We try to make parent drop off in the most convenient area.</p>
OTHER QUESTIONS / COMMENTS	
<p>Who is B&A in relation to Genstar?</p>	<p>B&A is a planning company, that works on behalf or with developers to plan communities and support the approvals process.</p>
<p>There is a significant amount of dirt being piled up on what is believed to eventually be a playground adjacent to my home and I am wondering what this work is for.</p>	<p>Developers will often use a vacant site for a future park to store topsoil or fill which is then used to grade future development lands in the area. The dirt is being temporarily piled in this location and will be moved this year.</p>
<p>I am new to the area and am wondering what's happening with the big dirt pile.</p>	<p>The old land fill needs to be capped to be shaped out, and there is a landscape plan that the City or province needs to be approved.</p>
<p>Do we know when this will happen?</p>	<p>Please email Kelly and she can forward your questions to BFI.</p>
<p>29B area has been messy the last two years in terms of garbage dumping. There is a pond that has been created that causes issues for residents. Genstar removed most of the building materials last week, but I am wondering when Genstar will grate that area, so water stops accumulating.</p>	<p>The technical reason that water was pooling is because we leave the lots low and grade the road high. This can create some low-lying area that can cause some pooling. Kelly had requested her workers to go out and grade the area to prevent pooling but will follow up to make sure this gets done.</p>
<p>Has the park area (99) been handed to the City or is it under Genstar, and is it open?</p>	<p>It is still under Genstar's maintenance and not officially open. We recognize that people are using it and Genstar is maintaining it until they get final acceptance from the City of Calgary, which we anticipate within the next year or two, depending on how the process goes.</p>
<p>Workers dumped all of the nice dirt for the baseball diamond on site last summer, but it hasn't been spread. What is the plan in this area?</p>	<p>We usually spread the dirt right before FAC, which is the standard process. Kelly can follow up to see if the dirt can be spread, but when they go for final acceptance, they would have to re fill the dirt because it won't be accepted unless the dirt is perfectly pristine.</p>

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<p>The dirt piles and dumping become dangerous for the kids who play in that area and could become a liability for Genstar, as there are no signs saying it is closed.</p>	<p>Please feel free to send photos to Kelly. A significant amount of work is taking place right now in Phase 31, so 99 is being used to stage materials. It will be moved eventually, but please follow up at info@genstar.com and Kelly can follow up with any specific concerns. We are looking for residents to help be the eyes on the street to help prevent dumping.</p>
<p>Why has 29B not been completed? Are there any issues with contamination?</p>	<p>BFI is going through the approval process with the province, so there is a delay being caused for 29B. Genstar will not receive approvals until BFI gains them, but we are hopeful that this will get sorted this year. This is causing a delay for 29B and future phase 37. The hope is to have these sites serviced next year.</p>
<p>It would be nice for Genstar to prioritize grading, sort out the dumping issues, possibly closing the road.</p>	<p>There are no contamination issues, it is more of a capping issue and getting permits sorted.</p>
<p></p>	<p>We can try to put up some barricades, and send me (Kelly) your concerns personally, which can be forwarded to the site workers.</p>
<p>What is the status of the soccer field north of 29B?</p>	<p>The soccer field is already built, but the original dirt put in sunk a little bit, so Genstar had to rip out the irrigation and sod and replace it with more dirt.</p>
<p>Will irrigation continue once Genstar hands it over to the City?</p>	<p>Irrigation will continue with City of Calgary.</p>
<p>I want to know why only half of my street has a driveway in the sidewalk (Walgrove Link). I've asked Genstar multiple times with no answer.</p>	<p>Please send Kelly an email with photos for her to follow up on this. For the most part in all of our suburban neighbourhoods, we do a rolled curb. We will take a look at this question and follow up.</p>
<p>Half the street has driveway access to their garage, and the other half has a hard curb.</p>	<p></p>
<p>Does the landfill need to finish capping before you start building 29B? is the landfill done for good?</p>	<p>No, the landfill does not to be finished capping prior to building 29B and yes, the landfill is closed to accepting new fill. There are still trucks moving in and clean dirt is being moved in for the hill to be sculpted, so there remains some vehicular traffic.</p>
<p>Have you already assigned different phases to builders? Walgrove Link was built by Cedarglen and it looks consistent, so what is the approach when there are 10 different builders on one street.</p>	<p>Genstar hasn't made the decision for Phase 29. In Phase 27, Cedarglen received an exclusive on Phase 27, which isn't typical. Usually there is a pool of builders with show homes who pick through the lots accordingly. Right now, the builders that we have building the move-up product is AVI, Excel and Daytona Homes. We have paired down our builder group in Walden, as it was getting too big.</p>
<p>I'll just drop a big thank you - appreciate the honesty, and I can see Genstar and B&A are doing a lot to make a great neighbourhood. Trust seems to be the concern with the open style of zoning, but we can see the developers grasp this and are taking it seriously.</p>	<p>No response required.</p>

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3.0 Next Steps

B&A will be distributing this engagement summary to meeting attendees, including Councillor Demong and the Walden Community Association.

Genstar will be responding to and following up with those residents who had specific questions and concerns, as documented in the table above.

Outreach Summary



WALDEN

LAND USE
REDESIGNATION

APPENDIX A

Outreach Summary



WALDEN LAND USE REDESIGNATION INFO PACKAGE & INVITE TO VIRTUAL NEIGHBOURS MEETING

Dear neighbour,

B&A Planning Group, on behalf of Genstar, has submitted an application to the City of Calgary to amend the land use on a number of existing and proposed lots in Walden. As potentially affected neighbours, we are reaching out provide you with some more information about the proposed change and invite you to a Virtual Neighbours Meeting to learn about the amendment, ask questions and provide input.

Below we've provided some key information about the application and some responses to commonly asked questions. We look forward to sharing additional information and answering any other questions you have at the virtual meeting on July 9.

What are the proposed changes?

The attached map shows the location of all areas affected by the application. This application will amend these areas to the R-G/R-Gm (Residential - Low Density Mixed Housing) district. The application is being made for two reasons:

- To allow Secondary Suites, which are not permitted under the approved land uses.
- To consolidate the remaining undeveloped low density residential lands within Walden under one consistent land use that will provide more options for prospective homebuyers.

Will this result in an increase in housing types, heights and/or density in the area?

This application is **not** intended to change the proposed housing types in the area. Many of these lots are already subdivided and serviced, and will see no little or no change to the housing types, sizes and densities. Areas currently designated R-1 and R-1N are proposed to remain as single detached homes (no change). Areas currently designated R-2M and M-G are proposed to remain as rowhouses (no change).

The most noticeable change will be the added potential for secondary suites on these lots.

JOIN US ONLINE FOR A VIRTUAL NEIGHBOURS MEETING

DATE: JULY 9, 2020
TIME: 7 – 8:30 P.M.

Please RSVP to attend the meeting by emailing calgary@genstar.com or by phoning **403-692-5234**. Upon RSVPing, you will receive a link to join the virtual meeting.

If you do not have Internet access or cannot make the meeting time, please phone 403-692-5234 to arrange a meeting over the phone.

How will the addition of secondary suites affect street parking in the area?

Legal secondary suites are not expected to add significant demand for street parking in the area for two reasons:

- While the option to develop suites is available for any lot in the R-G district, the proportion of lots that actually develop secondary suites is typically low in new suburban communities.
- In addition, the process of approving a secondary suite requires that sufficient off-street parking must be provided for the suite.



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For more detailed information about the application or to contact the City of Calgary with questions or feedback, visit calgary.ca/development and refer to file number LOC2020-0055

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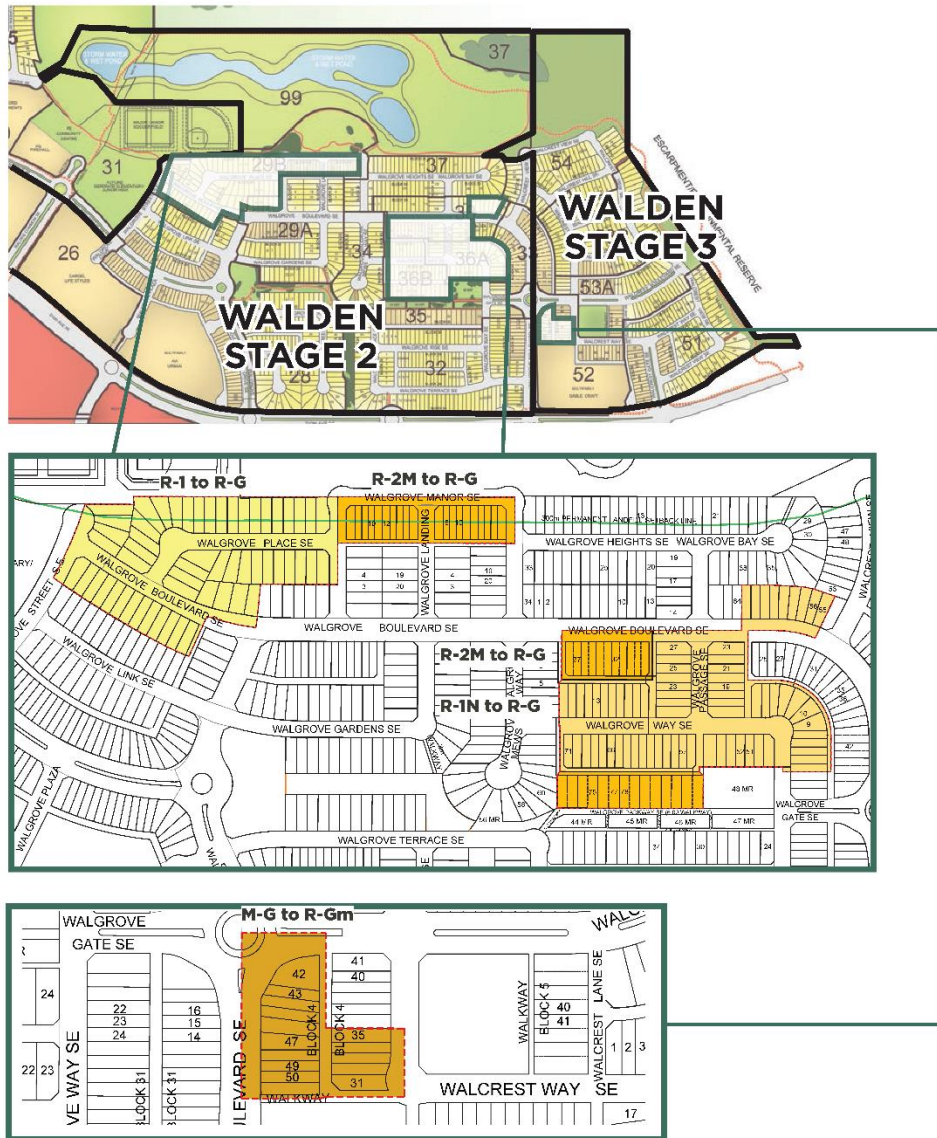
**WALDEN
LAND USE REDESIGNATION
REFERENCE MAP**



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Legend

- R-1 (One Dwelling) to R-G (Low Density Mixed Housing)**
- R-1N (Narrow Parcel One Dwelling) to R-G (Low Density Mixed Housing)**
- R-2M (Low Density Multiple Dwelling) to R-G (Low Density Mixed Housing)**
- M-G (Narrow Parcel One Dwelling) to R-Gm (Low Density Mixed Housing)**