

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2020-0078

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

n/a

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

--May 1, 2020: Spoke with Westgate CA board member. Westgate community association board not meeting due to COVID pandemic & as such, we're unable to meet collectively with them.

--June 10, 2020 to Present: Alyssa & Nadeem Keshavjee (resident landowners) conducting outreach via a Westgate community Facebook discussion group. Mail-drop outreach not undertaken due to concerns around COVID pandemic and potential public interactions.

--June, 2020: Sent an information pack to the Councilor and requested some feedback which we have not received at this point.

- July 9, 2020: Email to the CA and the director replied "we understand the application is still in the approval process and will be debated at CPC, then a public hearing at City Council. It is premature to discuss redevelopment whilst the rezoning awaits approval."

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Westgate Community Association Director - phone calls and email
Westgate community members via local Facebook page
Direct Neighbors - requested letters of support

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What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

To date, a total of 37 comments on one Facebook posting and an additional 54 comments on a second Facebook post, providing mixed feedback on this application with support and opposition being voiced. Screenshots of the above Facebook posts follows this summary.

The main issues raised were parking, density & street safety. Many community members had concerns regarding the massing of R-C2, which is the same as R-C1.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

After taking into account the CA's opposition to RCG we decided to submit for R-C2

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Some opposition was based on of incorrect information, or a misunderstanding of the land use bylaw. We provided information to the our clients to try and inform the community members.

Thus far we have provided information to the community to address their concerns and have worked to ensure them that our clients intend to develop the lot completely within the rules of R-C2.

Our clients still intend to develop the subject lot and still intend to move forward with this application. We have continued to be transparent with the community and our client's have been honest and open throughout the process.

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Nadeem Kesh

Hi there,

We own and live on the main floor of the property at 81 Westminster Drive that is being re-zoned from RC-1S to RC-2. We were renting out our basement suite and our tenants recently moved out. In terms of further background:

1. The property is currently zoned RC-1S which is a single family dwelling that allows for a legal secondary suite.
2. The property currently has approval for a legal secondary (basement) suite.
3. The house immediately adjacent (to the south) as well as 2 properties across the street (to the northwest) are all zoned RC-2 as well. The 2 properties across the street are already developed into duplexes.
4. There is Multifamily zoning in certain parts of Westgate for which properties have been developed into townhouse and apartment style properties, however that type of zoning is not contemplated here.
5. We have not yet decided what we would develop on the property (if anything). The requested RC-2 zoning would allow us to develop a duplex or 2 single family homes in the future.
6. Our personal circumstances are such that we have young children in the house and we were thinking about getting more space. We were considering selling the property to buy a larger home, however with what us happened with property prices in the last few years after we purchased, we would have to sell our home at a loss. As such the re-zoning may allow for an increase in property value or for us to develop a duplex or 2 single family homes in future.
7. We are open to dialogue and if you have any questions or would like to discuss further feel free to private message us and we can have a conversation there or over the phone.

Thanks! 😊

Like · 6h



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Nadeem Kesh

Hi everyone,

Based on a few questions we have received we are providing some additional information here:

If we choose to develop the lot at some point we would be doing so in a manner that is consistent with the neighbourhood and also conforming to the RC-2 zoning. In terms of the future building, we have yet to decide what we would build within the RC-2 zoning. However, the potential buildings types allowed under RC-2 are a single family home, duplex or two single family homes.

All of these options are fall under the same height restrictions as the current RC-1S zoning. In terms of parking, there is currently 1 garage stall for both the main floor and basement suite which results in a number of cars on the street. If 2 single family homes or a duplex were to be developed, R-C2 requires development to have a minimum 2 on-site parking stalls for each dwelling unit (which would be a total minimum requirement of 4 stalls for both units combined).

In terms of current zoning in Westgate, please see attached the Calgary landuse map for Westgate. We have highlighted our unit, in green, and shown the units around us in yellow that are currently zoned RC-2.

Adjacent to our property on Westminster Drive, there are currently 10 homes that are zoned RC-2 with many more on the neighbouring streets (over 50 in the neighbourhood). A link to the official source land use map can be found here:

https://www.calgary.ca/PDA/pd/Documents/lud_section_maps/1p2007/13W.pdf

If you have any further questions please don't hesitate to private message us on Facebook and we can schedule a time to discuss over the phone.

Alternatively you can contact our designer at New Century Homes at info@newcenturydesign.ca.



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R-C2 lots in yellow
Subject Lot in Green

