

## Applicant's Engagement Summary



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# ENGAGEMENT SUMMARY

SEPTEMBER 2020

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WESTCREEK DEVELOPMENTS | SEPTEMBER 2020



## Applicant's Engagement Summary

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## Applicant's Engagement Summary



WestCreek Developments' vision is to develop a mixed-form residential neighbourhood that maintains the integrity of the existing built-form within the Chaparral Valley community, while considering adjacent homeowners, community members and future developments in the area.

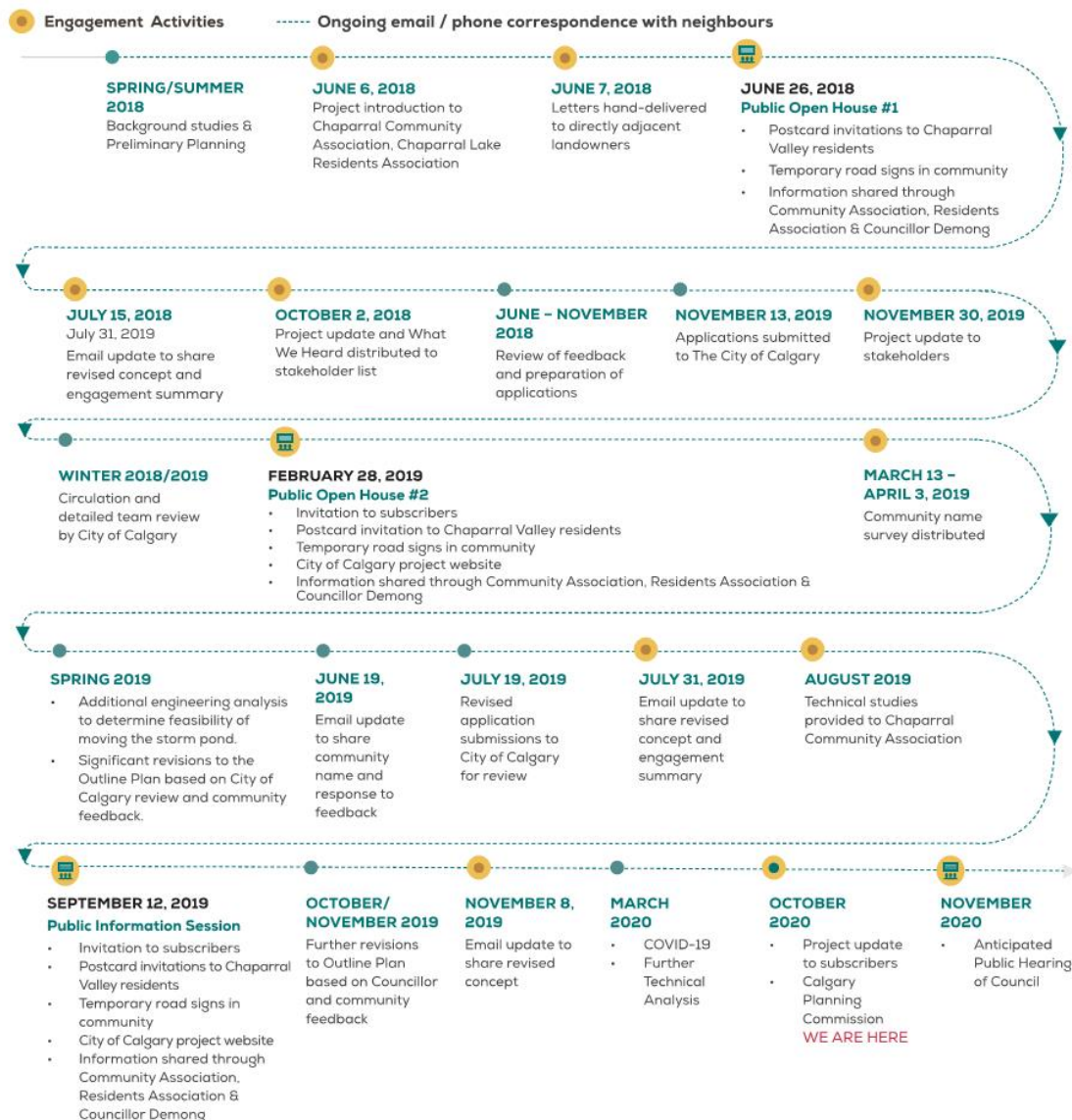
Between June 2018 and September 2019, WestCreek facilitated a stakeholder and public engagement campaign to share project information and collect feedback from adjacent neighbours, the Chaparral Community Association and the public at-large. Feedback received throughout the engagement program significantly influenced the final design of the Plan Area to minimize offsite impacts to adjacent residents. The following is a list of the most significant changes made to the plans as a result of the engagement program:

- **Relocated the storm pond** to the north portion of the site to mitigate impacts for adjacent landowners, providing functional pathways and open space around the pond;
- **Revised the land uses** to ensure homes along the west boundary contextually align with the built form of adjacent homes in Chaparral Valley;
- **Changed the neighbourhood name** based on feedback received directly from adjacent residents; and
- **Lowered the density** of the multi-residential site (M-1 to M-G), proposing townhomes rather than apartments.

The following summary provides a complete overview of the engagement program and illustrates how feedback from the community influenced the evolution of the concept plan for the site.



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\*Timeline subject to change based on City of Calgary Review Process

SEPTEMBER 2020 | CHAPARRAL MEADOWS

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### OPEN HOUSE #1

**June 26, 2018 |  
Chaparral Lake  
Residents Association**

**Purpose:** Introduce the project to surrounding communities, share a high-level vision for the subject lands, answer questions and collect feedback.



### OPEN HOUSE #2

**February 28, 2019 |  
Cardel Rec South**

**Purpose:** Present an overview of the submitted Area Structure Plan (ASP) Amendment, Outline Plan and Land Use Redesignation applications. Collect additional feedback to be considered alongside The City of Calgary's detailed review process along with feedback provided by the Chaparral Community Association and the community at-large.



### INFORMATION SESSION

**September 12, 2019 |  
Southview Alliance  
Church**

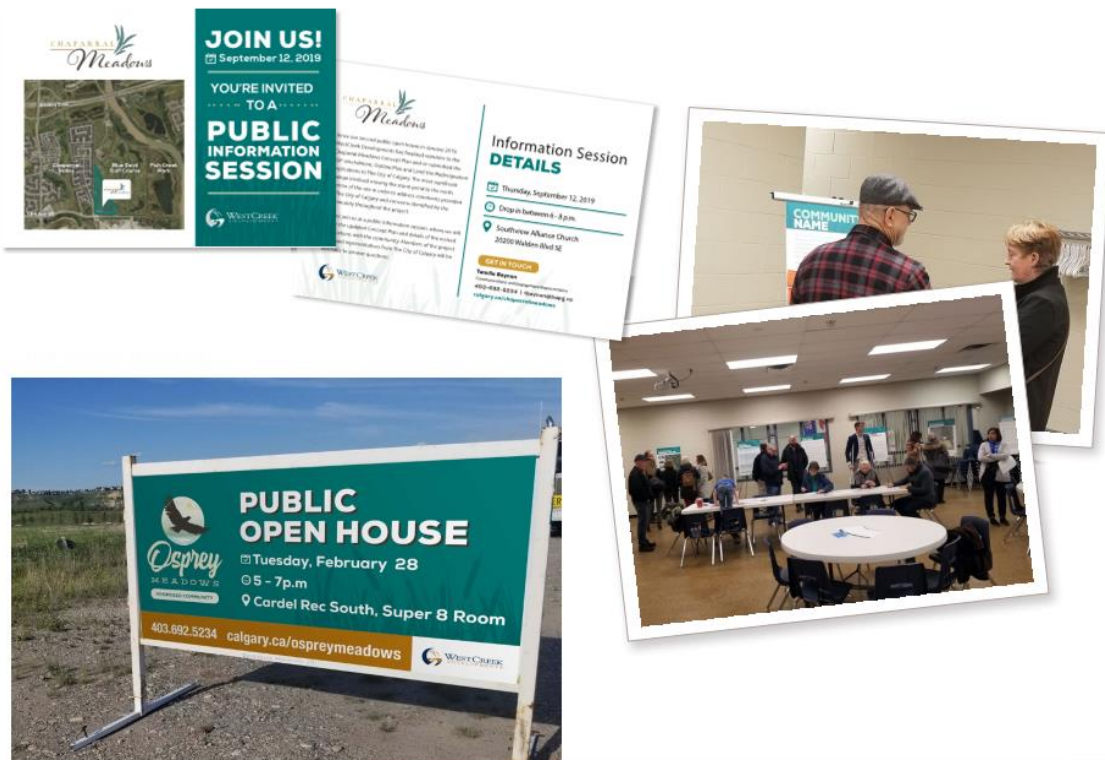
**Purpose:** Provide an update and share revisions made to the Chaparral Meadows Concept Plan based on comments provided by The City of Calgary and concerns identified by the community throughout the project.



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Postcard Invitation



### WHO PARTICIPATED?

- Chaparral Community Association
- Chaparral Valley residents
- Chaparral residents
- Peter Demong, Ward 14 Councillor



**142**

EMAIL SUBSCRIBERS TO-DATE



**12**

PROJECT UPDATES TO SUBSCRIBERS

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# 4 HOW ENGAGEMENT SHAPED OUR PROJECT

Open House #1 - Sharing the Initial Vision



Revised Concept Presented at Open House #2



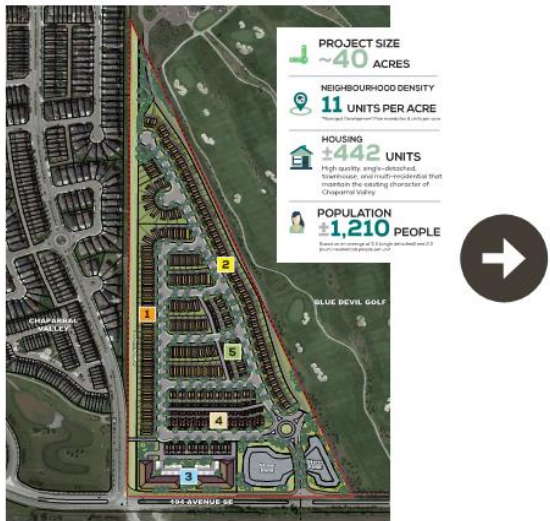
WHAT WAS HEARD	WHAT WE DID
Desire to change the community name from Osprey Meadows to include "Chaparral"	Allowed residents to choose a preferred community name that includes "Chaparral".
Concerns about impacts to adjacent landowners	Ensured: <ul style="list-style-type: none"> <li>A 25-metre (~82 foot) buffer would exist between the Chaparral Valley community boundary and Chaparral Meadows; and</li> <li>A contextual built-form, complementary to the existing neighbourhood.</li> </ul>
Concerns about the multi-residential / townhome component	Ensured the Low Profile (M-1) was limited to 3-4 storeys and was strategically placed along 194 Avenue, not adjacent to any homes in Chaparral Valley.
Storm water / flooding concerns	Completed extensive technical work to develop a customized drainage concept to mitigate storm water and flood concerns.
Transportation / traffic concerns	Submitted a Transportation Impact Assessment (TIA) as per City of Calgary standards and shared results with the CA. Traffic lights at 194 Avenue S.E. / Chaparral Valley Drive S.E. and 194 Avenue S.E. / Wolf Creek Drive S.E. were required with the Wolf Willow development. Chaparral Meadows successfully utilizes the capacity created with the installation of the aforementioned traffic lights.
Concern for reduced green space and request for a park	Proposed a 0.5-acre public park in the north portion of the Plan Area, along with pathway connections to existing regional pathways and amenities found in Chaparral and the future community of Wolf Willow.



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### Open House #2 - Shaping the Plan with Community Feedback



### Responding to the Community



#### WHAT WAS HEARD

Suggestion to move the storm pond to the north and provide additional park space

Concern for impacts to adjacent landowners

Residents voted on a preferred community name that included "Chaparral"

Concern for the amount of grading / fill required

Drainage/flooding concerns

Concerns about the cul-de-sac

Parking

#### WHAT WE DID

Extensive technical work was completed. The storm pond was moved to the north portion of the site to mitigate impacts for adjacent landowners and to provide usable green space.

WestCreek is looking to include walkouts along the west side of the boundary adjacent to Chaparral Meadows to compliment the adjacent houses in Chaparral Valley.

Submitted "Chaparral Meadows" to the City of Calgary as the proposed community name, as this was the preferred choice of area residents.

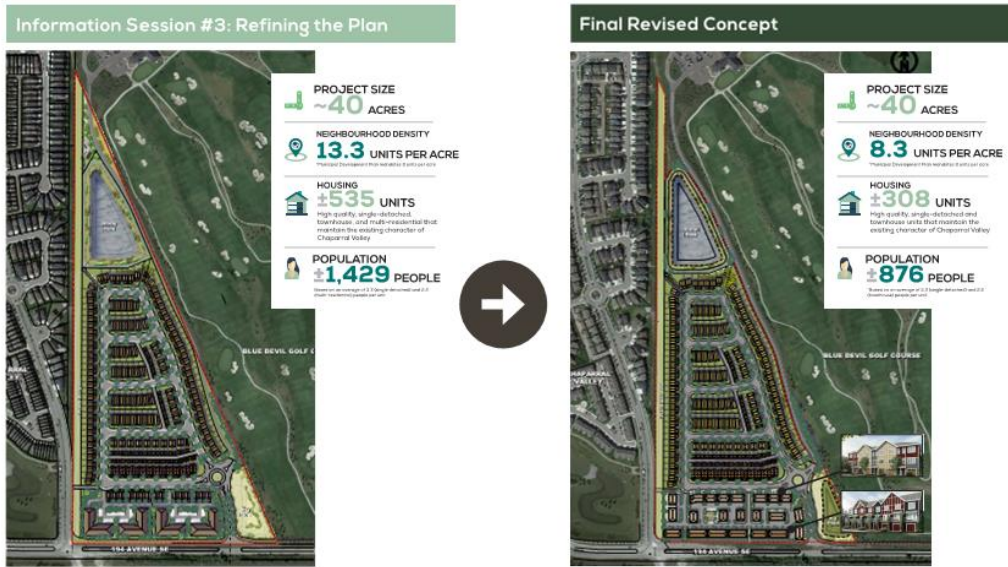
Conducted preliminary grading work to determine fill requirements and shared cross sections at information session.

Ensured the Chaparral Meadows concept plan accommodates overland drainage from Chaparral Valley.

Removed the cul-de-sac from the plans.

WestCreek will provide an appropriate amount of parking in accordance with The City of Calgary's Land Use Bylaw.

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### WHAT WAS HEARD

Concern with density and traffic impacts

Concerns with apartment-style multi-residential building including density, traffic and parking

### WHAT WE DID

Lowered the density of the multi-residential site from M-1 (Multi-Residential Low Profile) to M-G (Multi-Residential At Grade Housing), proposing townhomes rather than an apartment-style building, significantly reducing:

- The anticipated density from 13.3 UPA to 8.3 UPA based on the uses proposed;
- The overall number of proposed multi-residential units by ±226; and
- The overall neighbourhood population by ±553 people.

\*The golf course road has been excluded from the Outline Plan. The City requested that WestCreek subdivide and consolidate this portion of the plan with the Blue Devil Golf Course as the road is used solely for this purpose and is not preferred to be a City asset. Blue Devil will continue to maintain this road

Detailed What We Heard reports from Public Open House #1 and #2 are available upon request.

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### CONTACT INFORMATION

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