

Applicant's Submission



Applicant Statement – October 2020

B&A Planning Group prepared this application, with a team of technical experts, on behalf of WestCreek Developments in support of the Chaparral Meadows Outline Plan (OP) and associated Land Use Redesignation for approximately 15 hectares (37.07 acres) of land (hereafter known as the “plan area”).

Chaparral Meadows is master-planned as a residential neighbourhood with a contextual built-form that complements the existing neighbourhoods of Chaparral Valley and Wolf Willow, located immediately west and south of the Plan Area, respectively. This Outline Plan is also adjacent to the Blue Devil Golf Course, which is within close proximity to the Fish Creek Park trail system and open space network found in the community of Wolf Willow. The design leverages the Plan Area’s unique shape to create a quiet and contextual neighbourhood that balances lower density residential housing units with the appropriate mix of single detached, semi-detached, townhouse homes, all while maintaining the existing character of adjacent neighbourhoods.

The Plan Area does not owe Municipal Reserve, as it was previously paid to the City through a cash-in-lieu payment in 2002 as part of the original subdivision plan. In addition, the existing utility corridor on the west boundary provides a significant buffer between existing and future homes and acts as a north south connection, containing a gravel pathway. This pathway connects to the regional pathway network, Fish Creek Park, Lafarge Meadows; and existing amenities found in the community of Chaparral, and the future community of Wolf Willow. Chaparral Meadows also proposes a storm water system that will accommodate existing storm water flow from Chaparral Valley. As such, the allocation of open space land for storm ponds is significantly greater than a typical neighbourhood, thereby increasing the amount of passive recreation space.

Public Engagement has been a critical component of the application process and directly impacted changes to the plan itself. Between June 2018 and October 2020, WestCreek Developments undertook a robust communications and engagement program to share project information and updates, and to collect feedback from adjacent neighbours, the Chaparral Community Association and the public at-large throughout key phases of the project process.

Community members were kept up to date and informed of engagement activities through a variety of communication methods including letters and hand-delivered postcards to Chaparral Valley residents, road signs throughout the community and regular email updates to the Community Association and 142 project email subscribers.

WestCreek held three public engagement events throughout the project to inform, collect information, listen, and solicit feedback from community members. Feedback received throughout these events, alongside feedback provided through individual phone calls and email communication between residents and the project team, has largely influenced the final design of the Plan Area to minimize offsite impact to adjacent residents. Significant changes resulting from the public engagement program include:

- Completed additional technical analysis which resulted in relocating 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;
- Revising land uses to ensure the homes along the west boundary contextually align with the built form of adjacent homes in Chaparral Valley (From R-G to R-1s);
- Changing the neighbourhood name based on feedback received directly from adjacent residents; and
- Decreasing the overall density based on resident concerns while still remaining in alignment with the MDP;
- Lowering the density of the multi-residential site (M-1 to M-G Zoning), proposing townhomes rather than apartments, to address concerns raised directly from adjacent residents and the local Councillor.

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Incorporating this feedback, the revised Outline Plan proposes single-detached, semi-detached, and townhouse dwellings, in alignment with the intent of higher order statutory plans. The plan locates denser product (M-G land use district) in the south portion to provide an appropriate interface to commercial uses located to the south. The Outline Plan anticipates a density of 8.3 units per acre (20.5 units per hectare) based on the uses proposed, exceeding City's minimum density requirements. Chaparral Meadows anticipates approximately 876 people and 33 home-based jobs. This calculates to an intensity of 61 people and jobs per hectare.