

Applicant Outreach Summary

2022 June 28



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 7651 14 ST SW ASPEN

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

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

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)

Community Outreach – William Blake Homes (WBH) team representative (PlanningPlus) reached out to Shelley Bartole at Strathcona Christie Aspen (SCA) Community Association on October 8, 2021. SCA CA requested a copy of the package. WBH team representatives shared the package with Strathcona Christie Aspen Community Association (SCA CA) on December 8, 2021 (see Attachment SCA Outreach). No response was received from SCA CA.

Adjacent Neighbour Outreach - WBH representatives distributed attached Neighbour Outreach package to all adjacent owners identified in the Adjacent Owner Map, the week of December 8, 2021.

Landowner Outreach - WBH has met with the landowners to the south who are most impacted. The landowners have indicated their support for the proposal.

Councillor Liaison - WBH team representatives met with Cllr Richard Pootmans on January 14, 2022.

Stakeholders

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

WBH team reached out to the following stakeholders:

- Strathcona Christie Aspen (SCA) Community Association
- Adjacent Neighbours
- Adjacent Landowners
- Ward 6 Councillor Richard Pootmans



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What did you hear?

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

The residents brought up concerns listed below:

1. During adjacent neighbour outreach, the residents on Aspen Ridge Crescent backing onto 14 Avenue expressed concern about challenges associated with cleaning the proposed sidewalk on the east side of 75 Street given that they do not have gates along the rear property line.
2. The CPAG / DART file manager conveyed to the applicant team that some residents expressed concern relative to the proposed direct driveway access off 14 Avenue and cars backing onto an already busy street.

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.

For #1 above - In discussions with City Administration, sidewalk on east boulevard of 14 Avenue was deemed redundant and eliminated for a portion and connected to the existing pathway to maintain connectivity.

For #2 above - The larger lots proposed by WBH will accommodate a turnaround on site. As such, the cars will not back on to 14 Avenue but will instead turnaround within the lot and drive out onto 14 Avenue.

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)

Adjacent residents and landowners have WBH contact information and are in touch with questions and updates on an ongoing basis.

Bela Syal

From: Bela Syal
Sent: December 8, 2021 7:51 AM
To: info@scacalgary.ca
Cc: 'Dave Tidmarsh'
Subject: LOC2021-0193 Outline Plan, Land Use & Road Closure - 7651 14 AV SW Aspen
Attachments: WB Aspen LU_OP_RC Plan.pdf; WB Aspen Applicants Submission.pdf; Illustrative Concept Plan LOC2021-0193.pdf; Sample Neighbor Letter LOC2021-0193.pdf

Hello Shelley, I am reaching out to SCA CA representatives with regards to LOC2021-0193, Outline Plan, Land Use & Road Closure application, submitted to the City of Calgary for 7651, 14 AV SW in Aspen.

I am the planner on the project on behalf of William Blake Homes. William Blake Homes is proposing to build 10 custom design homes on large lots on this parcel with Gross Developable Area of 1.4 hectares (3.5 acres). The proposal is in compliance with the policies of East Springbank ASP – Appendix IV.

Attached are the following documents for SCA CA's review and feedback:

1. Proposed Plan
2. Applicant's Submission
3. Illustrative Concept Plan for the Site

Kindly note all plans are proposed and are subject to review by the City of Calgary.

In addition to SCA CA, William Blake Homes is reaching out to adjacent landowners and Cllr. Richard Pootmans. I have also attached the package to be shared with adjacent homeowners with a sample letter.

If you have any questions, please do not hesitate to contact either Dave Tidmarsh, owner, William Blake Homes at 403-452-3989 or myself at 403-651-3678. We will also be happy to virtually present the proposal to SCA CA Board members if you decide.

Best regards

Bela Syal, MBA, MEdes, MCIP
P: 403-651-3678
E: bsyal@planningplus.ca
www.situated.co



