

Applicant Outreach Summary

NEW CENTURY DESIGN



Planning, Development & Assessment
The City of Calgary
800 Macleod Trail. S.E.

September 19th, 2022

Re: 44 Wheatland Ave SW

This letter is our Outreach Summary and will be continuously updated.

Below is our public engagement to date.

February 16th - Our client contacted Ward 6 Councillor via email to have a discussion regarding the land use redesignation of this lot. On the 17th or 18th, our client and the councillor discussed via phone call the land use redesignation in more detail.

February 16th - Our client started dialogue with the President of the Westgate Community Association in regards to the land use redesignation.

March 7th - Our client told the President of the Westgate Community Association that he hired New Century Design to complete the land use redesignation and the design of the 4 unit row house.

April 7th - Clay Israelson (NCD associate) and our client attended a Westgate Community Association meeting to discuss the land use redesignation. NCD changed the intended land use redesignation from R-CG to R-CGex due to community concerns like increase in density, parking, traffic and possible increase in crime.

April 15th – NCD did a postcard drop to neighbouring houses within a 60m radius of the subject site. The postcards consisted of the Land Use change and our contact info for anyone to reach out to us with concerns or questions.

August 2nd - NCD has responded to the President of the Westgate Community Association's letter of opposition to this LOC. It was a part of our Detailed Team Review submission and we also sent it directly to her by email.

Regards,
Vaughn Makey AT (Applicant)
Clay Israelson AT
Shawn Jensen AT Principle
New Century Design Inc.

(Copy of Response to Westgate Community Association on the next page)

Response to Westgate Community Association Comments

Dear Pat Guillemaud,

Thank you for taking the time to voice your concerns.

We believe this is a prime location for a row house because it is located 45 meters Northeast of Westwood Drive which runs along the edge of the community and is used as a major exit route to 17th Avenue SW and Sarcee Trail by residents. We agree that traffic calming is necessary for safety reasons and there should be a stop sign, or at minimum a yield sign, from Wheatland Ave. to Westwood Drive and will propose this change to the city planner.

R-CG & R-CGex developments can be built to 11 meters in height as per city bylaw. However, we regularly design row houses that are around 9 or 10 meters tall when measured from grade. The most common reason for using the full 11m height allowance is when designing a third floor. As we have stated previously, our intent is to design a two-storey row house which would very likely have a height less than 10m. In addition, there are requirements put in place by the city for developers to regrade boulevards adjacent to the subject property to a 2% slope. We have recently received the survey for this property and the current boulevard slope is between 17-28%. Redevelopment of this property would mean a lowering of the grade at property line by more than 30cm along Wheatland Ave and West Glen Cr. This means we can design a rowhouse which is located close to grade and has a minimal overshadowing effect. We are planning on submitting a concurrent Development Permit for this application if we receive support at Calgary Planning Commission. Should that occur, we would be happy to produce a shadow study and share it with you and any impacted neighbours.

There are bylaws in place to limit shadowing like: at 7 meters from grade at a shared property line an imaginary line at 45 degrees up to 11 meters is the limit of the building, and the maximum area of a horizontal cross section through a building at 9.5 meters above average grade must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 8.6 meters.

As per city bylaw we will need to plant 8 trees, 2 trees per dwelling unit. In addition, there will be shrub plantings, mulch beds...etc. as part of the final landscaping plan.

Typically, people will park in front of their own residence when possible and, as the subject lot is located on a corner, there is ample street parking available for future residents. Along Wheatland Ave SW from the laneway to the corner at West Glen Crescent SW (taking into account transportation rules for street parking near a corner) there is 27 meters of street parking available. On West Glen Crescent SW there is 10.5 meters from the edge of our property line to the corner of Wheatland Ave SW. As per city bylaw we need to provide 1 parking stall for each dwelling unit, and we will be proposing a 4-vehicle garage with separating walls to meet the requirement.

Concerns about crime are very important and need to be addressed across our city. However, the actions of some individuals should not be used as a means to create opposition to our proposal or similar applications. The demand for housing is high in Calgary and the price is even higher. A great way to solve this problem is with slight density increases on corner lots by making use of the R-CG or R-CGex zoning.