

Applicant Outreach Summary

Outreach Strategy

Our team has reached out to the West Springs / Cougar Ridge Community Association, Councilor Richard Pootmans and the immediately adjacent landowners to inform them about the applications and obtain feedback.

One open house was undertaken on November 10, 2022 at 7:00 pm via. Microsoft Teams. The adjacent landowners and community residents were contacted through direct mailouts sent via Canada Post. A total of 2,130 invites / postcards were sent out to residents within a 600 m radius. Twenty-one participants joined the open house including Richard Pootmans and the Community Association. The open house involved a presentation followed by a question-and-answer period. The project contact information was also provided for participants to follow up if they had any further questions. This contact option will remain open for the duration of the process until Council approval and beyond.

A second open house was held on March 29th for the immediately adjacent landowners to provide an update on the project and attain additional feedback.

Engaged Parties

- Ward 6 - Councilor Richard Pootmans
- West Springs / Cougar Ridge Community Association
- Adjacent landowners & community residents

What We Heard

- The adjacent residents were concerned with privacy and the interface between their lots and the newly proposed lots. Solutions suggested included adding trees along the west property line with a setback and/or moving the proposed walkway to be directly between the existing and proposed lots on the west side of the site. Furthermore, the building height on the new lots directly adjacent to the existing homes were requested to be no higher than the height of the existing homes.
- Residents wanted to see the walkway extended to the north and eventually all the way to 9 Ave in the future.
- There were concerns about the loss of biodiversity with the clearing of trees for new development.
- Some residents inquired about the City's position on the alignment of the site access in context to Westridge Cres SW to the east of 77th Street SW.
- Residents would like to see trees saved on the south side along existing pathway or replanted if they cannot be saved, to provide privacy to the existing homes to the south.
- Questions were asked about the architectural controls and style of fencing along the existing pathway.

How Did Input Influence Decisions?

Maintaining a level of privacy above the standard interface between adjacent properties earmarked for residential development appears to be the main concern for the immediate neighbours. Therefore, our team worked on potential solutions to provide a sense of privacy to the existing homes on the west and south side of the site. The internal lotting has been intentionally organized to present a side yard exposure to the west, which has minimal to no windows/openings overlooking the existing properties. The proposed lots along the south are deeper than the typical lot, providing additional separation.

Following the open house, the plans were also revised to add a landscaped tree buffer along the west side of the site to provide screening and a larger setback to the existing homes. In addition, the proposed land use on the west side of the site was changed from R-G to R-1s to provide a transition to the existing homes. A 3.0 m multi-use pathway was also added along the west side of 77th Street SW to accommodate the future 5A network.

How was the Loop Closed?

In person meetings were held with the adjacent landowners who reached out after the first open house. The plan changes were presented and were understood to be acceptable. Letters were also mailed to the landowners that abut the site to inform them of the revised plans and invite them to an in-person follow up open house meeting. This meeting was held March 29, 2023. A Community Association representative and Ward 6 Councillor were also in attendance.