

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2202 and 2202 5 Avenue NW

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)

The applicant reached out to the West Hillhurst Hill Community Association and provided the planning committee with a presentation of the Land Use Amendment application.

We held a presentation with the West Hillhurst Community Association Development Committee on April 17 at 7pm. We went through a presentation and held a period for questions and comments.

Attached is the presentation for your reference.

Stakeholders

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

The applicant reached out to the West Hillhurst Hill Community Association and provided the planning committee with a presentation of the Land Use Amendment application.

Attached is the presentation for your reference.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

The main issue raised by the participants in the outreach included concerns regarding privacy for the neighboring resident. The resident was concerned that the proposed development would result in additional upper floor windows that would have a direct view of their backyard.

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.

To address the issue raised regarding the privacy for the neighboring resident, the applicant showed renderings of the proposed development. The rear of the proposed development only features two - four small windows on the upper level that have a direct view of the neighboring backyard. This would be similar to the number of windows if a semi-detached dwelling was constructed on the land vs. a row house dwelling. In addition, the applicant stated they would be open to planting privacy trees between the properties to ensure privacy is maintained.

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)

The applicant shared a presentation with the stakeholders. The presentation featured renderings of the proposed development which addressed the issues raised by the stakeholders regarding the privacy concerns for the neighboring resident.

calgary.ca/planningoutreach



Harnoop Gosal,
Project Manager
GoaldexBuilders@gmail.com



Agenda

1. Introduction of Goaldex Builders
2. Land Use Amendment Application
3. Proposed Development (4 Row Houses with Suites)
4. West Hillhurst – Community



Who is Goaldex?

- Real estate developer that has been building in the inner communities of Calgary for the past decade.
- Goaldex is committed to working with all key stakeholders when developing new properties to ensure every stakeholder benefits.
- A brand that employs superior quality and craftsmanship.
- In collaboration with our team of architects, trades and designers, our homes have been engineered & designed to consistently over deliver and raise the bar of inner city living.
- As a boutique home builder, Goaldex develops a select number of homes in Calgary's premiere communities in order to have a hands-on approach.

Goaldex Builders

3



Past Projects



Goaldex Builders

4



Past Projects



Goaldex Builders

5



Past Projects



Goaldex Builders

6



Past Projects



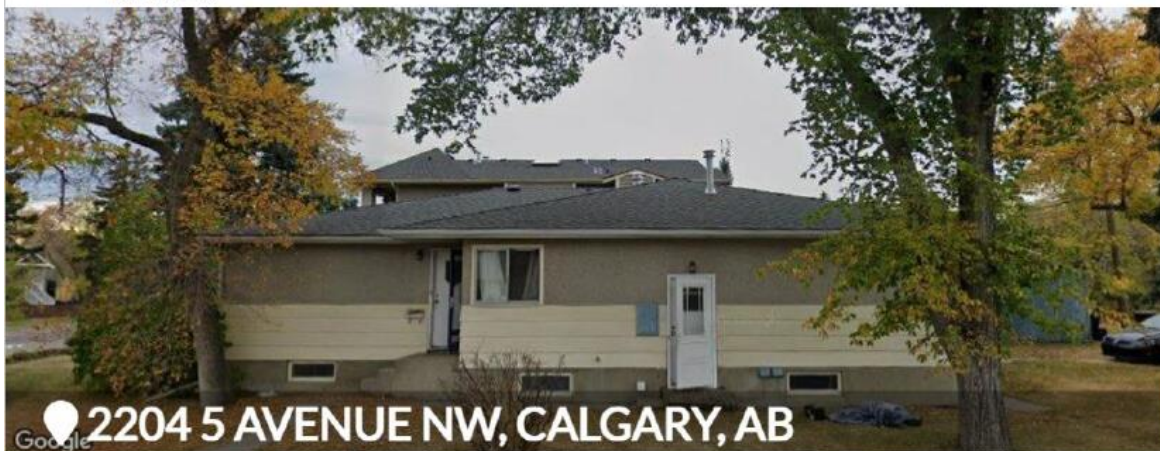
Goaldex Builders

7



Land Use Amendment

- The municipal address of the lot is 2202 and 2204 5 Avenue NW, which is three blocks west of Crowchild Trail.
- The lot is corner parcel located off 5 AV NW and 21 ST NW with a size of 15.84m x 39.63m.
- The current land use currently is R-C2 and the land use amendment application is for R-CG.





Proposed Development

- This low density residential project will consist of 4 separate dwelling units with basement suites, with each unit having an enclosed parking stall located off the alley. Each dwelling will contain its own covered entry, (3) facing 21 ST NW and (1) facing 5 AV NW.
- The development will also enhance the surrounding neighborhood compared to the current dated bungalow



Goaldex Builders

9



Proposed Development

- One of the key design objectives is to create a development that conforms to the existing community.
- The development will utilize natural elements, finishes and colours that help balance the grey, white and black facades. The materials will consist of a having high level of durability and aesthetics.
- The development will consider the neighboring dwellings with articulated roof lines for more visual interest and screening for added privacy.



Goaldex Builders

10



West Hillhurst - The Community



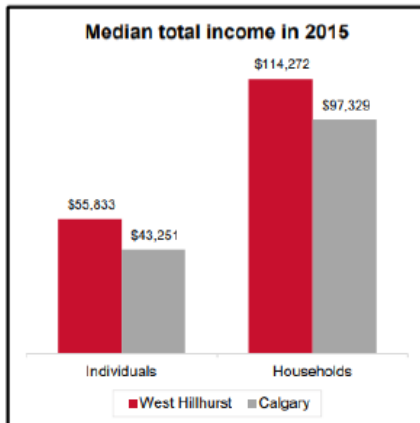
- West Hillhurst is a small vibrant inner-city community.
- The community is comprised of multi and single-family dwellings.
- West Hillhurst is a desirable inner-city neighborhood that is a wonderful place to live.

Goaldex Builders

11



West Hillhurst - The Community



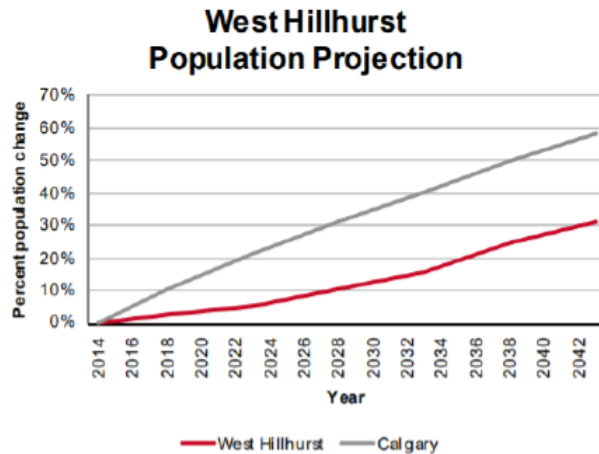
- The new row-house development will provide more attainable living within the up and coming West Hillhurst community for current and new residents of the community
- A new semi-detached or duplex dwelling will cost on average \$800K - \$900K per unit
 - In order for an individual to qualify to purchase this they need to earn a household income of \$85K - \$95K
- A new row house dwelling will cost on average \$500K - \$600K per unit
 - In order for an individual to qualify to purchase this they need to earn a household income of \$55K - \$65K

Goaldex Builders

12



West Hillhurst - The Community



- The new row-house development will provide more attainable living within the up and coming West Hillhurst community for current and new residents of the community
- Population growth is expected to increase significantly over the upcoming years as shown in the adjacent chart.
- This development will allow the area to increase density to meet the population projections.

Goaldex Builders

13



Summary



- The proposal will enhance the surrounding area by the design conforming to the existing community
- The development will allow for more attainable living in the community of West Hillhurst
- The developer (Goaldex Builders) has been developing in inner city communities around Calgary for the past decade with a reputation of building a high-quality product
- The development is in line with the City of Calgary's trend for encouraging new row house developments



Goaldex Builders

14