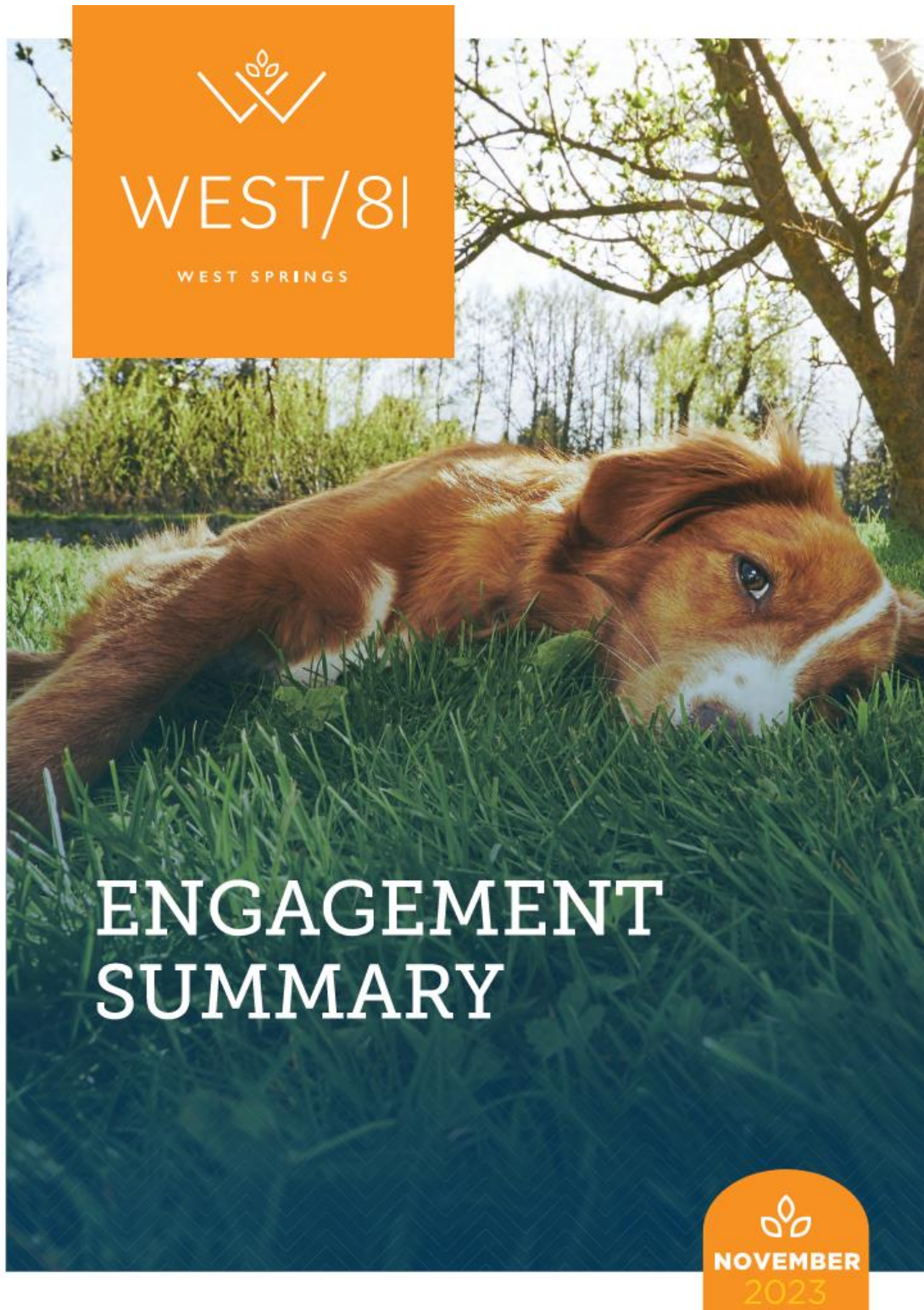


# Applicant Outreach Summary

2024 January 11



## West 81 Project Overview

B&A, on behalf of Trico Homes, has submitted an Outline Plan and land use redesignation for the two parcels that amount to 1.914 ha (4.73 ac), located east of 81 Street SW and North of Westpark Place SW in the West Springs community. An application was submitted to the City of Calgary in September 2023 and proposes rezoning the Subject Lands from a Direct Control (DC) District 12Z96 to Multi-Residential – At Grade Housing District (M-G) and Residential – One Dwelling District (R-1s).

## Community Engagement Approach

The project team has notified and engaged the adjacent landowners and wider community. The following provides an overview of the tools used:

**Community Notices:** The project team prepared two (2) community notices. Details of the notices are as follows:

- **August 23, 2023:** a notification letter was delivered in the mail to the seven (7) southernly adjacent landowners to inform them that an application will be submitted. The letter outlined the key project information and project team contact information.
- **September 26, 2023:** a letter was hand-delivered to the seven (7) southernly adjacent landowners and over fifty (50) other residences in the determined notification area. The letter provided project updates and an invitation to the Open House on October 17<sup>th</sup>. It also included an update on the West 83 project.

**Open House:** An Open House was held on Tuesday, October 17<sup>th</sup> from 6:00PM-8:00PM at St. Michael Catholic Community Church (800 85th Street SW). The purpose of the Open House was to provide an opportunity for community members to learn more about the project, meet the project team, and provide feedback. The information boards prepared for this event reflected the key stakeholder comments received prior to the event. In total, the Open House had 17 attendees, which includes Ward 6 Councillor Richard Pootmans.

## Stakeholder Frequently Asked Questions (FAQ)

The project team received feedback on the project from community members. This feedback was received through emails from stakeholders both before and after the Open House, and through the online comment form. In total, sixteen (16) emails were received, and three (3) comment forms were submitted. Additionally, the project team recorded a variety of questions asked at the Open House by attendees.

## Frequently Asked Questions (FAQ) and Responses

In response to the questions received from stakeholders, a list of Frequently Asked Questions (FAQ) has been prepared and responded to by the project team. The purpose of the FAQ is to share factual project information and dispel any misunderstandings.

Question Theme	Question	Response
Lot and Building Details	How many units are proposed?	The exact number of parcels will be determined at the time of Subdivision application. Our current concepts identify an anticipated 67 units. This includes approximately 16 single-detached units along the south boundary and up to 51 townhomes on the north portion of the site.
	What are the proposed lot sizes?	The single-family lot width range is anticipated to be 34' – 38' (10.36m – 11.58m), with an overall density for the project of 35.8 upha (14.5 upa).
	What is the proposed width of both the single-family homes and the townhomes?	The R-1S land use district requires a minimum 1.2 (4') side yard for each property, therefore the homes will range between 24'-30' in width. The townhomes will be designed comprehensively, at this time we have not completed detailed design and can't comment on the anticipated widths.
	What is the proposed height of the single-family homes?	The R-1S district contains a maximum building height of 11m.
	Will the height of the single-family homes produce shadowing over the existing residential homes? Is a shadow study required?	Since these homes are located north of the existing single-family homes, all shadowing would be contained to the north and not impact the existing homes.
	What is the proposed setback from the existing residential fence line?	The R-1s land use district requires a minimum of 7.5 meters from the rear property line.
	Is a proposed building placement available?	At this time exact house models have not been finalized, however, we can confirm that

		the building envelope has restrictions based off the R-1S land use district (Minimum 3m from front property line, 1.2m from side property lines and 7.5m from rear property line).
	Is this considered a high-density building type?	These proposed land uses are not considered high-density building types. The M-G District is designed for at-grade entry. It is intended to be of low height and low density and intended to be in close proximity or adjacent to low density residential development. You will find more intense high density development north of the subject parcel within the West District and not within this parcel. High Density building types are considered anything above 8 stories .
	Some current residents were told by realtors and past developers that future development will match their existing homes. Can Trico provide information on the history of this site?	These lands were always contained within the East Springbank Area Structure Plan (now the West Springs Area Structure Plan) and identified as future residential. Since that time a number of Policies have been approved: Calgary Municipal Development Plan (MDP), West Springs Area Structure Plan (WSASP) and the Land Use Bylaw (LUB). Within those approvals things changed such as minimum density requirements (MDP), Land Use concept and minimum densities (WSASP) and lot sizing minimums (LUB). The WSASP clearly defined this area as a transition zone containing single family homes (Limited) and multi-family (Low Rise), this

		proposal aligns with those objectives.
	Will the final building product be a similar quality to existing development in the area?	Trico is currently constructing Multi-Family homes at West 83 (a show suite is now open) and they are considering the same homes types for these lands.
<b>Policy</b>	What is the proposed land use for the site?	The application is proposing two districts: R-1S along the south property edge and M-G north of 8A Avenue.
	Does policy support the proposed density and uses?	This proposal is in alignment with the West Spring Area Structure Plan (ASP) – it falls into two categories: Neighbourhood Limited and Neighbourhood Low Rise. The proposed districts are meeting those categories in the ASP with the respective density and building height.
	What is an Outline Plan?	An Outline Plan is prepared alongside a land use amendment and shows block patterns, roadways, and open space to ensure a workable distribution of land uses. The City of Calgary requires this application as a pre-requisite for subdivision when lands are proposed for subdivision and are required to provide public roads and parks.
	What was the land use proposed for this site when the surrounding existing homes were built?	When the City of Calgary Annexed the lands in 1998 they put a blanked zoning across all parcels – 12Z96. This Direct Control Land Use was used as a holding district to allow for existing acreage homes to exist until they were redeveloped. This is the same district that the existing homes had before they were redeveloped. When the adjacent homes were built these lands were still being maintained as an undeveloped parcel. There still today remains many

		pockets within West Springs still undeveloped, but have policy in place for future development.
<b>Buffer Zone</b>	Why isn't there a greenbelt and pathway separating our site from new houses?	In the West Springs ASP, the City did not identify any linear Municipal Reserve or pathway within the Subject Lands. All reserve dedication was thoughtfully placed to create a larger more comprehensive dedication central to all residents. This ASP was approved by City Council.
	To reduce privacy concerns, why can't the lot sizes be like ours?	The proposed lot sizes are typical to the Calgary market.
	What are the proposed privacy measures to be put in place between existing residential?	A 3m landscape buffer along the single-family properties to contain a mix of trees and plantings.
	Will there be a buffer zone between the existing residential?	Yes. Initial concerns were received by the public related to interface and Trico has updated their plan to include a 3-meter-wide vegetated buffer at the rear of the lots. This is beyond what is expected in the City of Calgary subdivision guidelines. The intention is to create a more sensitive interface with existing homes which is consistent with other approved developments in the West Springs area.
	What type of vegetation will be planted in the buffer zone?	The vegetation buffer will be a combination of trees and plantings. Exact details will be determined at the time of Building Permit and Landscaping Plans. Trico hopes to mimic a similar treatment as can be witnessed to the east by Truman.
	Who is responsible for maintenance of the buffer zone?	This buffer zone will be maintained by the homeowners.
	Will the rear fence be shared, or will new rear fences be built on their own land? Will the existing	The existing fence was installed by the developer of the adjacent residential homes. Since the

	fencing between the existing residential and the proposed development be upgraded?	existing fence is owned by the homeowner, Trico does not intend to repair or rebuild any fencing at this time.
<b>Pathways</b>	Will there be a pathway between the existing residential and proposed single-family homes as a continuation of the existing pathway system in the area?	<p>We are not proposing a pathway along the southern boundary.</p> <p>The City of Calgary did not identify any linear pathways (10m) within the Subject Lands in the West Springs ASP. All reserve dedication was thoughtfully places to create a larger more comprehensive dedication central to all residents.</p> <p>The Municipal Reserve dedication is in alignment with the West Springs ASP Land Use Concept. The plan proposes dedication along the eastern portion of the site which connects to other approved municipal reserve dedication and the pathway system. Each property is required to provide 10% of the land as municipal reserves as per the Municipal Government Act (MGA) and we conform to this requirement.</p>
<b>Engineering and Servicing</b>	Why are you raising the grade of 8A Avenue? It raises the height of houses that overlook our backyards and impact our privacy.	We have a requirement to match existing grades on all perimeters of the property and to maintain road grades and pipe depths with the adjacent utilities. We are following the Master Drainage Plan and since the existing grades on 81 <sup>st</sup> ST on the west and 8A Avenue to our east are much higher we have to design our road accordingly. We understand that there is a height difference between the properties and grading and drainage will be in conformance

		with City of Calgary technical standards.
	What is proposed for water drainage? How will it refrain from draining into the adjacent residential yards?	There is an existing 2.4m overland drainage right of way all along the south property line. Our drainage will be captured in this right of way. The swale in this right of way will direct the drainage east or west and will prevent any water from entering the adjacent residential yards. We are following the normal City of Calgary design specifications for drainage and grading.
	Is there a proposed grade/elevation change?	See above response. We are required to meet all perimeter grades, roads and utilities and expect a grade difference between our main level of homes to the existing main level of homes.
<b>Transportation</b>	Will the proposed new development be accessed through existing roadways, or will new roadways be constructed?	We are required to build 8A Avenue and connect to the east and west (77 <sup>th</sup> St and 81 <sup>st</sup> St). 81st Street is a collector road that will be used for access to the site and other parcels to the north as outlined within the West Springs Area Structure Plan.
	Will the concrete blockade on 81 ST SW be permanent?	We are unable to answer this question as it is a City of Calgary road and blockade. In our opinion, since 81st Street is identified as a future transit route in the ASP, it is unlikely that the concrete barrier will remain indefinitely.
	Will there be sufficient parking available on site?	Parking will meet the City of Calgary land use bylaw parking requirements. The comprehensive townhome site will be evaluated during the Development Permit process. It is not the intention of Trico to



		propose a reduction in the parking standards.
<b>Cost</b>	What is the anticipated cost for a single-family home?	At this time, we are unable to provide exact pricing for units on the subject lands, it is too early in the process. Trico, however, identified a general range at their Open House, starting at around \$1.1M for single family homes and Townhomes starting around \$650,000. Final pricing will be available at the time of Building Permits.
	What is the anticipated cost for a townhome?	<b>See above</b>
<b>Property Values</b>	How will the new development impact the property values of existing adjacent residential?	Property Values are not a Planning consideration. This plan is in alignment with the ASP land use vision. The ASP was approved in 2012 and has been the intended guiding policy for the development of this area, including the neighbouring developments.
<b>Schools</b>	Will the existing schools have capacity to accommodate this development?	The plan is circulated to both public and private school boards during the application process. No comments or concerns have been received from any of the school boards at this time. School sites are determined during the Area Structure Plan process.
<b>Planning Process</b>	What is the status of the application?	The application was submitted in September and we just received the circulation comments from the City for review and response. We anticipate resolution of comments over the next couple of months as we work through the City process.
	When will the project be approved?	The Outline Plan and Land Use Amendment is targeting an approval in early 2024.
	What is the project timeline? When will construction begin?	The Outline Plan and Land Use Redesignation application were submitted in September 2023.

		The application is anticipating a public hearing of Council in early 2024. Should the land use application be approved, the project will proceed through the grading, subdivision, development and building permitting processes. It is possible that construction may begin in late 2024 with home occupancy in late 2025.
	Will a Development Permit or Building Permit be required for this development?	The entire site will require a Building Permit process. However, the M-G comprehensive townhome site will require a Development Permit prior to Building Permit approvals. Our information session boards did not correctly specify the different requirements of the proposed zoning of the site. The R-1S along the south property edge will only require a Building Permit. The M-G comprehensive townhome site will require a Development Permit prior to receiving a Building Permit approval.
	If approved, how will the construction impact the existing community?	We understand construction will cause disruptions for our neighbours. We are committed to reducing the impacts and mitigating nuisances caused by our construction activities. We will be following all City of Calgary guidelines for construction timing, noise, and dust control.
	Who is the file planner at the City of Calgary? What is their contact information?	Our file planner is Kieran Slattery and he can be contacted at <a href="mailto:Kieran.Slattery@calgary.ca">Kieran.Slattery@calgary.ca</a> or 403-540-2783
<b>General</b>	There has been damage from construction trucks attempting to access Trico's development. What are the plans to reduce the impacts	Trico has informed all trade partners that access to the site must be via Old Banff Coach Road and 81 <sup>st</sup> Street. Please note that Trico is not the only

	<p>associated with construction on existing roads?</p>	<p>developer/builder working in the area. Trico continues to communicate this message with the understanding we want to be mindful and respectful to our existing neighbors.</p>
	<p>Why wasn't every question I sent to the project team (via email, phone, or comment form) answered individually when received?</p>	<p>We appreciate the questions and comments submitted throughout this process. Rather than answering each individual question on the project details, we made a meaningful effort to host an informative Open House session. The details shown at the event were based on the questions received from stakeholders prior to the event, and the project team was present to answer any other questions.</p> <p>In alignment with the application process, this Engagement Summary/FAQ document has been prepared to further respond to all the questions received. This document can be a guiding resource that is circulated to all stakeholders to ensure all information is factual and coming from a single source.</p>

## Next Steps

All stakeholder feedback gathered during this process is appreciated. The project team will continue to answer questions as the next steps of the application process unfold.

To speak with the project representative, please contact Engagement Specialist Darby Henshaw at [dhenshaw@bastudios.ca](mailto:dhenshaw@bastudios.ca) or 403-692-4534.



Engagement Summary + FAQ November 2023



WEST/81

WEST SPRINGS