

Applicant Outreach Summary

2024 May 24



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: City Vibe Westwinds Land Use Redesignation

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)

Martindale Community Association

- We have made multiple attempts to reach the Martindale Community Association by phone, but the numbers listed are redirected to the Genesis Centre, who have been unable to provide us with a contact for the Community Association.
- Email submitted through contact page on community association website - February 2024 (no response received)
- Email sent to request a meeting with their Board on May 1, 2024 (no response received)
- Virtual information session invitation and community mailer sent via email on May 8, 2024 with request to post on their website and social media

Falconridge/Castleridge Community Association

- Phone conversation with Falconridge/Castleridge General Manager and President on May 2, 2024 to coordinate attendance at a board meeting. Required follow up from this phone conversation, which has not taken place to date.
- Follow up voicemail left with President on May 6, 2024 to confirm a date (no response received)
- Virtual information session invitation and community mailer sent via email on May 8, 2024 with request to post on their website and social media (no response received)

Councillor Dhaliwal

- Microsoft Teams virtual meeting held on November 6, 2023
- Email sent on May 7 to share community mailer and invitation to the virtual information session
- Communication and coordination with Ward 5 office after the virtual information session to support in reaching Community Associations.
- Meeting with Councillor Dhaliwal on May 24, 2022

Chilean Canadian Community Association

- Left voicemail in late October/early November (no response received)
- Email sent on May 8, 2024 to share community mailer and invitation to the virtual information session

Indo Canadian Community Association

- Left voicemail in late October/early November (no response received)
- Email sent on May 8, 2024 to share community mailer and invitation to the virtual information session

Neighbouring residents

- Land Use Amendment notice signs with City Vibe contact information were posted on site in January 2024. Since January, the project team has received one phone call from a local resident inquiring into whether the proposal would affect the local cycling routes.
- Project website went live on May 7, 2024 (www.rentcityvibe.ca/westwinds)
- Mailer with invitation to virtual information session dropped to ~600 adjacent homes on May 8, 2024
- Correction notice dropped to the same ~600 adjacent homes on May 13, 2024 after learning of a typo in the original mailer
- Virtual information session held on May 21, 2024 (6 participants)
- Recording of virtual information session posted on project website on May 23, 2024 with contact information available
- Engagement summary to be posted on project website once complete
- Phone correspondence with three adjacent residents
- Email correspondence with five adjacent residents

Affected Parties

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

Martindale Community Association
Falconridge/Castleridge Community Association
Councillor Dhaliwal
Chilean Canadian Community Association
Indo Canadian Community Association
Neighbouring residents (Information dropped to ~600 homes)
Public - on-site signage since January 2024 and project website (requested Community Associations to raise awareness and share on with their members)

What did you hear?

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

The following is a summary of the comments/questions received during engagement:

Traffic/Access/Parking

- This is a highly populated area of the City and concern for additional density
- Concern for increased traffic congestion at 64 Ave/Castleridge Boulevard and questions surrounding the traffic impact assessment completed
- Clarification requested around previous improvements made at the intersection
- Questions around the plans for parking and concern with spillover parking into the Superstore parking lot and residential streets (reference to existing parking challenges due to additional secondary suites in the community)
- Concern that paid parking may encourage tenants to park on the street for free
- Misunderstanding that the site includes and will replace the Superstore and/or its parking
- Question regarding access to the site

Rental Properties

- Support for rental properties, but not supportive of this location
- Suggestion that the city should build rental units in other areas of the city where there is already empty land/no impacts on existing residents
- Opposition towards rental units in their neighbourhood, as there is no demand for it
- Question regarding how many people are estimated to live in each unit

Pedestrian Connectivity

- Concern with loss of existing pathway and reduced pedestrian connectivity

School/Doctor/Daycare Capacity

- Concern with local schools at capacity and questions regarding where the children will go to school
- Concern with lack of doctors offices in the community
- Concern with lack of daycares in the community

Gathering space/green space

- Comment regarding the need for amenities for children in the area
- Comment regarding an outdoor gathering space providing a new space for crime/undesirable activities

Building design

- Concern with the building's design and look/feel being a potential impact on the community
- Concern with potential fire risks and impact on neighbourhood due to wood-frame build
- Question regarding whether the building will have any sustainable features such as solar panels
- Questions regarding wood frame building being noisy for residents of the building

Community impacts

- Concern with safety and crime due to increased density and rental units attracting unwanted diverse tenant demographics to the community
- Concern with property value decrease due to density, crowding and traffic
- Concern with impacts of shade on adjacent neighbours

Engagement

- Question regarding Martindale Community Association's involvement in our engagement
- It was brought to our attention by an adjacent resident that our initial mailer sent on May 8 contained a typo in one of the address references for the project location. While the mailer contained a site location map, and correct references of the address in multiple other locations on the mailer, we sent a correction notice immediately to the same ~600 homes on May 13.

Other

- Question regarding whether the building will be pet friendly, as many people have pets and have a hard time finding rentals that allow them
- Concern that City Council is allowing developers to monopolize land in Calgary

How did 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.

City Vibe provided responses to each question and comment noted in the above section through phone and email correspondence, and through the virtual information session. A recording of the session including the Q&A component has been posted on the project website. The following are the responses provided to the questions and comments received.

Traffic/Access/Parking

- Amrit Uppal from Bunt Engineering conducted the TIA and attended the information session to answer questions and provide clarity around the study that was completed.
- Confirmed that access to the site will be off Castleridge Boulevard NE, sharing the same entrance as the Mobil gas station and Superstore
- Confirmed a total of ~500 parking stalls for residents and visitors. ~400+ stalls will be provided underground for residents, with an additional 67 surface stalls for visitor parking. The parking proposed exceeds the City of Calgary's bylaw parking. We believe this is sufficient parking for the project, and that Superstore parking and residential streets will not be impacted by residents or visitors.
- The trends show a larger percentage of people not needing parking stalls due to the increased use of transit, biking and carpooling.

- Due to the site location adjacent to Castleridge Boulevard and 64 Ave NE, we don't foresee residents parking in residential communities and walking the distance required to get to their homes.
- Monthly fees for parking are kept low and affordable, making it unlikely that tenants would park elsewhere and City Vibe has not witnessed this to be a problem in their other developments. If parking overflow were to occur, communication between City Vibe and residents could help manage and mitigate the issue.
- Clarified that our project does not displace any of the Superstore parking lot
- Regarding the changes made to traffic signals at the intersection of Castleridge Boulevard and 64 Ave NE, these improvements were completed by the City and not related to this development.
- We shared the process for conducting the TIA and that we look at overall impact to the traffic compared to what exists today (3% increase in vehicles traveling through the intersection per hour), as well as the net differential between the traffic generated with the existing land use and the proposed land use (slightly less traffic during afternoon rush hour)
- We indicated that the City is currently reviewing the TIA and will provide comments on the report as part of the application process.
- We also clarified that the City's traffic forecasting department accounts for future development on undeveloped parcels.

Rental Properties

- Provided rationale for proposing multi-residential rental property in a TOD zone in alignment with the MDP, and with Castleridge Boulevard and 64 Ave NE acting as setbacks and buffers to existing residential properties
- Increased density is typically preferred in established areas over new areas, due to access to amenities and transportation options
- Clarified that the average number of people per unit in multi-residential buildings with a mix of one, two and three bedroom units is ~ 1.6 to 2 people per unit
- Suggestion that the city should build rental units in other areas of the city where there is already empty land/no impacts on existing residents
- Clarified that by providing rental units in the community, we will be enhancing the community, not detracting from it by leveraging an underutilized space and creating a vibrant low cost rental option to people who don't currently have an option to live in this community

Pedestrian Connectivity

- Shared the pedestrian connectivity network, illustrating maintained pedestrian connection to the Superstore and train station for residents in the community

School/Doctor/Daycare Capacity

- We anticipate 15-20% of our units will be rented to tenants with children
- City Vibe requires tenants with children to rent ground-level units only
- We have been made aware through engagement that there is limited capacity in the community schools. The school boards are aware of developments planned around the City and are responsible for addressing capacity issues to support our growing city and population.
- Healthcare provisioning is managed by Alberta Health Services, however we are aware of, and appreciate this concern
- We appreciate the concern that there are limited daycare options in the area, and are aware that this is an issue faced across the city

Gathering space/green space

- Our proposal includes a gathering space for residents that would provide families with children a place to spend outdoors together
- When designing outdoor amenity spaces, there are guidelines to follow for crime prevention, including lighting and eyes on the space
- Specific details regarding the outdoor amenity space will be determined through the development permit process

Building design

- City Vibe emphasizes the importance of creating a welcoming and inviting building that compliments the existing residential community
- Shared images of other developments built in communities in NE Calgary, along with conceptual renderings to illustrate the look and feel of the building
- Confirmed that the parkade will be concrete, but the six-story structure will be wood frame.
- Confirmed that the building will meet all safety codes, including fire safety standards.
- Confirmed that the development is prepared for solar panel installation as required by the City of Calgary. Energy-saving measures such as motion sensor lights and efficient boilers will be implemented.

Community impacts

- We have heard that crime and safety are a concern in the community. We have not seen any correlation between multi-residential rental units and statistics around crime.
- The development aims to attract a broad demographic, including young families, university students and professionals who are looking for a lower cost rental option. The intention is to create an appealing and quality housing option.
- Shadow studies have been shared with the resident who expressed concerns regarding shade.
- The buffers provided by 64 Ave and Castleridge Boulevard provide a natural separation and distance between the proposed development and adjacent neighbours, mitigating privacy concerns.

Engagement

- We clarified our outreach and engagement efforts, including outreach to Martindale and Falconridge/Castleridge Community Associations, which we have not received responses from, beyond what they sent to the City.

Other

- We confirmed that the building will be pet friendly, however it has not been determined the type and size of pets at this time
- We shared information about the City's land use amendment process and that developers in Calgary must follow a robust and thorough process for land use redesignations and development permits
- We also clarified that we wanted to share information with residents, provide them with an opportunity to meet the developer, and to provide us an opportunity to better understand the questions and concerns they have. We appreciate their participation.

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Email addresses were collected through the virtual information session registration. A What We Heard report has been shared with all participants, as well as those who contacted the project team via email and phone calls, and has been posted on the project website, sharing a summary of the questions and comments received, along with responses from the project team. The What We Heard report has also been shared with:

- Martindale Community Association
- Falconridge/Castleridge Community Association
- Councillor Dhaliwal
- Chilean Canadian Community Association
- Indo Canadian Community Association