



# CITY VIBE DEVELOPMENTS WESTWINDS LAND USE AMENDMENT

## *What We Heard Report*

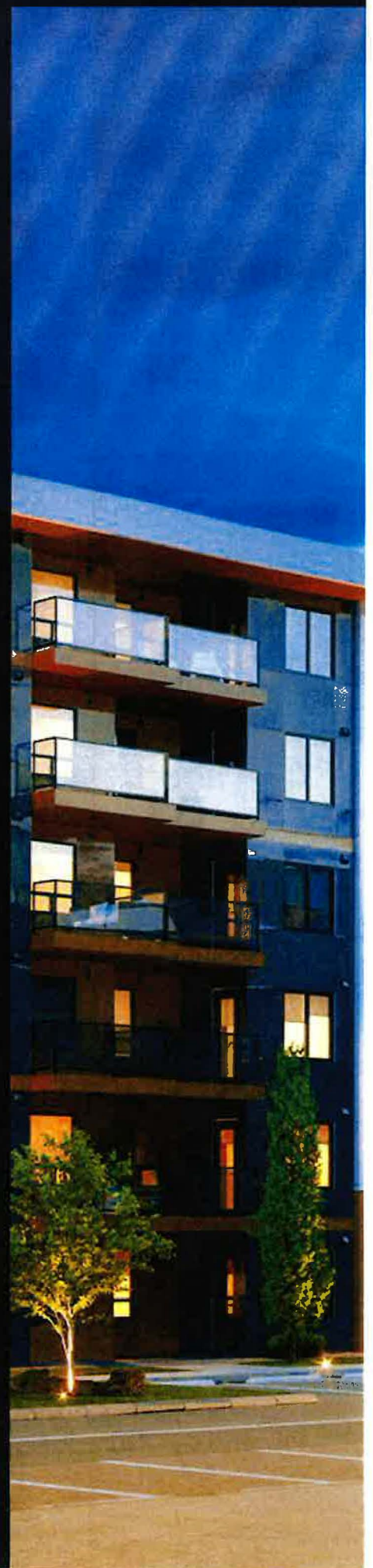
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Table Talk Communications & Engagement



Table Talk

On behalf of:  
City Vibe Developments

Last updated: July 12, 2024





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## **Virtual Information Session**

A virtual session on May 21, 2024, presented the project details and addressed community questions.

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## **What We Heard**

Community feedback was categorized into themes and addressed by the project team.

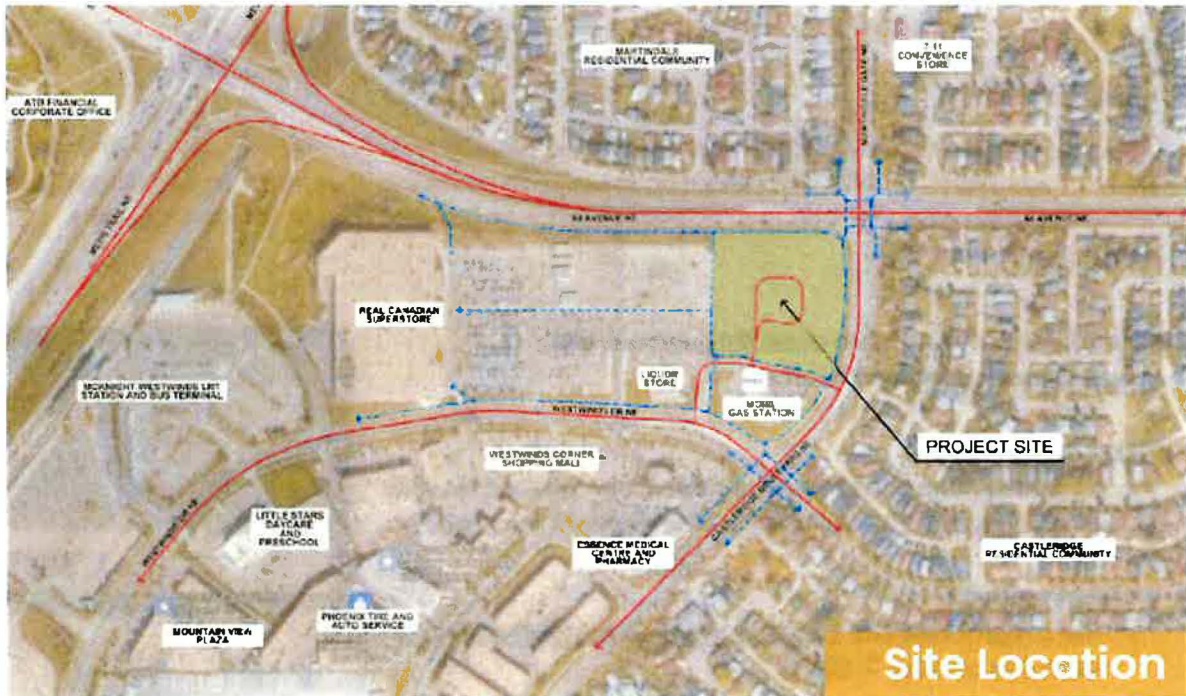
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## **Next Steps**

The project team remains committed to hearing from the community and is attending the public hearing of Council on July 16, 2024.



# 1.0 PROJECT OVERVIEW



City Vibe Developments has submitted a Land Use Redesignation application to the City of Calgary for a parcel of land within the Westwinds community on the southwest corner of the 64th Avenue and Castleridge Boulevard NE intersection. The project aims to redesignate approximately 3.83 acres from Commercial Regional 1 (CR-1) to Multi-Residential - Medium Profile District (M-2), allowing for the construction of three six-storey wood-framed apartment buildings.

## Purpose

This What We Heard Report has been prepared by Table Talk Communications & Engagement on behalf of City Vibe Developments who is pursuing the land use redesignation.

This report summarizes the engagement efforts undertaken for this project, as well as the feedback received through a virtual information session, and phone and email correspondence with stakeholders and community members.

# 2.0 PUBLIC OUTREACH & ENGAGEMENT

## Process

The project team coordinated a public engagement program to raise awareness and encourage participation with the community to ensure a thorough understanding and consideration of questions and concerns prior to progressing through the City's regulatory process.

The following tools were used throughout the engagement process:

### On-site signage

- Land Use Amendment signs have been posted on site since January 2024 with City Vibe contact information.

### Project website

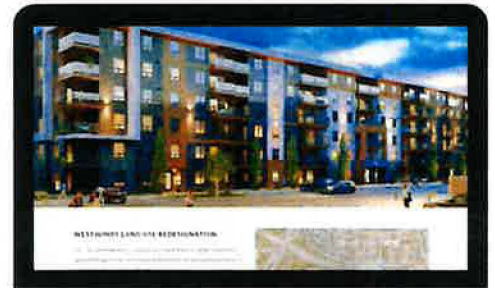
- The project website ([www.rentcityvibe.ca/westwinds](http://www.rentcityvibe.ca/westwinds)) went live on May 7, 2024.

### Community mailout

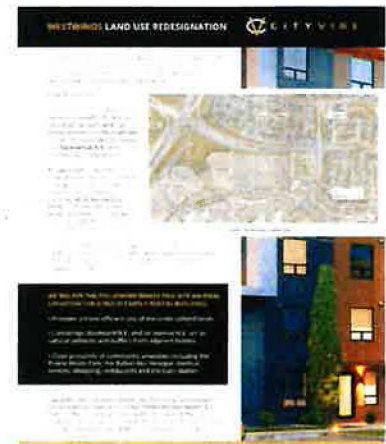
- A full-page mailout was delivered to ~600 homes on May 8, 2024 to share project information and invite the community to a virtual information session.
- A correction notice to correct a typo in the original mailer was dropped to the same ~600 homes on May 13, 2024.

### Outreach to community associations

- The project team has attempted to get in touch with and engage local community associations since February 2024 to introduce the project, share information, offer meetings, and request to share information with their community members:
  - Martindale Community Association
  - Falconridge/Castleridge Community Association
  - Taradale Community Association
  - Chilean Community Association
  - Indo Canadian Community Association
- City Vibe has made multiple attempts to offer meetings with the Martindale and Falconridge/Castleridge Community Associations between February and June 2024.



Website for project.



Community Mailer

# 2.0 PUBLIC OUTREACH & ENGAGEMENT

## Virtual information session

- The project team hosted a virtual information session on May 21, 2024 from 6–8 p.m. Representatives from City Vibe, Table Talk Communications & Engagement, Bunt Engineering, KN Architecture and Terra Legal gave a presentation and hosted a Q&A session with participants.
- Eight people registered and six participated in the engagement session.
- A recording of the virtual information session was posted on the project website on May 22, 2024 for those who were unable to attend.

## Engagement representative email and phone number

- Contact information for the project’s Communications & Engagement Advisor were included on community mailers, the slide presentation and the project website to ensure community members had a direct channel of communication with the project team.
- We have had telephone correspondence with three adjacent residents and email correspondence with eight adjacent residents.

## Attendance at Councillor Dhaliwal’s Town Hall (June 23, 2024)

- A project representative attended the Town Hall and was available to answer questions.

## ENGAGEMENT SNAPSHOT

600

Adjacent residents received two mailouts.

3

Individuals provided comments and questions via telephone correspondence.

8

Individuals provided comments and questions via email.

8

individuals registered for the virtual information session

6

individuals attended the virtual information session



# 3.0 VIRTUAL INFORMATION SESSION

The virtual information session was held on May 21, 2024 from 5-8 p.m. A link was provided on the project website for participants to register for the Zoom webinar. Upon registering, attendees received an email with the link to join the live meeting on May 21.

## Who Participated

Through the registration link, participants were asked to provide their addresses. The six participants were from the following communities:

- Martindale (3)
- Falconridge (2)
- Castleridge (1)

## Project Team Members in Attendance

- Brooke Kearsley, City Vibe Developments
- Tamille Beynon, Table Talk Communications & Engagement
- Robert Homersham, Terra Legal
- Tommy Nham, KN Architecture
- Shane Fitzsimons, KN Architecture
- Amrit Uppal, Bunt Engineering



Virtual Meeting

The project team gave a brief presentation which included:

- An introduction to City Vibe and the project team
- Examples of City Vibe built projects in Calgary
- An overview of the site location and surrounding amenities
- An overview of the land use redesignation process and rationale
- Information regarding TOD zones and why this location was selected by City Vibe
- The vision of the development, including conceptual artistic renderings
- An overview of the pedestrian connections and site access
- Information on the Transportation Impact Assessment (TIA) and results
- An overview of next steps, which includes posting the recording on the website and compiling an engagement summary that will be shared with participants
- Project contact information

A Q&A session followed the presentation, where participants were encouraged to “raise their hand” on the platform to speak to the project team, or to type their questions into the chat function. The Q&A session went until 8 p.m.

# 4.0 WHAT WE HEARD



The following is a summary of the questions and comments received through phone and email correspondence, and the virtual information session held on May 21. The feedback received has been transcribed and themed in the table below, along with the responses provided by the project team.

## Themes of Feedback

-  Traffic, access and parking
-  Rental properties
-  Pedestrian connectivity
-  School, doctor and daycare capacity
-  Gathering space and green space
-  Building design
-  Community impacts
-  Engagement
-  Other

## Feedback and Responses Provided

The following tables include all questions and comments received throughout the engagement program, along with the response provided by the project team.

# 4.0 WHAT WE HEARD



## TRAFFIC, ACCESS AND PARKING

Question/Comment	Response
<p>Concern for increased traffic congestion at 64 Ave/Castleridge Blvd and questions surrounding the transportation impact assessment completed. Concern that every unit will have at least one vehicle, resulting in an additional 400 vehicles on the road.</p>	<p>A Traffic Impact Assessment (TIA) was completed and evaluated the overall impact to the traffic compared to what exists today, which is a 3% increase in vehicles traveling through the intersection per hour.</p> <p>The TIA also evaluated the net differential between the traffic generated with the existing land use and the proposed land use, which is slightly less traffic during afternoon rush hour.</p> <p>The City's traffic forecasting department accounts for future development on undeveloped parcels. The City is currently reviewing the TIA and will provide comments on the report as part of the application process.</p> <p>We do not anticipate every unit requiring a vehicle due to the site's proximity to the train station, local amenities, as well as the bicycle and pedestrian networks in the area.</p>
<p>Clarification requested around previous improvements made at the intersection of Castleridge Boulevard and 64 Ave NE.</p>	<p>Clarification requested around previous improvements made at the intersection of Castleridge Boulevard and 64 Ave NE.</p>
<p>How will the site be accessed?</p>	<p>Access to the site will be off Castleridge Boulevard NE, sharing the same entrance as the Mobil gas station and Superstore.</p>
<p>How much parking will be provided?</p>	<p>A total of ~500 parking stalls will be provided 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.</p>

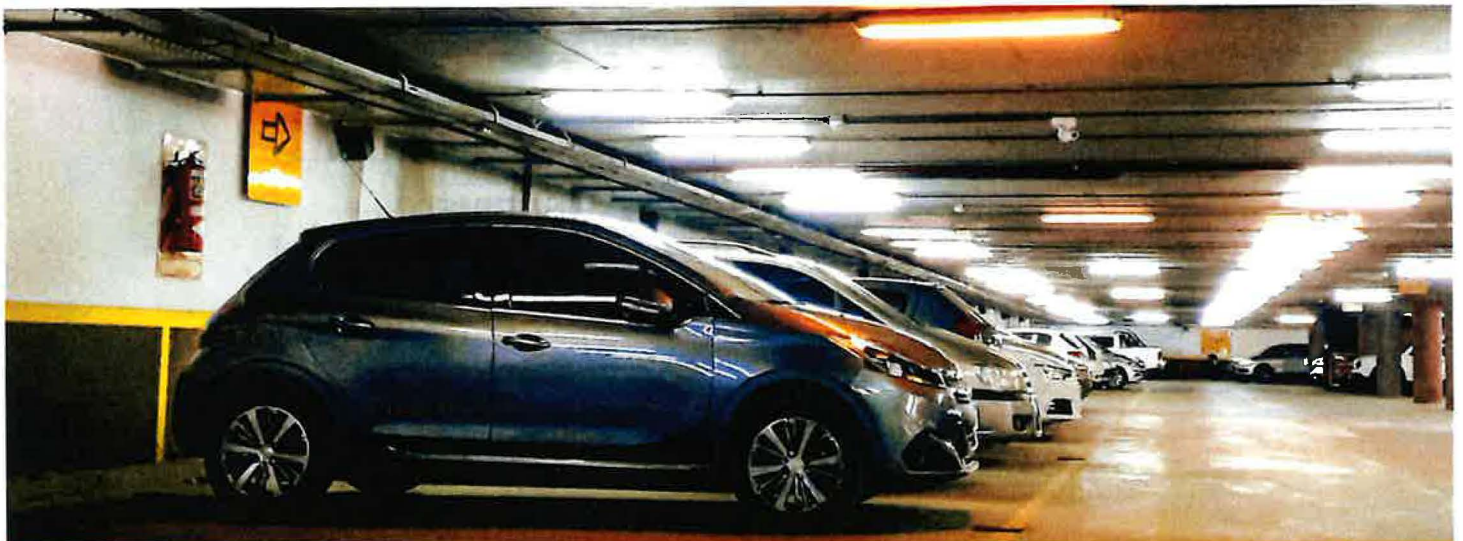


# 4.0 WHAT WE HEARD



## TRAFFIC, ACCESS AND PARKING

Question/Comment	Response
<p>Concern for potential for parking spillover due to the high population, density in the area, and rental property parking fees.</p>	<p>There is a low likelihood of spillover parking on the street as there is sufficient resident and visitor parking, affordable parking fees. With the site being separated from the existing residential communities by 64 Avenue and Castleridge Boulevard, we do not anticipate our residents parking in the adjacent communities and walking that distance.</p>
<p>Will the site replace the Superstore and/or its parking?</p>	<p>The project does not displace the Superstore or any of the Superstore parking lot.</p>



# 4.0 WHAT WE HEARD



## RENTAL PROPERTIES

Question/Comment	Response
<p>How many people are estimated to live in each unit? Concern that this project would add 1,200 – 1,500 additional people to the community.</p>	<p>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, therefore we anticipate a maximum of ~856 people living in these units.</p>
<p>Support for rental properties, but not supportive of this location.</p>	<p>By providing rental units in the community, we anticipate 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.</p>
<p>Opposition towards rental units in their neighbourhood, as there is no demand for it.</p>	<p>We are proposing multi-residential rental property in a Transit Oriented Development (TOD) zone in alignment with the Municipal Development Plan (MDP) and with Castleridge Boulevard and 64 Ave NE acting as setbacks and buffers to existing residential properties.</p>
<p>The city should build rental units in other areas of the city where there is already empty land/no impacts on existing residents.</p>	<p>Increased density is typically preferred in established areas over new areas, due to access to amenities and transportation options.</p>

CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER

JUL 16 2024

ITEM: 7.2.14 CPC2024-0679  
Distrib- Document  
 CITY CLERK'S DEPARTMENT

# 4.0 WHAT WE HEARD



## PEDESTRIAN CONNECTIVITY

Question/Comment	Response
Concern with loss of existing pathway and reduced pedestrian connectivity.	The proposed pedestrian connectivity network maintains connection to the Superstore and train station for residents in the community.



## SCHOOL, DOCTOR AND DAYCARE CAPACITY

Question/Comment	Response
Concern with local schools at capacity and questions regarding where the children will go to school.	<p>We anticipate that 15-20% of our units will be rented to tenants with children of a variety of ages. Tenants with children are only accepted on ground level units within City Vibe Developments. We anticipate our development having a relatively low impact on the local school capacity.</p> <p>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.</p>
Concern with lack of doctors offices in the community.	Healthcare provisioning is managed by Alberta Health Services, however we are aware of, and appreciate this concern.
Concern with lack of daycares in the community.	We appreciate the concern that there are limited daycare options in the area. We are aware that this is an issue faced across the city.

# 4.0 WHAT WE HEARD



## GATHERING SPACE AND GREEN SPACE

Question/Comment	Response
<p>There is a lack of amenities for children in the area. Will the development include amenities for children?</p>	<p>Our proposal includes a gathering space for residents that would provide families with children a place to spend outdoors together.</p>
<p>Are City Vibe Developments considering the potential for an outdoor gathering space providing a new space for crime/undesirable activities?</p>	<p>When designing outdoor amenity spaces, there are guidelines to follow for crime prevention, including lighting and eyes on the space.</p> <p>Specific details regarding the outdoor amenity space will be determined through the development permit process</p>

# 4.0 WHAT WE HEARD



## BUILDING DESIGN

Question/Comment	Response
<p>Concern with the building's design and look/feel being a potential impact on the community.</p>	<p>City Vibe Developments emphasizes the importance of creating a welcoming and inviting building that compliments the existing residential community.</p> <p>During the virtual information session, the project team shared images of other developments built in communities in NE Calgary, along with conceptual renderings to illustrate the look and feel of the building.</p>
<p>How will City Vibe Developments ensure building safety and security? There is concern with potential fire risks and impact on the neighbourhood due to wood-frame build.</p>	<p>The building will meet all safety codes, including fire safety standards. The parkade will be concrete, and the six-story structure will be wood frame.</p>
<p>Will the wood frame building be noisy for residents of the building?</p>	<p>We do not anticipate noise to be a concern for our tenants, as this has not been an issue with our existing built rental units.</p>
<p>Will the building have any sustainable features such as solar panels?</p>	<p>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.</p>

# 4.0 WHAT WE HEARD



## COMMUNITY IMPACTS

Question/Comment	Response
<p>Concern with safety and crime due to increased density and rental units attracting unwanted diverse tenant demographics to the community.</p>	<p>We have heard that crime and safety are a concern in the community, however we have not seen any correlation between multi-residential rental units and statistics around crime.</p> <p>When designing buildings and outdoor amenity spaces, there are guidelines to follow for crime prevention, including lighting and eyes on the space. These elements will be determined through the development permit process.</p> <p>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.</p>
<p>Concern with impact to property values for adjacent property values due to density, crowding and traffic.</p>	<p>City Vibe's vision is to create a welcoming, vibrant and inviting building that blends with the existing homes and businesses in the area, complimenting the existing residential community. We understand property value is a concern, but we do not anticipate this development having a negative impact on adjacent property values, rather we strive to supplement and enhance the community by developing the underutilized lot and creating an attractive building that provides low cost rental options.</p>
<p>How will adjacent neighbours be impacted by the shade created by the development?</p>	<p>The buffers provided by Castleridge Boulevard and 64 Ave NE provide a natural separation and distance between the proposed development and adjacent neighbours. Shadow studies have been completed, which demonstrate minimal to no impact on adjacent properties throughout the year.</p>

# 4.0 WHAT WE HEARD



## ENGAGEMENT

Question/Comment	Response
<p>Was Martindale Community Association involved in the engagement process for the project?</p>	<p>Our outreach and engagement efforts, included outreach to the local community associations, including Martindale, since February 2024.</p>
<p>Concern that our original mailer sent to adjacent residents on May 8 contained a typo in one of the address references for the project location. Request for a corrected notice.</p>	<p>The original mailer contained a site location map and correct references of the address in multiple other locations, however one reference of the site address included a typo. We sincerely apologize for this error, and we distributed a correction notice immediately to the same ~600 homes on May 13.</p>



## OTHER

Question/Comment	Response
<p>Will the building be pet friendly? Many people have pets and have a hard time finding rentals that allow them.</p>	<p>The building will be pet friendly, however it has not been determined the type and size of pets at this time.</p>
<p>Concern that City Council is allowing developers to monopolize land in Calgary.</p>	<p>Developers in Calgary must adhere to a rigorous and comprehensive process for land use redesignations and development permits, following the City's established land use amendment process.</p>

# 5.0 NEXT STEPS

The project team appreciates the community's participation and feedback received through the engagement process to date. We remain committed to responding to community questions and comments as the project progresses through the approvals process.

The project team attended Calgary Planning Commission (CPC) on June 6, 2024 and will be attending a Public Hearing of Council on July 16, 2024.

## CONTACT INFO

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