

Applicant Outreach Summary

2025 January 22



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1477 69 ST SW ASPEN

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)

Community Association Outreach – William Blake Homes (WBH) team reached out to Strathcona Christie Aspen Community Association (SCA CA) and shared the proposal.

Adjacent Neighbour Outreach - WBH representatives reached out to adjacent owners on Aspen Meadows Green and Aspen Meadows Court.

Landowner Outreach - WBH has reached out to Elkay Developments to the north.

Councillor Liaison - WBH team representatives shared the proposal with Cllr. Sonya Sharp who is currently representing Aspen Woods.

Open House - William Blake Homes held an Open House on January 14 at Strathcona Park Community Centre. The above stakeholders were invited to the Open House. Additional details of the Open House are attached.

Stakeholders

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

WBH team reached out to the following stakeholders:

- Strathcona Christie Aspen (SCA) Community Association
- Adjacent Neighbours
- Adjacent Landowner
- Ward 6 Council representative for Aspen Woods, Cllr. Sonya Sharp



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 residents who attended the open house were generally supportive of the proposed development, the lot sizes and open space. The residents also expressed positive comments relative to the high quality of workmanship in homes built by William Blake Homes.

The residents expressed concerns regarding lack of privacy resulting from loss of existing vegetation along the south boundary and small side yard requirement.

Some residents suggested retaining the existing vegetation and building a new fence.

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.

William Blake Homes will give due consideration to retaining the vegetation along the south boundary at the time of Grading and Engineering Plans, subject to grading and setback requirements.

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)

William Blake Homes shared contact information with the January 14 attendees to contact WBH office for information updated at any time through the process.

In addition to the large notice postings for comments and public hearing, WBH team will send follow up email to keep the residents informed.

LOC2024-0320 Aspen 69 Land Use Redesignation

January 14, 2025 Open House Summary

Prepared by William Blake Homes

Event Details

On Tuesday, January 14th, from 6:00 PM to 8:00 PM, William Blake Homes hosted an open house at the Strathcona Park Community Centre, located at 277 Strathcona Dr SW, Calgary. Stakeholders residing in the community of Aspen Woods, specifically on Aspen Meadows Green SW and Aspen Meadows Court SW, were invited to attend. Notifications were hand-delivered on December 18th due to a Canadian postal service strike at the time. Notification was digitally shared with Strathcona, Christie Aspen Community Association (SCA CA), ward councillor Sonya Sharp and the City planners. A copy of the delivered notification is attached.

Attendance and Engagement

The open house saw participation from 15 -20 community members, with attendees primarily being residents of Aspen Meadows Green SW to the south. Most of these homeowners have properties backing onto the subject parcel, where the proposed development is planned.

Feedback from Attendees

Positive Feedback

- Appreciation for the inclusion of a municipal reserve and walkway, preserving existing trees.
- Support for the integration of joining sidewalks along 69th Street and within the development.
- Approval of larger lot sizes compared to those in the Truman development and Aspen Meadows Green.
- Positive reception toward William Blake Homes, a quality builder involved, known for high-spec construction.
- Preference for the lower-density development.

Other Feedback and Concerns

- Desire to retain caragana shrubs along the Aspen Meadows Green property line.
- Request for a new wood privacy fence along the Aspen Meadows Green property line.
- Concerns about the proximity of four proposed lots backing onto Aspen Meadows Green yards, with only 4 feet between the house and property line.
- Suggestions for a one-way entry and exit onto 69th Street.
- Inquiry about relocating trees to enhance privacy for Aspen Meadows Green residents.

Summary of Community Sentiment

Overall, the feedback from attendees was positive. Residents appreciated the low-density nature of the proposal, acknowledging that alternative proposals could include higher-density or multi-family rental units. The consensus was that this plan represents the best-case scenario for the area.

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