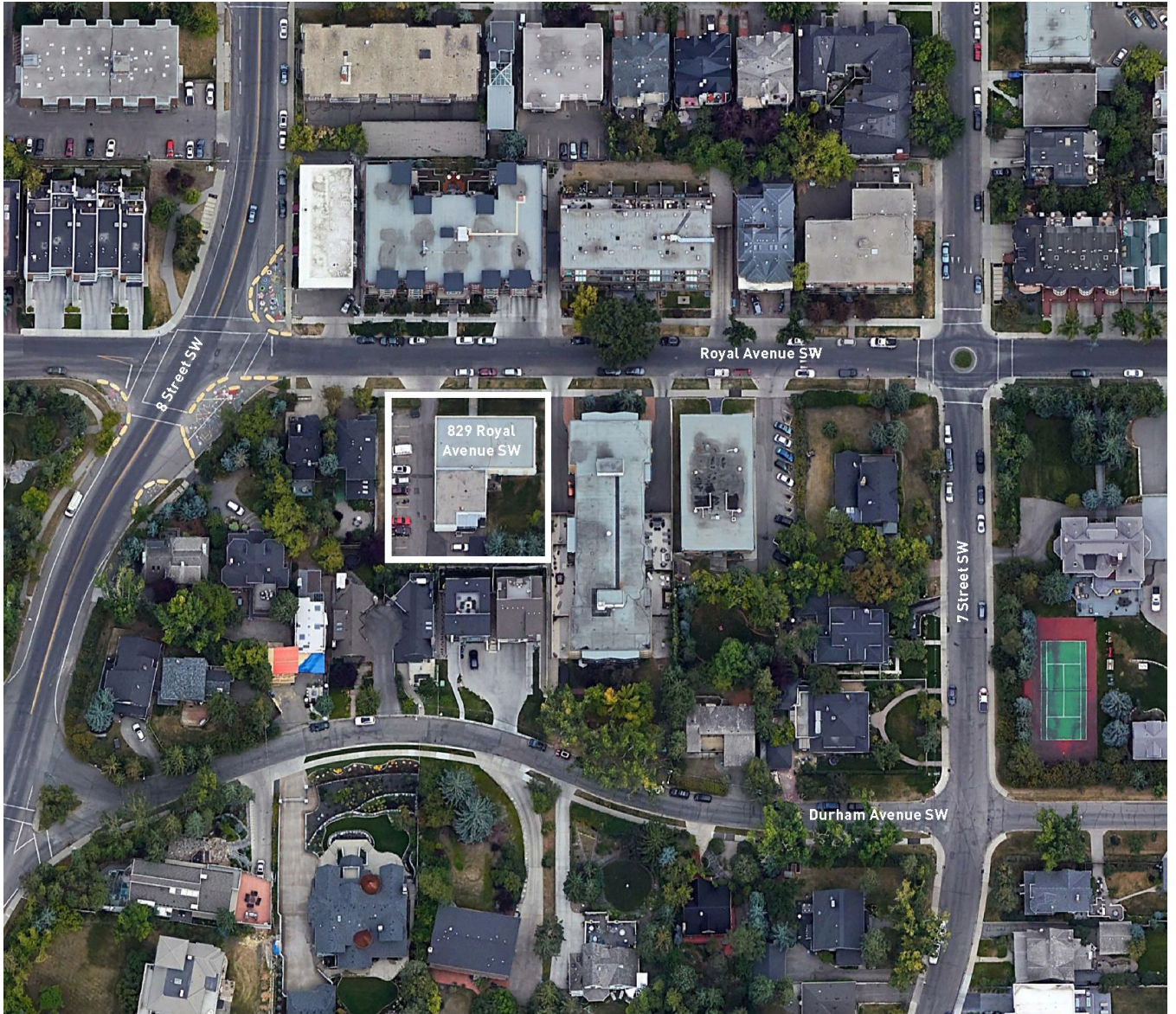


What We Heard Report



829 Royal Avenue SW Land Use Redesignation

What We Heard Summary

LOC2018-0139

What We Heard Report

What We Heard Summary

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Figure 1. 829 Royal Avenue, Site Context

Prepared by: 02 Planning + Design

What We Heard Report

Project Background

Lynnbrooke Manor Limited Partnership intends to develop the parcel located at 829 Royal Avenue SW into a 6-storey residential building. As the first step in the approval process, O2 Planning + Design submitted a land use amendment (rezoning) application to redesignate the parcel from the existing Multi-Residential Contextual Medium Profile (M-C2) land use district to a Multi-Residential-Low Density High Rise (M-H1) land use district, with a height modifier of 21m and an FAR of 3.0. After presenting this proposal to the community and advancing the architectural design, a revised application was submitted, as a Direct Control (DC) based on the M-C2 District with a height of 22m and an FAR of 2.7.

The subject property is located on the south side of Royal Avenue, east of 8 Street SW, as displayed in Figure 1. It is a 3-storey residential building in the community of Lower Mount Royal and is surrounded by medium density multi-residential developments to the north and east and single-detached homes to the south and west.

Three community engagement events have taken place. A preliminary discussion with the Mount Royal Community Association in November 2018, an Adjacent Neighbour Meeting in December 2018, and a Community Open House in January 2019. The project team gained critical insight into the values and concerns shared by the community throughout this process and has directly responded to these concerns by revising the land use redesignation to ensure the permitted and discretionary uses of the property remain the same as they are now, and by establishing generous setbacks from the adjacent single detached residences. The project team has also taken community insight into the building design process resulting in a high quality, contextually sensitive design.

Project Timeline

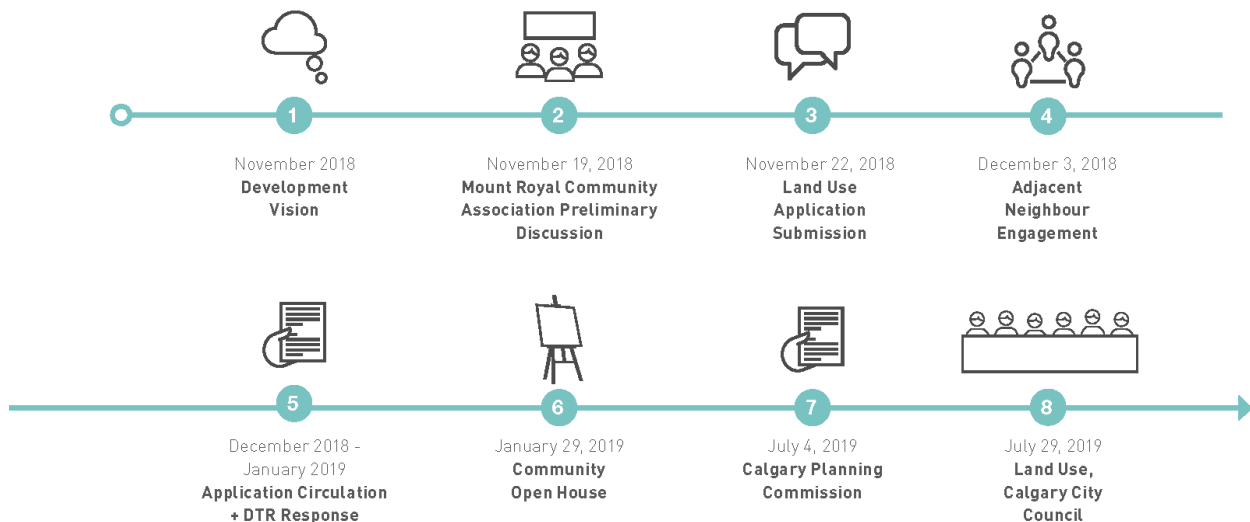


Figure 2. Project Timeline

What We Heard Report

Preliminary Discussion Goals:

- » Discuss the preliminary development proposal, with the MRCA Planning Committee.
- » Gain initial feedback, anticipated community comments, and recommendations for engagement moving forward.

Adjacent Neighbours Meeting Goals:

- » Discuss the preliminary development proposal with directly adjacent neighbours.
- » Gain comments, concerns, and feedback from neighbours to enhance the proposal moving forward.

Summary of Engagement

Preliminary Discussion with MRCA Planning Committee
November 19, 2018

The project team held a meeting with the Mount Royal Community Association (MRCA) Planning Committee, to discuss the preliminary development proposal. The project team presented a summary of the subject properties current land use, built form a ±11m, 18-unit rental apartment building, and the existing Lower Mount Royal context. The team then presented the proposed land use amendment from the existing M-C2 to a stock M-H1 land use district with a height modifier of 21m and a FAR of 3.0 (M-H1.H21.F3.0). The team then described a summary of the preliminary proposed site strategy, building layout and 3D massing, illustrating a ±21m, 6 storey, residential building with 50-55 rental units. The initial proposed layout situated the building on the property in much the same way as the existing building, with ample setbacks, giving neighbours plenty of “breathing room.” The meeting concluded with a discussion regarding the Committee’s initial feedback, comments they anticipated to hear from the community, and an engagement strategy moving forward. Two engagement sessions were agreed to: an adjacent neighbors meeting and a community open house.

Adjacent Neighbours Meeting
December 3, 2018

In coordination with the Mount Royal Community Association, a round table meeting with directly adjacent neighbours was held, with approximately 15-20 people in attendance. The project team presented a summary of the subject property’s current context, existing M-C2 land use, and the proposed land use amendment (M-H1.H21.F3.). The presentation proceeded to illustrate the initial preliminary 3D building massing and plan diagrams, showing a 21m, 6 storey building, with setbacks of ±6m from the north and south property lines, ±3m from the west and ±4m from the east property line. The project team highlighted that the increased height the M-H1 land use allows, enables the building design to be pulled further away from the property lines. The increased setbacks give the adjacent structures more room to breathe than if the current M-C2 based setbacks were used, the building itself would be located much closer to the property lines. The meeting concluded with a discussion regarding the comments, questions, and concerns, the adjacent neighbours had in response to this proposal.

Concerns identified included:

- » Increase in building height
- » Increase in density
- » Increase in on-street parking demand
- » Overlooking of adjacent single-detached residences
- » Tenancy concerns; rental tenants versus condo owners
- » The range of permitted and discretionary uses included in the M-H1 district
- » Mechanisms on how to entrench guaranteed setbacks into the land use district
- » Increase in shadowing

What We Heard Report

Community Open House
January 29, 2019

Residents of Mount Royal and Lower Mount Royal communities were invited to share their insights, feedback, and perspectives on the proposed 829 Royal Avenue SW land use amendment and development at a Community Open House. In response to the comments and concerns brought to the project team's attention at the previous meetings and the emerging design, a revised land use amendment was proposed and presented at this event. A Direct Control, based on M-C2, with a maximum height of 22m and a FAR of 2.7, with setbacks of 3m from the east and west, 7.5m from the south and a contextual setback less 1.5m (4.4m) from the street, was outlined for the attendees. Preliminary proposed 3D massing and building layout ideas using this DC framework were also presented at this time.

Over 40 individuals attended this event which provided residents with the opportunity to learn about the proposed development and speak directly with the project's developers, planners, and architects. Activities included information panels, an interactive *Share Your Thoughts* panel, and additional comment forms.

Information Panels provided attendees with information about the proposed land use amendment, the planning process, and preliminary design concepts. Participants were encouraged to provide feedback on the *Share Your Thoughts* panel by placing sticky note comments in answer to the following questions:

- » Which land use proposal do you prefer, M-H1 or the DC based on M-C2? Why?
- » Do you have any additional comments or questions regarding this land use redesignation?

Additional Comment Forms were also provided to enable participants to further identify any additional comments or concerns that they had, and/or would like to see addressed.

The information panels displayed and the comments received at this Open House are included in full detail in Appendix A of this summary.

Open House Goals:

- » Provide community members with information about the proposed development.
- » Gain feedback from residents that will inform the shape of the proposed development.

What We Heard Report

What We Heard Summary

Over the course of engagement, the project team interacted with over 66 community members, and gained insights into the values and concerns those community members have regarding the proposed land use amendment and development. Notes were taken by the Project Team at both the Preliminary Discussion and the Adjacent Neighbours meeting. The Community Open House attendees provided 23 written comments; 17 stick note comments placed on the Share Your Thoughts information panel and 6 Additional Comment Forms, all of which can be read in detail in Appendix A. Common themes arose from these engagements and are summarized in the table below:

Theme	What We Heard	Project Team Response
Height	» Concerned about loss of privacy from overlooking, loss of downtown city views, and shadowing.	The proposed building setbacks established in the DC, create a slimmer building mass that is pushed away from adjacent single detached neighbours toward the street. This building placement and envelop will result in a contextually sensitive building design and better building placement than the current M-C2 district mandates. Further measures will be implemented to mitigate overlooking and shadowing with the Development Permit process.
	» Belief that the height is unprecedented for the community.	The Lower Mount Royal ARP recognizes the community's role as a transition between high density uses to the north (Beltline) and low density uses to the south (Mount Royal). The site is currently zoned for 5 storeys and as such an increase by one storeys is in keeping with the established community context.
Land Use	» Concerned about the potential commercial discretionary uses that accompany the M-H1 designation. » Would like to guarantee the project setbacks.	The project team revised the initial M-H1 proposal to a DC based on the current M-C2 of the subject property. As such the permitted and discretionary uses of the subject property will remain the same. The DC guarantees the project setbacks and determines the placement of the building on the property.
	» Belief that the density is too high for the area.	The density has been increased to 2.7 FAR in the DC proposal, this is an increase of only 0.2 FAR from the existing land use (2.5 FAR). This modest increase of 0.2 FAR sets an example of sensitive integration of density into the community and supports the strategic intensification of inner city neighbourhoods.
Opposition to development in this location.	» Opposed to development of any kind in this location. » Opposed to the proposal. » Belief that the development is unprecedented.	Lower Mount royal is a well-established apartment community. To suggest it is unprecedented it is difficult to rationalize.
Community Character	» Belief that a building of this kind will negatively impact the unique heritage character of Lower and Upper Mount Royal.	The Lower Mount Royal ARP encourages "high quality building and landscape design which complements the scale and character of the original homes." The design team has prioritized this mandate by developing a materials palette and building design that will complement its Mount Royal context. The building will be contextually respectful to its surroundings.
	» Perceived potential loss in property value due to increased height and additional rental units.	This is difficult to rationalize as the property is already zoned for a 5 storey apartment building within an apartment district. It is our opinion that property values are already well established in this apartment context.

What We Heard Report

Theme	What We Heard	Project Team Response
Public Consultation	» Indicated that the timing of the public consultation was not ideal, in December and January, when many community members might be traveling.	While it is acknowledged that December and January are not ideal for public engagement the project team believes that the adjacent neighbor meeting was held early enough in the month (December 3) to avoid significant holiday conflicts and similarly the January 29th Open House was well after the holiday season.
	» Belief of poor notice for public consultations.	Directly adjacent neighbours were invited to the Adjacent Neighbours Meeting via an invitation mail drop to over 30 homes and buildings immediately surrounding the subject property. Community members were notified of the Open House event via an invitation mail drop to over 85 neighbouring homes and buildings, and a bold sign placed outside Mount Royal Station (Mount Royal Community Association), the location of the event.
Construction Concerns	» Concerned about potential impacts to, and stability of adjacent neighbours properties during excavation and construction.	As the development moves forward the project team will engage a structural engineer to ensure stability of the adjacent properties throughout construction and ensure mitigated impacts on the properties.

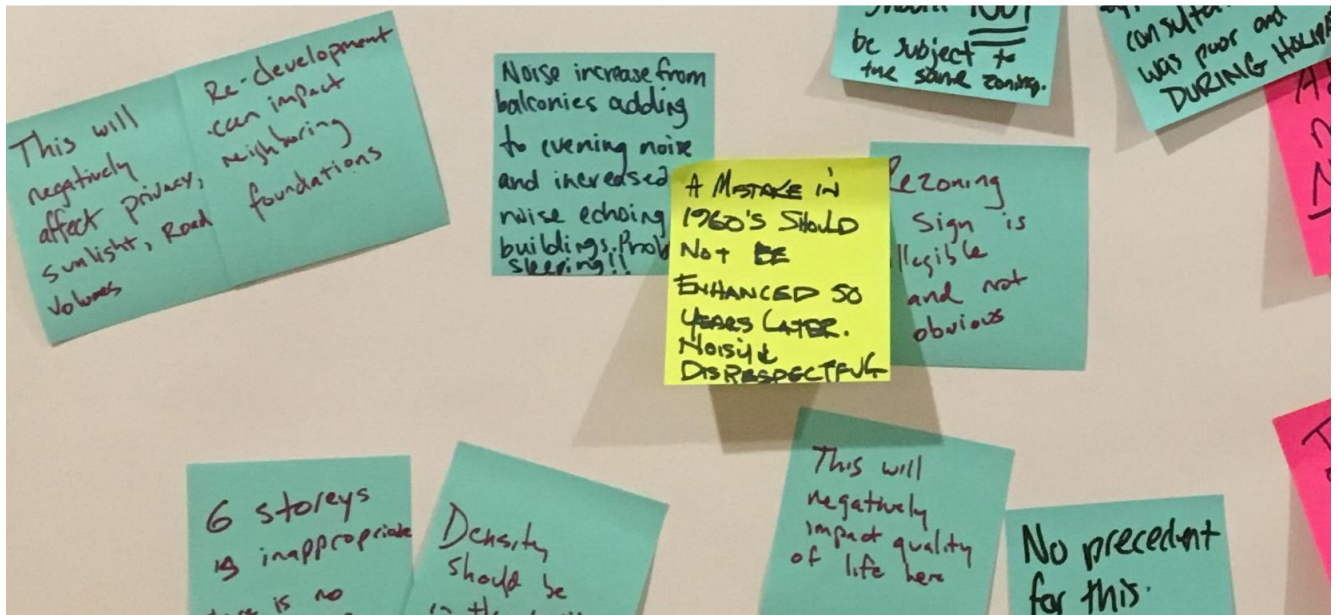


Figure 3. Share Your Thoughts Panel comments from the Community Open House.

What We Heard Report

What Has Changed

In response to the concerns brought to light at the Preliminary Discussion and Adjacent Neighbours meeting, the project team explored alternate land use scenarios from the initial M-H1 proposal, that provided the envelope necessary to achieve the proposed development while addressing the community's concerns. As a result, a Direct Control based on M-C2 was proposed. This change was presented to the community at the Community Open House held on January 29, 2019. We believe this is a respectful, contextual building envelope that will shape future development in a manner that is in keeping with the ARP, MDP, and best practices of design and planning.

Proposed Land Use Amendment Changes

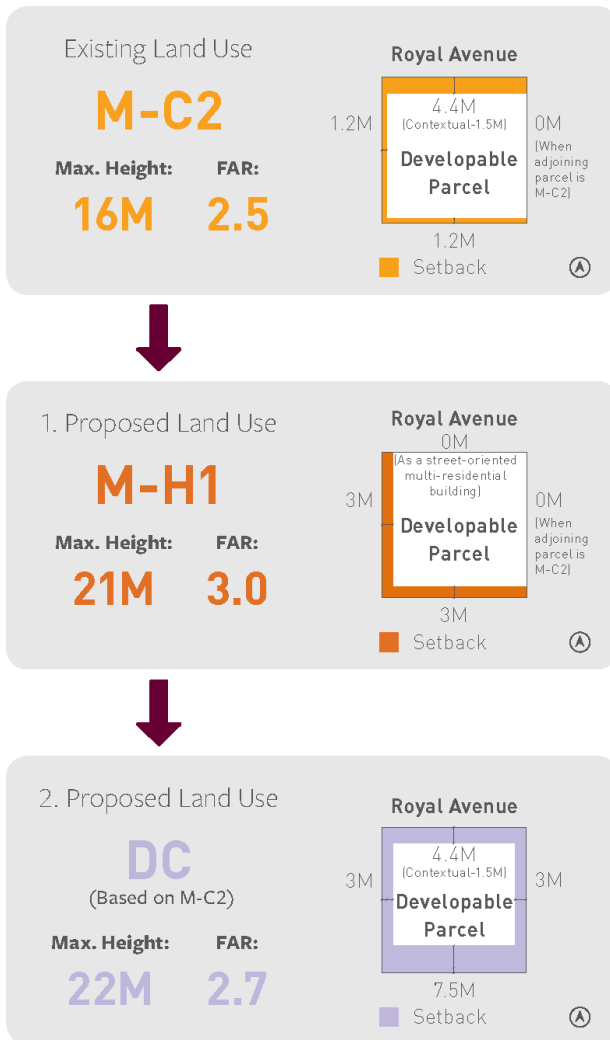


Figure 4. Proposed Land Use Amendment Changes. Displays the current land use, the first proposal of M-H1, and the resulting second proposal of a DC based on M-C2.

What We Heard Report

Appendix A

What We Heard Report

Community Open House: Information Panels

PLANNING RATIONALE | LOWER MOUNT ROYAL AREA REDEVELOPMENT PLAN

LOWER MOUNT ROYAL A.R.P. STUDY BOUNDARY

LOW RISE, MEDIUM DENSITY RESIDENTIAL

- To provide for low-rise, medium density residential redevelopment
- To encourage high quality building and better open spaces which complements the street and character of the original houses
- To ensure that new developments provide an attractive living environment with accessible parking and outdoor areas
- To ensure that new developments in Lower Mount Royal respect the community's view as a transition between higher density to the north towards the single house character of Mount Royal to the south

PROJECT TIMELINE | OVERVIEW OF PLANNING PROCESS

829 ROYAL AVENUE SW | OPEN HOUSE | JANUARY 2019 | C2 PLANNING + DESIGN | HIRSHL ARCHITECTS

PLANNING RATIONALE | PROPOSED LAND USE REDESIGNATION

EXISTING ZONING: Multi-Residential Commercial (MUR-C2)
PROPOSED LAND USE (1): Multi-Residential High Density (MR-H2)
PROPOSED LAND USE (2): Street Carriage House (SC2)

LAND USE MAP: Shows site layout with proposed building footprints and setbacks.

SITE SETBACKS: Diagrams showing setbacks for the proposed buildings.

BUILDING HEIGHT + FLOOR AREA RATIO (FAR):

Height	FAR
16m	2.5
21m	3.0
22m	2.7

PARKING REQUIREMENTS:

- 18 Resident Car (1.81 Visitor Stall)
- 18 Resident Car (1.81 Visitor Stall)
- 18 Resident Car (1.81 Visitor Stall)

WHY?

- FULFILLS BCRC, NCC, AND CITY POLICY
- FULFILLS BCRC, NCC, AND CITY POLICY
- FULFILLS BCRC, NCC, AND CITY POLICY
- FULFILLS BCRC, NCC, AND CITY POLICY
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829 ROYAL AVENUE SW | OPEN HOUSE | JANUARY 2019 | C2 PLANNING + DESIGN | HIRSHL ARCHITECTS

EXISTING SITE | CONTEXT

AERIAL VIEW OF EXISTING SITE

ADJACENT PROPERTIES:

- 827 Royal Avenue SW
- 825 Royal Avenue SW
- 823 Royal Avenue SW

CONTEXTUAL ZONING:

829 ROYAL AVENUE SW | OPEN HOUSE | JANUARY 2019 | C2 PLANNING + DESIGN | HIRSHL ARCHITECTS

EXISTING BUILDING | 829 ROYAL AVENUE, RESIDENTIAL APARTMENT BUILDING

EXISTING STREETSCAPE:

EXISTING BUILDING SUMMARY:

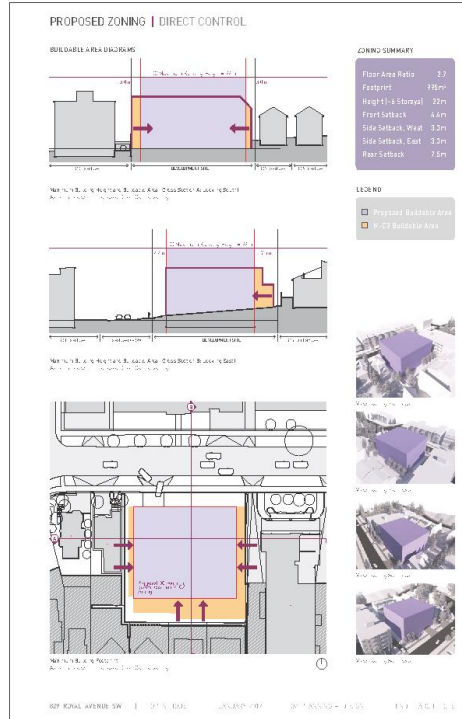
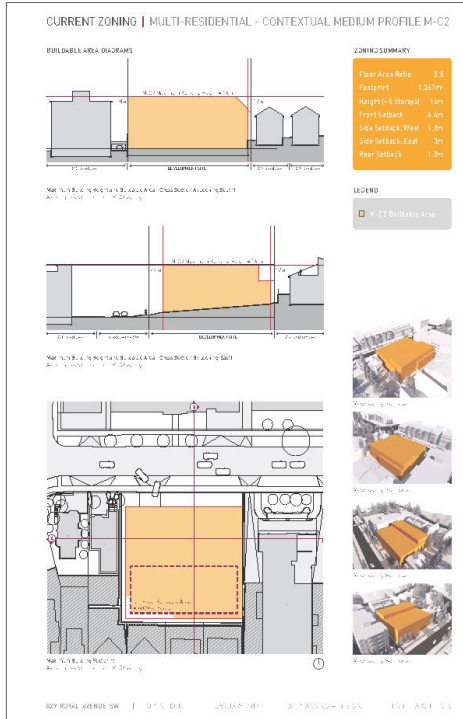
Floor Area Ratio	3.0
Footprint	1560m ²
Height To Storeys	11.3m
Front Setback	6.3m
Side Setback (West)	10.0m
Side Setback (East)	7.3m
Rear Setback	6.3m

SURROUNDING CONTEXT:

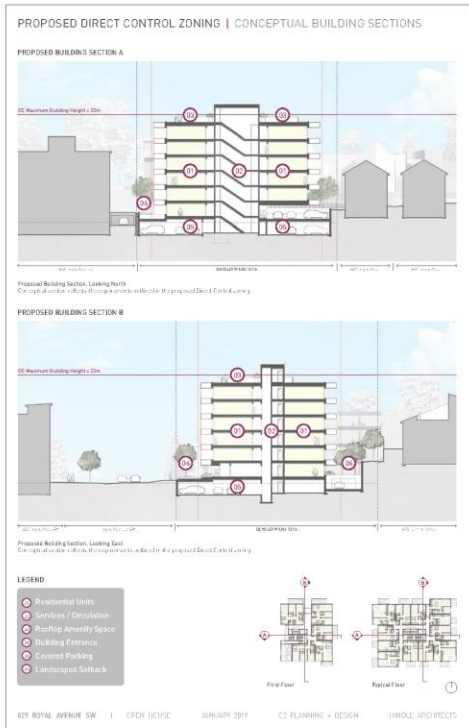
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10 | 829 Royal Avenue SW

What We Heard Report

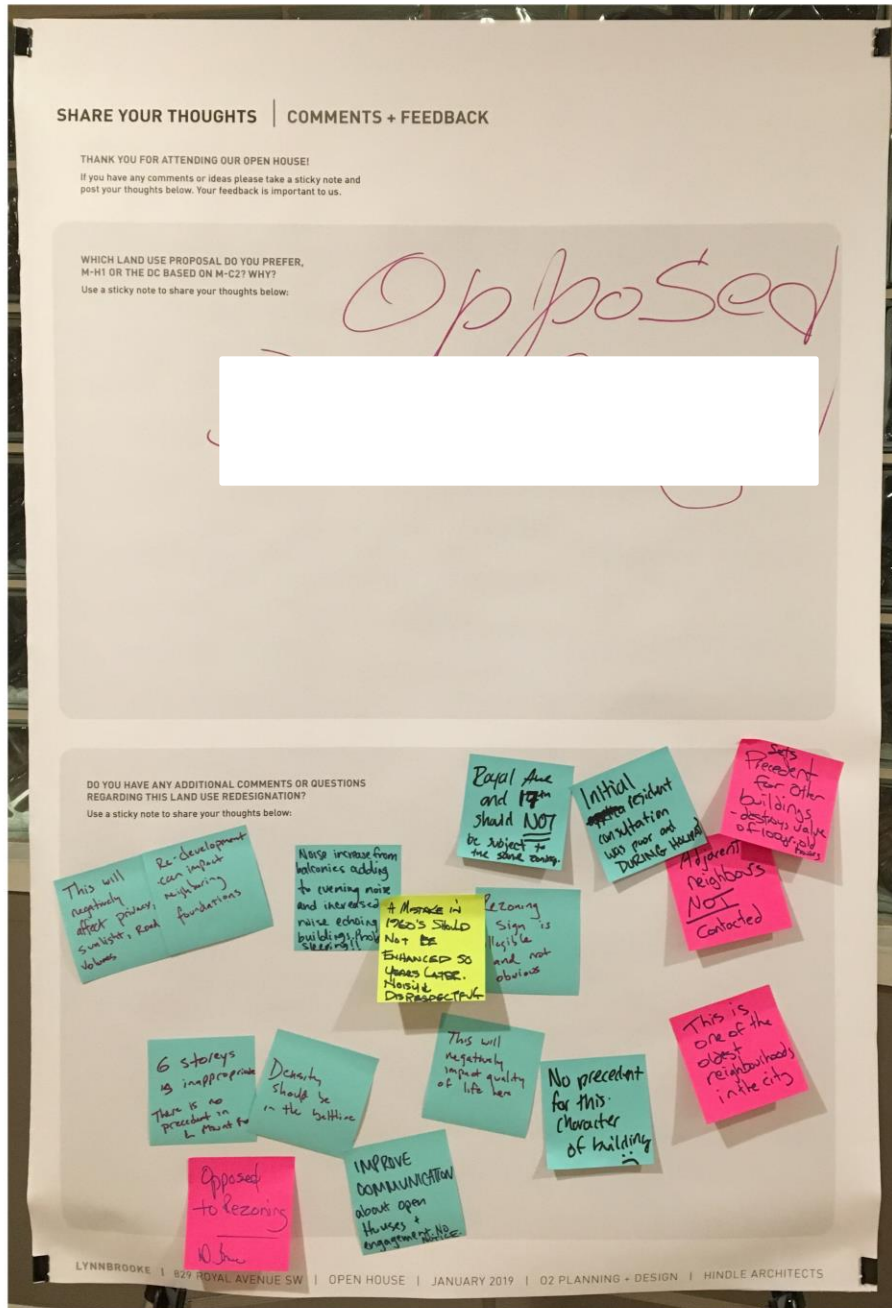


What We Heard Report



What We Heard Report

Community Open House: Share Your Thoughts Information Panel



What We Heard Report

Additional Comments:

Project: 829 Royal Avenue, Land Use Redesignation

Event: Open House

Date: January 29, 2019, 6-8PM

Thank you for attending our open house!

If you have any additional comments or ideas please write your thoughts below. Your feedback is important to us.

Name	
Email Address or Phone #	
Organization + Title (If Applicable)	
Initials*	
*I consent to be contacted about the future events related to the project	

Additional Comments or Concerns:

You people just don't get it,
HEIGHT is the issue for
all surrounding houses,
We will have many people looking
into our bedrooms not to
mention blocking our views
of downtown.

What We Heard Report

Additional Comments:

Project: 829 Royal Avenue, Land Use Redesignation

Event: Open House

Date: January 29, 2019, 6-8PM

Thank you for attending our open house!

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Name	
Email Address or Phone #	
Organization + Title (If Applicable)	
Initials*	
*I consent to be contacted about the future events related to the project	

Additional Comments or Concerns:

We just completed an extensive, multi-year renovation of our home + these renos were primarily focused on city views + sight-lines toward downtown Calgary. PRIVACY, obstructed views + HEIGHT are the overarching concerns.

The Developer trying to use the fact that the existing building contains asbestos is a red herring + frankly an attempt to use safety or the environment as a reason for this development.

What We Heard Report

Additional Comments:

Project: 829 Royal Avenue, Land Use Redesignation

Event: Open House

Date: January 29, 2019, 6-8PM

Thank you for attending our open house!

If you have any additional comments or ideas please write your thoughts below. Your feedback is important to us.

Name	
Email Address or Phone #	
Organization + Title (If Applicable)	
Initials*	
*I consent to be contacted about the future events related to the project	

Additional Comments or Concerns:

the proposed height relaxation is not congruent with the lower Mount Royal Redevelopment plan. The height increase from 3 Storeys to 5 will contradict the spirit of the L.M. Redevelopment Plan and with the south side of Royal to be "read" as a buffer between higher rises of Cannots Mount Royal.

What We Heard Report

Additional Comments:

Project: 829 Royal Avenue, Land Use Redesignation

Event: Open House

Date: January 29, 2019, 6-8PM

Thank you for attending our open house!

If you have any additional comments or ideas please write your thoughts below. Your feedback is important to us.

Name	
Email Address or Phone #	
Organization + Title (If Applicable)	
Initials*	
*I consent to be contacted about the future events related to the project	

Additional Comments or Concerns:

TOOTH & NAIL!
65 UNITS / 6 FLOORS!
UNBELIEVABLE
YOU DON'T CARE ABOUT THE
COMMUNITY!

What We Heard Report

Additional Comments:

Project: 829 Royal Avenue, Land Use Redesignation

Event: Open House

Date: January 29, 2019, 6-8PM

Thank you for attending our open house!

If you have any additional comments or ideas please write your thoughts below. Your feedback is important to us.

Name	Jagwes
Email Address or Phone #	
Organization + Title (If Applicable)	
Initials*	
*I consent to be contacted about the future events related to the project	

Additional Comments or Concerns:

This zone should of never been allowed in the 1st place with 2 mil. homes behind single family. We will fight this with what ever it takes.. A developer trying to make money while single family homes loose 900-500.00 No one wants 55 rental units in their back yard.

What We Heard Report

Additional Comments:

Project: 829 Royal Avenue, Land Use Redesignation

Event: Open House

Date: January 29, 2019, 6-8PM

Thank you for attending our open house!

If you have any additional comments or ideas please write your thoughts below. Your feedback is important to us.

Name	
Email Address or Phone #	
Organization + Title (If Applicable)	
Initials*	
*I consent to be contacted about the future events related to the project	

nil.com

Additional Comments or Concerns:

→ Initial neighbour consultation was done over holidays - NOT IDEAL

→ 6 stories seems completely inappropriate for south of 17th.
(Particularly given the proximity to neighbouring buildings, and the modern large balcony/window design.)
I can't think of a precedent.

IDEAL

the neighbour hood.

Tribeca and Telen Mission are both 4 stories, and their character is more consistent with

What We Heard Report

