Applicant`s What We Heard Report

HUNGERFORD PROPERTIES

907-915 9th Ave SE Calgary
TIMELINE OF ENGAGEMENT

JANUARY 2nd, 2019

Meeting with Inglewood Business Association and Meeting with Inglewood Community Association to talk about 5 FAR proposal and receive their feedback

JANUARY 28th, 2019

Public Open House for Scheme Presented for 5 FAR with Setback and Massing Articulation

APRIL 18TH, 2019

LU Application resubmission

JUNE 17th, 2019

2nd Public Open House for 4.4 FAR and 38M Maximum Height including heritage designation of 921 9th Avenue SE

SEPTERMBER 4TH, 2019

Meeting with Inglewood Community Association & Inglewood Business Association to Review DC By-Law

1088 - 550 Burrard Street, Vancouver, BC V6C 2B5 | 604 736 8500 | hungerfordproperties.com

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COMMUNITY OPEN HOUSE SUMMARY REPORT

907 – 915 & 921 9th Avenue SE, Calgary

Prepared February 21, 2019

HUNGERFORD
PROPERTIES

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1. INTRODUCTION

Hungerford Properties is proposing a land use designation from Industrial – Commercial (I-C) to Mixed Use – Active Frontage District (MU-2) for 907 – 915 9th Avenue SE in Calgary to allow for 5 FAR of density. Our proposed includes a 11 storey mixed-use development with retail at grade, a public plaza at the corner of 9th Avenue and 8th Street and a residential outdoor amenity space on the 10th floor. While the detailed plans for the residential unit mix, parking and bicycle parking will depend on the market conditions at the time of the development permit, the concept presented included approximately 115 homes, (7% junior one bedrooms, 45% one bedrooms, 48% two bedrooms). 80 parking stalls and 130 bicycle stalls.

The Community Open House was held on Monday, January 28th, 2019, between 5:30 pm – 7:30 pm at the Inglewood Community Association Hall to introduce the proposal and gather feedback from the neighbourhood. Approximately fifty-four (54) people attended the Open House, twenty two (22) comment forms received at the event and via the website during the feedback period (January 28, 2019 – February 11, 2019).

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2. EXECUTIVE SUMMARY

On Monday, January 28, 2019, Hungerford Properties hosted a Community Open House for the proposed land use amendment at 907 – 915 9th Avenue SE, at the Inglewood Community Association Hall in Calgary. The event was an opportunity for members of the public to view the proposal, meet the project team, and share feedback. Presentation materials included display boards on the site and policy context, an overview of the Inglewood neighbourhood, including information on 921 9th Avenue (heritage density transfer site), the project proposal, proposed community benefits, and architectural drawings.

Approximately fifty-four (54) members of the public attended the Community Open House. Attendees were invited to listen to a brief presentation by the project team before a question and answer period, followed by providing written feedback via comment forms. The overall tone of the open house was positive and supportive, although there were a small group that took the time to share their ideas on possible ways the proposal could change. A total of twenty-two (22) comment forms were received with seventeen (17) respondents identifying themselves as renting or owning property in Inglewood, two (2) as local business owners, and three (3) who chose not to answer. About half of the attendees who felt it was important to provide comments noted that they were supportive or neutral to the proposal, while the other half had ideas on changes they'd like to see with the proposal. Of those who were supportive or neutral, nine percent (9%) or two (2) comment forms were supportive of the proposal, forty-one percent (41%) or nine (9) of the comment forms were neutral.

Overall, half of the respondents were supportive neutral, noting the following:

- Design best include an eclectic heritage character that reflects Inglewood
- Consider an affordable grocery store

The following concerns were raised:

- Consider DC zoning
- Design a welcoming west façade
- Consider opportunities to address height
- Set back building to enable implementation of 9th Avenue streetscape plan
- Consider ways to activate public spaces
- Consider providing family-oriented units

This report provides a summary of the Community Open House and includes:

- Event details including notification methods, the form of the Open House, and an overview of the information presented;
- A summary of the feedback received through comment forms; and
- Copies of all materials distributed or presented to the public (flyer invite, comment form, presentation boards, and website).

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3. OPEN HOUSE DETAILS

The Community Open House for 907 – 915 9th Avenue SE was hosted on Monday, January 28th, 2019 from 5:30 pm – 7:30 pm in the Dave Marshall Room in the Inglewood Community Association Hall located at 1740 – 24th Avenue SE in Calgary. The following section presents an overview of the event, notification process, and presentation material.

Event Details

Date:	Monday, January 28th, 2019
Time:	5:30 pm – 7:30 pm (presentation and Q&A at 6:00 pm)
Location:	Inglewood Community Association Hall (Dave Marshall Room) 1740 – 24th Avenue SE, Calgary

Attendees

Approximately fifty-four (54) members of the neighbourhood attended the Community Open House.

The following members of the project team were in attendance:

Hungerford Properties
Tegan Smith, Director of Planning
Elika Tehrani, Senior Development Manager
Kara Rothdram, Sales & Marketing Coordinator

Gair Williamson Architects
Gair Williamson, Architect
Chris Smith, Intern

Notification

Notification for the Community Open House was sent to the local neighboruhood approximately two (2) weeks before the open house. The following notification approach was taken:

MAIL DROP
A total of 1,981 invites were delivered to the neighbourhood within a 1km radius around the property using Canada Post precision targetter unaddressed mail drop. For a copy of the invitation, please see Appendix A, to view the Canada Post unaddressed mail drop area, please see Appendix B.

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Comment Form Received

A total of twenty-two (22) comment forms were received at the Community Open House, with seventeen (17) respondents identifying themselves as renting or owning property in Inglewood, two (2) as local business owners, and three (3) who chose not to answer. See Appendix C for a full transcription of all comments received, and Appendix D and E for copies of the originals.

Open House Format

A “Welcome” board and sign-in table were placed outside the entrance to the Dave Marshall Room. Members of the project team greeted visitors at the entrance and encouraged attendees to sign in with their contact information, review the boards, and complete a comment form before leaving. Each attendee was offered a comment form as they signed in, and comment forms and pens were also available on the tables in the centre of the room. Display boards were arranged along the west side of the room. Tables with refreshments were placed on the other half of the room, with high-top tables in the centre to allow attendees to fill out comment forms.

Presentation Material

The Community Open House included the following presentation boards:

1. Welcome
2. Introduction
3. Site Location
4. A Front Door to the Community
5. Project Goals
6. Planning Context (1)
7. Transportation & Amenities
8. Planning Context (2)
9. Planning Context: Policies & Zoning
10. Historical Streetscape & Heritage Transfer
11. Street Character & Historical Narrative
12. Design Rationale Diagrams
13. Design Rationale Diagrams
14. View to the West
15. View to the East
16. Shadow Studies
17. Community Benefits
18. Preliminary Typical Floor Plans
19. Project Timeline
20. Thank you

See Appendix F for a copy of the presentation boards.

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Community Open House Photos

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4. FEEDBACK SUMMARY

Feedback was collected on comment forms distributed at the Community Open House as well as on www.hungerfordpropertiesinglewood.com up until February 11th, 2019, allowing for a two week feedback period. Seventeen (17) were received at the event, and five (5) were received online via our project website. Nineteen (19) respondents indicated they live, work, or own a business in Inglewood.

Participants were asked to share their thoughts on the proposal, the proposed range of unit types, local amenities, and the public realm. Overall, feedback indicated support or neutrality for the proposal.

Responses to the comment form questions are summarized below. Only the most frequent responses are shared here. For a full transcription of the comment forms please refer to Appendix C, to view the website refer to Appendix G.

Q1: The proposal responds to the unique historical fabric of the neighbourhood through the use of animated arches and faced materials. What are your favourite heritage building(s) in Inglewood, and Why?

- Would like the eventual design to be eclectic yet with heritage character that suites Inglewood (i.e., look to examples like: Fort Calgary, Dean House, Firehall, Burn Block, The Rutherford Building, Aull Block, Seablom Block, Ramsay House, Cross House).

Q2: Our proposal aims to provide a mix of housing options for people in all stages of life. What types of housing options do you feel are needed to encourage healthy growth in Inglewood?

- Mix of units best include family-oriented units

Q3: The proposal includes a public plaza and courtyard for local art, outdoor activities, and seasonal events. What would you like to see featured in public plazas?

- Would like public plaza spaces to be activated, green, and sunlight
- Would like a larger plaza at the corner of 9th Avenue and 8 Street

Q4: The proposal encourages community and economic vitality through a mix of uses and will promote neighboring businesses, support new retail, and provide employment opportunities. What types of shops and services would you like to see added to the area?

- Would like to see diverse retailers, including grocery store that is affordable

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Q5: Please share any other comments you may have for us as we continue to refine our plans

- Prefer a DC zoning
- West façade needs to be a welcoming introduction to Inglewood
- Review Building height at 11 stories and shadowing in winter season (i.e. prefer 6 storey development)
- Streetscape should align with 9th Avenue plans and improve pedestrian safety
- Enough parking is provided to support the development

5. CONCLUSION

Hungerford Properties hosted a Community Open House on January 28th, 2019 from 5:30 pm – 7:30 pm at the Inglewood Community Association to provide members of the neighbourhood an opportunity to view the proposal for 907 – 915 9th Avenue SE, Calgary and provide feedback.

The feedback from the community was generally supportive of the development proposal, although residents expressed a desire that the project continue to be developed as follows:

- Design best include an eclectic heritage character that reflect Inglewood
- Consider DC zoning
- Design a welcoming west façade
- Consider opportunities to address height
- Setback building to enable implementation of 9th Avenue streetscape plan
- Consider way to activate public spaces
- Consider providing family-oriented units
- Consider affordable grocery store for the neighbourhood

Next Steps

- Discuss DC zoning with City – February 2019
- Share consultation report with Inglewood Community Association and Inglewood BIA – March 2019
- City review of application package – Spring / Summer 2019
- Rezoning approval – late summer / early Fall 2019

Appendices were removed from this report attachment due to length.
The Public Open House boards can be found on the appliant's project page at
www.hungerfordpropertiesinglewood.com