

Applicant-Led Engagement Summary

August 19, 2019

To: Fraser McLeod, City of Calgary File Manager

Re: 7204 - 5 Street SW R-CG Land Use Change

From: Michael Wieczorek (Applicant & Home Owner)

The applicant has undertaken a best-practice engagement process including two flyer drops, a meeting with the community association, notifying the ward councillor of the upcoming application and an open house. A summary of the key engagement dates is listed below:

1. Meeting with Kingsland Community Association Board of Directors on January 23, 2019.
2. Preapp LOC2019-00057 with City of Calgary, January 28, 2019.
3. Hand mail flyer drop in March 2019 to approximately 75 homes on 5 Street SW and 71 Avenue SW.
4. Notifying Councillor Farkas' Councillor's Assistant of planned application in March 2019.
5. Hand mail flyer drop in July 2019 to approximately 100 homes on 5th street etc. notifying adjacent homes of planned open house for subject application.
6. Notifying Councillor Farkas' office of planned open house.
7. Open house held at Kingsland Community Association on July 24, 2019 from 7-9PM.

Approximately 50 residents attended the open house. The applicant worked with the Community Association to organize and notify community residents of the open house. Additionally, there have been informal conversations with immediate neighbours. Three have indicated neutral opinions but they may be more positive if/when an official high quality design is introduced.

Comment cards were available and open house attendees were encouraged to leave comments. The applicant received 33 written responses at the open house including five by email due to some residents requiring more time to formulate their response. Of the 38 total responses, 30 were not in favour of the application and 7 were in favour (one response was neutral).

A summary of some of the notes from those not in favour are listed below:

- Sets precedence for further density
- Developers looking to maximize their returns on investment
- Concern with the amount of traffic this could generate
- Development could become rentals
- Believe there is still a desire for young people and families to seek out a community like Kingsland
- Once development like this starts, people start to neglect their properties

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- Will the City be doing any sewer and drainage upgrades in the future to support this type of infrastructure?
- Increased safety concerns as 5th street cannot handle it
- Developers compete to snap up their properties and soon single families can't afford to buy in these areas getting pushed further out to the edges of the city
- Three units is too much, two would be better
- Fear there are other developers ready to apply for rezoning pending outcome of this application
- Proposed plan is inappropriate in terms of setback and height
- Application not in line with Kingsland redevelopment plan
- Totally against any multifamily development
- Pride of ownership severely lacking in rental areas
- Many houses in Kingsland are set back on the lot making a development like this affect the curb appeal of the street
- Every family wants a yard
- Don't try to tell us setting precedence does not matter
- Two storey developments infringe on the privacy of neighbouring properties
- We don't need more traffic in our community

A summary of some of the notes from those in favour are listed below:

- Time for Kingsland to consider more modern, more dense housing models
- Homes are already over 60 years old, time to renew community
- Rezoning does not eliminate rights of landowners to retain older bungalows/single family dwellings should they desire that build form
- Disappointed to see Community Association approaching this application from a position of "no" in their invitation to the consultation event
- It will benefit the community to increase the population
- Change and upgrading is good
- Kingsland sorely needs revitalization and modernization
- Current population will age and we need a new tax base
- Higher tax base will generate more money for infrastructure etc.
- Kingsland is becoming an old, outdated, boring and dying area. Any effort to renew and bring new life into it is appreciated
- I have a 2 year old and a 9 year old and I would live in the proposed homes.
- We need more densification within the neighbourhood
- 75 year old me will be happy in a denser community
- The rezoning should help with resale values and provide growth for local businesses
- Frank discussion, something we should all think about
- Lots in Kingsland are large - much larger than new communities. Let's allow for more units.

At this point the applicant is firstly pursuing a land use change. The applicant will be cognisant of the effect on neighbouring properties during the development permit process and will work with the Kingsland Community Association & neighbouring property owners to introduce a design that will be a high-quality addition to the neighbourhood.

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The applicant has developed an initial feasibility study by engaging the local architecture firm, Davignon Martin. They have indicated that a triplex build would be possible under a fully permitted rowhouse use.

The applicant continues to feel that this land use amendment can be an accretive "missing middle" style development that is crucial to attracting young families to the City of Calgary. Statistics Canada has very solid data that the average household size is decreasing. The average number of children per family has decreased from 2.7 in 1961 to 1.9 in 2011. During the same period, the average number of people per family has declined from 3.9 in 1961 to 2.9 in 2011. This makes it critical to provide new housing forms and types in existing neighbourhoods that meet the current household trends.

The applicant continues to feel that this application is in alignment with the City of Calgary's Municipal Development Plan ("MDP"). The Kingsland Community does not have an Area Redevelopment Plan. The MDP states that "in areas where an approved ASP or ARP is in effect when making land use decisions, the specific policies and design guidelines of that plan will continue to provide direction. In cases where the ASP or ARP is silent, or does not provide sufficient detail on land use, development or design issues, the MDP should be used to provide guidance on the appropriate land use districts, as deemed appropriate by the Approving Authority." As there is a lack of an official ARP in Kingsland, the MDP should be used as the governing document for this application.

One of the key goals of the MDP is to "direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."

In Developed Areas, the MDP strives to "recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood."

It is a key aim of the MDP to "Provide a wide choice of housing type and location by prioritizing and facilitating growth and redevelopment in existing communities in a variety of locations throughout the city."

On September 24, 2018, Calgary City Council approved amendments to the R-CG land use based on lengthy stakeholder engagement and analysis. One of the desired outcomes was "encouraging more street-oriented rowhouse developments on both corner and mid-block locations and increasing side yard setbacks that provide a buffer between new development on corner parcels and the backyard of the neighbouring property."