

Applicant's Community Outreach Summary



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

Applicant-Led Stakeholder Outreach



PROJECT WEBSITE & FEEDBACK FORM

A dedicated project website (www.versantyc.com) provides detailed project information and features a built-in feedback form.



INFORMATION SESSION

A drop-in information session was held at the Bankview Community Association (04.03.2020). A total of twelve (12) individuals attended the event.



PROJECT PHONE LINE & VOICEMAIL

A project phone line was shared with stakeholders to provide an alternative communication channel to reach the project team.



COMMUNITY ASSOCIATION MEETING

The project team met with the Bankview Community Association (03.12.2019) to present the development vision.



HAND DELIVERED MAILERS

A total of 276 mailers were delivered door to door (19.02.2020) sharing and invitation to the outreach event and project team contact information. Mailers were placed in mail boxes or taped to front entry of apartments and condos.



ON-SITE SIGNAGE

In addition to the City required notice posting, a large sign was installed on site (19.02.2020), notifying the surrounding community of the applications and sharing project team contact information.

What We Heard + Team Response

Outreach Process

Our best practice outreach process was designed to share information on the development vision and provide communication channels for stakeholders to share their thoughts early in the process – all with the intent of maintaining a respectful and transparent conversation.

The project team would like to thank all those who participated in our Outreach process and reached out with their questions and comments.

Stakeholder Feedback + What We Heard

The project team has sorted all stakeholder feedback received according to key themes. The following pages address each theme by breaking it into "What We Heard" and the "Project Team Response". A detailed What We Heard Report with verbatim feedback can be found on the Outreach Website: versantyc.com.

Our Commitment

Since no single design solution can satisfy all stakeholder groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our process:

- We will provide you with quality information about the project.
- We will ask for your thoughts on key areas of the project.
- We will share what we have heard and our team's response to it.

What We Heard + Team Response

1 BUILDING HEIGHT + IMPACTS

WHAT WE HEARD

Some stakeholders expressed concern over the building scale with specific reference to height, shadowing, privacy and viewshed impact on the neighbouring properties. Others noted that they would prefer a lower scale built form, referring to the 12-meter height currently allowed on the site.

TEAM RESPONSE

The project team believes the scale of Versant to be an appropriate fit within the evolving and eclectic multi-residential context of the neighbourhood, particularly because the site is so close to an important Main Street. As with many properties in the community of Bankview, this site experiences a relatively significant slope. The project architect, FAAS, responded to this context by applying best-practice slope-adaptive design strategies that form a sensitive transition with neighbours by carving into the building mass as the site slopes upwards. This means the upper levels of this five storey building are progressively reduced in size compared to the lower floors, and resulting in a top floorplate that is less than one tenth the area of the first level.

This stepped-back design reduces shadowing, privacy and viewshed impacts on the surrounding neighbours. A shadow study completed by the project team and shared throughout our Outreach Process clearly demonstrates the shadow impact on neighbours between March 21 and September 21, when sunlight exposure is highest in Calgary.

2 TRANSPORTATION, PARKING + DENSITY

WHAT WE HEARD

Some stakeholders identified concerns about increased traffic, off-site parking and challenges with a narrow and steep street. Those with concerns cited an increase in density on this site as a potential safety issue.

TEAM RESPONSE

The community of Bankview is well-connected as demonstrated by the neighbourhood's impressive walk score (85/100) and high rate of active mode transportation use (2016 Civic Census recorded 35% of trips made by transit, walking or bicycle). However, project team acknowledges that the development will have an impact on the transportation network. To understand and respond to this impact, Eagle Crest Construction engaged a licensed Transportation Engineering firm (Bunt and Associates) to prepare a review and Transportation Impact Statement.

The review found that Versant will have a minimal impact on the surrounding Transportation Network. The development is anticipated

to see a total of 16 to 22 peak hour vehicle trips to and from the building. Even with this additional volume 15 ST SW is expected to continue to operate at less than half the volume identified within City guidelines for residential streets.

The review also found that 15 ST SW has a width of 7.6m at its narrowest point, this width is standard for residential streets in other cities. Narrower roads also have the effect of slowing down vehicular traffic. Because of these findings, the Transportation Impact Statement does not recommend road widening or other improvements.

Versant is meeting bylaw requirements for vehicular and bicycle parking stalls for this site. Future residents of the development will not be eligible for a parking permits, and concerns around spill-over on-street parking can be further mitigated through street parking restrictions.

3 GENERAL SITE SUITABILITY

WHAT WE HEARD

Some stakeholders raised concerns about the mid-block and laneless conditions of the site causing negative impacts to neighbours. Other respondents indicated support for the development vision but non-support for this particular site.

TEAM RESPONSE

The project team acknowledges that developing on mid-block and laneless sites can be especially challenging. The project team architect has considered the site constraints to develop a strategic building design that: has one access point from 15 ST SW, reducing the pedestrian and vehicle 'conflict areas'; and improves the public realm by way of facade treatments and multiple resident entryways, further activating the pedestrian streetscape.

Given multi-residential context and location of this unique assembly of lots' - close to the Primary Transit Network, community amenities and the 14 Street SW Main Street the project team believes that the site is well-suited to accommodate the proposed development.



What We Heard.

Versant (LOC2020-0023)

ISSUED
13.04.2020

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P 403 201 5305
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civicworks.ca



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Introduction

Project Overview

Eagle Crest Construction’s Versant development is proposed as a street-oriented 5 storey multi-residential building. The subject site occupies a 0.44ac assembly of lands at 2318 15 ST SW in the community of Bankview. Versant is located within an amenity-rich and well-connected inner-city context, and is serviced by the Primary Transit Network. The site is within close proximity to the City-identified 14 ST SW Main Street, and within a five minute walking distance from the Bankview Community Association, Mount Royal School, and a range of parks and open spaces.

The project team has submitted a concurrent Development Permit application (DP2020-1504) in support of this project, currently under review by City of Calgary Administration.

Outreach Process

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Outreach Strategies



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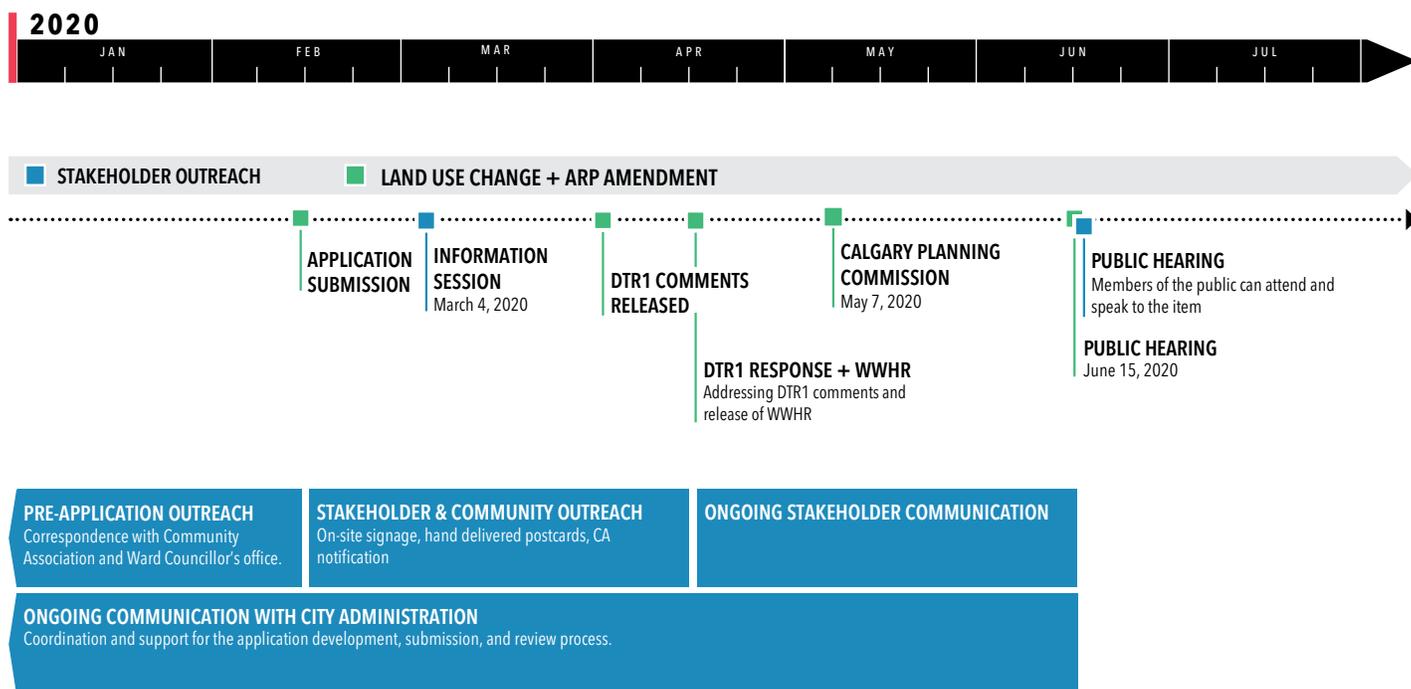
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Generalized Timeline



NOTE:

This generalized timeline has been updated since submission of the Application Brief to reflect current anticipated timelines as determined by File Manager.

What We Heard + Team Response

1 BUILDING HEIGHT + IMPACTS

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Verbatim Comments

The following is a record of the verbatim written correspondence received throughout the stakeholder outreach process. Please note: personally identifying information has been removed from participant submissions. No other edits to the feedback have been made, and the verbatim comments are as received.

Respondent #1

From: [REDACTED]
Date: February 19, 2020
Subject: 2318 15 Street SW Calgary AB

Hi. u mailed out postcards with the proposed development at 15th Street. I have a few questions. Has this been rezoned to allow multi family? Will there be underground parking? There is a parking issue in the area now...Says its under review with the City of Calgary. Is that the rezoning? or is that to approve your actual structure.? Postcard says.. land use and Development application. I saw a rezoning sign last year for this property. Did they approve the rezoning? Also will these be for sale or a rental building?

Am asking questions via email as am not sure I can attend your information session. I live in the area am personally tired of the million dollar condo installations that only a certain class of people can afford. Lastly.. 66 units? you must be proposing to build up. How many floors?

thank you in advance for answering my questions. [REDACTED]

CW February 20, 2020

Good afternoon [REDACTED]

I'm Zach, an Urban Planner with CivicWorks. Thank you for reaching out to the Versant (2318 15 ST SW) project team. In response to your questions below, we offer the following:

Land Use Redesignation: The current land use on site is M-CG, a multi-family District that primarily allows for 3-4 storey townhomes. The project team made a submission for land use redesignation on Tuesday (February 18, 2020) to change the District to M-C2, another multi-family District that allows for buildings up to 5 storeys. This is the land use portion of the application that is under review with The City of Calgary. The development portion of the application will be submitted by project architect FAAS at some point in March.

Prior Rezoning: I am not aware of previous Land Use Redesignation applications on the site. Our project team architect had a mature Development Permit submission in 2019 that was cancelled when the developer revised their intent for the site. This is likely the signage that you saw.

Parking: The Versant proposal incorporates an underground parkade that provides 68 stalls for resident and visitor use, which exceeds bylaw parking requirements for the site.

Building Design: The Versant proposal is a 66 dwelling unit rental building that generally measures 5 storeys in its slope-adaptive design. Detailed sections and renders of the proposal can be found on our website at <https://www.versantyc.com/>.

We hope that you are able to join us at our Information Session. If you are unable to, please note that our website contains all the materials we will be sharing at the Information Session. Feel free to reach out if you have additional questions after having the chance to review. My colleague Darlene (cc'ed) is leading this project but out of office this week – she will return Monday and will be the best point of contact after tomorrow.

Thank you for your time,

Respondent #1 (response)

From: [REDACTED]
Date: February 20, 2020
Subject: Re: 2318 15 Street SW Calgary AB

Thank you for your response Zach. The building looks like it will be a wonderful addition to Bankview, very sleek and simple, not intrusive.

We need rental units in Calgary! Young professionals need conveniently located, newer rental housing. Like the wine shop is on the corner, gas station.. 5 dollar uber down the hill for a drink or the grocer.. convenience. Bankview is lacking the new construction of rentals. We dont want million dollar inner city homes to buy. Nor do we want 15 story buildings blocking the sun and ruining the funk of the neighborhood!

Obviously I live and luv Bankview! lol.. but I dont need a million dollar home, i need a nice spot to come home to and when winter comes.. off to Mexico!

Kind Regards. [REDACTED]

CW March 31, 2020

Hi [REDACTED]

Thank you for your support – hope it's you who's off to Mexico!

All the best,

Respondent #2

From: [REDACTED]
Date: March 4, 2020
Subject: Versant Project Feedback From Neighbor / Form Submission - Online Feedback

I am the owner of Bankview Terrace -the building across the street. You might appreciate some of our concerns? Any additional structure height above existing zoning limits for your proposed structure will unfairly block our downtown views and thus destroy our property value. Furthermore the additional traffic from such high density will decrease available parking and make life more difficult for existing residents. This is lose, lose for us. As such, I cannot approve of this change in zoning or your currently proposed development and am obligated to oppose it with the city, community or in civil court.

Yours truly,

[REDACTED]

Greetings,

I am your neighbor across the street and owner of the 32 units of Bankview Terrace. Height and density proposed (beyond existing zoning limitations) for your building will unfairly and negatively impact our building, tenants and quality of life. We had to accept zoning limitations on height and density when our project was developed, and we think it only fair that you do as well. Going above height to build in our view is unacceptable for us as it hurts our land and business value with no compensation. This would not be just or create needed peace and harmony in the community.

Your building height will directly block the downtown views off our premium suits. This will negatively hurt our business and land value. Furthermore, the massive increase in traffic and

Applicant's Community Outreach Summary

density will make our already existing scarce parking situation even worse.

We have gone to great lengths to provide an organic permaculture landscape for our tenants and are in the process of creating affordable building biology compliant units (Calgary's first and only). If you block our easterly sun and impede our downtown views anymore than what is the maximum fairly allowed within the existing zoning, this will be destructive to our efforts at development and business. There is a cost for this and it would be unfair for my tenants, employees, and self to pay this alone.

Hence in the best interests of existing community I am forced to oppose your existing re-zoning development plans (height and density) with respect to the city application, and if necessary community action (30 or more e-mail addresses can go down here in a hurry) and civil court.

It would be better if this development could be downsized to fit within the existing zoning requirements, not to the detriment of existing residents / business but instead work within and enhance the best parts of the local neighborhood -community gardens, sunshine, organic yards, reasonable traffic levels, sustainable, family friendly development.

Yours truly,

CW March 9, 2020

Hello [REDACTED]

Apologies for the delay as I've been sick the latter end of last week and playing catch up on emails today. My name is Darlene and I am assisting the landowner-developer-builder, Eagle Crest Construction, with the land use amendment application for this project. We appreciate your taking time to reach out and share your thoughts.

With respect to traffic/parking, I'd like to share with you a copy of the Traffic Impact Statement prepared by Bunt & Associates for this project, here that provides some detailed information on traffic estimates and parking provision. We've also conducted a shadow study with details in our vision brief, here for your reference.

I have documented your comments to share with The City file manager, Jordan Furness, looking after this file (File #: LOC2020-0023) and will also take your comments to our project team to help inform the project proposal.

Sincerely,

 Respondent #2 (response)

From: [REDACTED]
Date: March 9, 2020
Subject: Re: Form Submission - Online Feedback Form

Hi Darlene,

Thank you for your reply. I've run some developments in the past and know how much work is involved. Really for us -it is the height more than anything. If we lose the views off our third floor due to your project's land re-designation this hurts our land value / business significantly.

Roughly estimated, losing our third story view would immediately cost us approximately \$630 000.00 in immediate value, not including lost rental revenue which if included and compounded over a decade -comes in at a frighteningly large number. Because this cost is so high for us we are well motivated to oppose such development. We believe it is only fair that our architects be constrained to the same height regulations as everyone else.

In contrast, we are currently experiencing some good economic outcomes through pursuing a "building biology" and "permaculture" mandate with our building recapitalization (demand is there, supply is almost non-existent). If these concepts interest you... together we could create an even better inner city environmental oasis. Win, win. There are other ways of experiencing great business development success.

Yours truly,

CW March 10, 2020

Hi [REDACTED]

Thanks for this - I'll be sharing your feedback on the building height/viewshed with project team for further review as we continue to evaluate/refine the development concept.

In the current iteration, there have been efforts with the MC-2 contextual regulations to carve the building mass back as it progresses upwards, with reduced floor plans on the upper levels. Page 30 showing the street proportion study within the vision brief offers additional details in that regard.

Interesting re: building biology and kudos on those efforts! I've shared the details with our client, Eagle Crest, for review at a more progressed stage and when they are able to consider their building programming. Thanks again for reaching out and sharing your comments!

Sincerely,

 Respondent #3

From: [REDACTED]
Date: March 4, 2020
Subject: Form Submission - Online Feedback Form

Name: [REDACTED]

Email: [REDACTED]

Application Reference: LOC2020-0023

Message: Hi, I am unable to attend the information session tonight however I was wondering if you could provide me with some information. I currently live across the street from the proposed site, could you please advise the following:

1. When will construction commence?
2. I am concerned about the noise level from the construction. Are there restricted hours for construction?
3. Will the units be for sale or rent?
4. What is the proposed completion date?

Please let me know. Thank you.

CW March 9, 2020

Hello [REDACTED]

Thanks for reaching out! My name is Darlene and I am assisting the landowner with the land use amendment application for this project.

If the project is approved, we anticipate construction to begin in the fall, to take about 1.5 years to complete. The City has a community standards bylaw noise restrictions which you can find here. I've shared your comments with the Eagle Crest Construction team (developer-builder), and they have also advised that they would make their best efforts to minimize impacts to the surrounding neighbours including heavy equipment use within work hours and at reduced time intervals.

All of the units are proposed to be rental.

Please let me know if you have any other questions or if I can be of further assistance!

Best,

Applicant's Community Outreach Summary

 Respondent #4

From: [REDACTED]
Date: March 4, 2020
Subject: Four Star Rock Products Ltd. - Concrete Supplier

Good morning, we saw the proposed land use change for one your project located at 2103 & 2107 24th Ave. N.W. We would like the chance to bid on this project and possibly be the concrete supplier. At Four Star, we are all about customer service. We will ensure that one of our quality assurance technician monitor each pour and make sure that we provide the best products for your needs.

If you have any questions regarding this email, please contact us, best regards, [REDACTED]

 **March 5, 2020**

Hi [REDACTED]

Thanks for reaching out! I've shared this email and your contact details to the developer, Eagle Crest Construction.

Cheers,

 Various Information Session Attendees - Written Feedback

Location: Bankview Community Association
Date: March 4, 2020, 5:00 - 7:00 pm

- I am generally supportive of the development concept. However, lots along 22 Ave are very shallow with tiny rear yards and no option for on-site garages. Please consider reducing the development by one storey to reduce shadowing on 22 Ave rear yards and provide additional parking to reduce impacts on the adjacent on-street parking supply, which is already highly constrained. Otherwise this looks like a quality development.
- I am concerned about traffic on 15 Str. It is a very narrow street, where parking is allowed on the west side, making it impossible for 2 cars to pass each other. Add ice and a steep hill, and 68 more cars, and you have a recipe for failure!
- I would be against this project as a tenant of the building directly behind their project. The construction of this would spread dirt all over my lot as well as the noise pollution directly outside my bedroom all summer long.
- Would support upzone to DC based on M-CG higher density. Max 3 storeys and context sensitive. From 18 units (original plan) to 66 units!
- 15 Str. Is a very narrow, steep street. The increased traffic will be disastrous!!!
- Inappropriate, non-contextual spot rezoning in middle of large M-CG area. Mid-block parcel and no lane negatively impacts adjacent properties.
- I like it but I wish I could buy
- Great but wrong site
- The previous DP was great! This is too much.
- We live and own right behind the site. 66 units, height, renters, sun issues, etc. Not in favour.

Applicant's Community Outreach Summary

 Bankview Community Association - Formal Comments shared with CPAG

Date: March 19, 2020

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8 (403) 244-2544

Date: March 19, 2020

To: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
Email: cpag.circ@calgary.ca

Attention: JORDAN FURNESS, File Manager
By email: Jordan.Furness@calgary.ca

RE: LOC2020-0023, 2318 – 15 ST SW

The Development Committee of the Bankview Community Association has reviewed the above LOC and is strongly opposed to the rezoning application,

The subject property is in the middle of an extensive M-CG district which serves as a transitional buffer from the M-C2 zone on the 14 ST SW corridor. Further, it is a large mid-block parcel that creates multiple orphan lots on the north and south ends.

The 16m height and 0m setbacks allowed by M-C2 would cause extreme privacy and shadowing impacts on the adjacent single family homes. The topography, and the fact that no lane exists on the site, exacerbates the effects on the dwellings to the east.

Given the mid-block nature of the site, access is of necessity via 15 ST SW. This street is very steep and too narrow to allow approaching cars to pass. We don't believe it can accommodate M-C2 density.

Recently, we had supported a DP application for this property. The project was contextual, slope adaptive and sensitive to adjacent properties. It would have provided meaningful densification while fully meeting M-CG criteria.

We maintain that M-CG remains the appropriate zoning for this block. The large development on the west side of 15 ST SW is evidence that M-CG projects can be achievable and realistic here.

Yours truly,

Richard Burke
Member, Development Committee
Bankview Community Association

cc: President, Bankview Community Association
Committee Members
Coun. Evan Woolley