

Applicant Outreach Summary



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Applicant-Led Stakeholder Outreach



VISION BRIEF SHARED WITH STAKEHOLDERS

A brief summary of the development vision, including a planning/design rationale and a conceptual site plan was shared directly with the Community Association and the Ward 7 Office (February 20, 2020).



PROJECT PHONE LINE & EMAIL ADDRESS

A project phone line and email inbox provides a direct line of contact for stakeholders to communicate with the project team. The phone number and email address are posted on the mailers and on-site signage.



ON-SITE SIGNAGE

The project team installed on-site signage early in the application process (February 25, 2020). The large sign will remain on site until a Council decision, to share information directly with surrounding community members and provide contact information for the project email inbox and phone line.



COMMUNITY ASSOCIATION MEETING

The project team met with the Mount Pleasant Community Association Planning and Development Committee to present the development vision, and discuss their review of the Land Use application (March 10, 2020). A second meeting with the Community Association has been arranged for mid April in order to discuss the Development Permit submission.



HAND DELIVERED MAILERS

A hand-delivered mail drop of ±100 postcards was deployed (February 24, 2020) to share information directly with surrounding community members and provide contact information (project email inbox and phone line). A second mail drop of the same scale is planned for the mid April in order to update on the on the Development Permit submission.

What We Heard + Team Response

OVERVIEW

Our 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.

Through our outreach efforts to date we received verbal and written feedback from the Mount Pleasant Community Association Planning and Development Committee (the Community Association), and confirmation of review from the Ward 7 office. No additional feedback was received from the surrounding neighbours and stakeholders. As the Development Applications progress, the project team will continue to reach out and keep communication channels open with stakeholders and the Community Association.

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.

The following page breaks down the key feedback received from the Community Association into What We Heard and the Project Team Response.

Applicant Outreach Summary

What We Heard + Team Response

1 DENSITY + OUTREACH

WHAT WE HEARD

The Community Association expressed support for the density and built form proposed in our Application. The Community Association requested that the project team clarify the proposed density for this site with surrounding neighbours.

TEAM RESPONSE

The Development Permit application was submitted after our initial outreach with surrounding neighbours, and the project team plans to send a second mailer to neighbours in order to share information on our proposed development vision for the site. The Land Use change application seeks to support a rowhouse building with three dwelling units, three secondary suites, and five parking stalls within an attached garage.

2 STREET TREES

WHAT WE HEARD

There are two existing old growth trees located within the 5 ST NW Public ROW beside the subject site. The Community Association requested that the project team makes every effort to avoid damaging these trees.

TEAM RESPONSE

The proposed Development Permit application is designed to preserve the adjacent street trees. At time of construction, the project team will follow all tree-protection measures as required by the City to prevent damage to the trees and root systems.

3 ARCHITECTURAL DESIGN

WHAT WE HEARD

The Community Association mentioned that the rowhouse development located across 5 ST NW from our site is meeting their expectations for architectural design. They recommended that our project reflect components of this development in our application.

TEAM RESPONSE

The project team has made an effort to reflect the adjacent development in the overall modern form and mix of materials within our proposed design, for example by including a brick facade at grade. Our development proposal incorporates best-practice design approaches—demonstrated in its massing relationship to context and orientation to street edges, contribution to the public realm at grade, high-quality long-lasting materials, and facade articulation.

4 PARKING

WHAT WE HEARD

The Community Association expressed support for the proposed parking garage orientations which has access from both the lane and 5 ST NW. They noted that surrounding neighbours may have concerns around the proposed secondary suite parking relaxation.

TEAM RESPONSE

Providing one parking stall for each unit is always a challenge with small infill lots. The R-CG bylaw policies seek to address this common issue by reducing parking stall requirements for smaller and more affordable suites when located in close proximity to transit because residents of these suites typically demonstrate lower rates of car ownership. It is the project team's intent to develop one of the proposed secondary suites in a manner that aligns with these policies.

5 TRAFFIC CALMING

WHAT WE HEARD

In their initial correspondence the Community Association noted an opportunity to provide greater traffic calming measures (ie. rapid flashing beacons) at the crosswalk located at the corner of 20 AV NW and 5 ST NW.

TEAM RESPONSE

The project team agrees that this is an important intersection, as pedestrians often cross at this location to reach the dog park just west of the subject site. While the City is ultimately responsible for determining and implementing traffic calming measures, the project team is open to discussing this opportunity with Administration through the review of the Development Permit application.

6 GARBAGE SCREENING

WHAT WE HEARD

The Community Association expressed a preference for a screened outdoor garbage/recycling/compost area rather than storing bins within garages.

TEAM RESPONSE

The development permit plans include an outdoor bin storage area located west of the garage structure. The proposed area includes landscaping to screen the bins from surrounding neighbours. On pick up days bins will be rolled out to the lane for collection.

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Outreach Materials

MAILER




Hello neighbour!
We are proposing a land use change at:
601 20 AV NW | R-C2 to R-CG

The R-CG (Residential - Grade-Oriented Infill) District is a residential land use district that allows for a range of housing where each house has its own entry at ground level ("G" for Grade-Oriented) facing the street. The district is primarily for rowhouses, but also allows for single detached, side-by-side and duplex homes all of which may include secondary suites.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels to two households regardless of configuration. Like R-C2, the proposed R-CG District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks. The R-CG District allows for a diversity of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions, comments, or concerns, get in touch:
e-mail engage@civicworks.ca or call 587.747.0317



Our Vision

New Housing Options for Calgarians

For Calgarians who want the opportunity to call Mount Pleasant home, we are building sensitively-scaled rowhomes close to local neighbourhood destinations and steps from nearby parks, schools and amenities.



* Site plan is conceptual in nature and for illustrative purposes only

ON-SITE SIGNAGE





Proposed Land Use Change

Hello neighbour!
We are proposing a land use change at this address:
601 20 AV NW | R-C2 to R-CG

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OUTREACH SUMMARY (LOC2020-0029) - SUPPORTING MATERIALS