

Applicant's Outreach Summary



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City of Calgary
Planning and Development

Re: Communication and Engagement Work for Land Use Amendment at 712 Poplar RD. S.W. from R-C2 to M-CG.

Horizon Land Surveys is representing the homeowner in applying the land use amendment at 712 Poplar RD. S.W. from the current zoning R-C2 to M-CG to accommodate a four units row houses. Here is the summary of the up to date community engagement work completed so far.

- ❖ On Feb. 21st 2020, applicant meet with members of the planning committee of Spruce Cliff Community Association. The topics are with regards to the comments provided by the Association and the conceptual development permit plan provided by the applicant.
 - The two biggest concerns the CA has are with regards to the density and maximum height under M-CG. The CA states in their letter “we hope council can support an outcome for community support of R-CG with an 11 M maximum height, in a non-apartment form”. The applicant emphasizes to the CA of the owner's commitment for a concurrent LOC and DP application. The proposed development is a four units row house with a maximum height of 11 meters, which is exactly what CA hopes and allowed under R-CG. The only reason M-CG was proposed is due to the bylaw restriction of units directly facing street instead under R-CG.
 - CA also comments on the errors made on the original application with regards to distance and collector road. The applicant apologies for the mistakes and stress that those have been clearly identified in city's report and circulation.
 - CA also has concerns over lane condition and elevation changes in the range of 1 meter. The applicant has since coordinating with the owner of neighbor's lot 3355 Spruce Dr. SW for the commitment of paving the lane together.
 - CA also made comments over the conceptual design emphasizing on lowering building heights at the perimeters, built form massing and scale to minimize bulk impacts, frost glass, street-oriented interface design, etc. The applicant emphasizes

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to the CA that this will be a concurrent LOC and DP application. Those design comments have been raised by city's team and will be dealt with at the DP stage.

- ❖ On March 11th, 2020, applicant hold an open house at Spruce Cliff Community Association, which is well attended by roughly 30 local residents, community association members and city stuff. The applicant handed out prints of conceptual design and went over the intent and commitment of the proposed land use amendment application. The residents expressed concerns over density, maximum height, parking restrictions, construction stage arrangements, and some design elements. The applicant provided the information with honesty and openness.
- ❖ The applicant also stayed in contact with Ward Councilor's office. Councilor's Evan Wooley's office has requested the conceptual design drawings and provided feedbacks with regards to the interface design of the unit facing street and landscaping design and tree protection.
- ❖ The applicant has also visited and spoke with every homeowner on the block and also every homeowner along Poplar RD within the 90 meters radius. While most residents are either in support or no objections to the proposed land use amendment, a few residents are still having concerns over maximum height, shadow effects to immediate neighbors, lane condition, and parking conditions in the neighborhood. The applicant provides the information with honesty and openness. The applicant also emphasizes the commitment of concurrent LOC and DP application. Those issues have been raised by city's professional team and will be dealt with at the development permit stage.

To sum up, the applicant has conducted extensive engagement with community association and local residents. Most of Community Association's concerns have either been satisfied or will be dealt with at the development permit stage. Local residents are mostly supportive with reasonable hesitation over density and maximum height. The applicant will continue the work of public engagement and work with community association in the development permit stage.