

Applicant-led Outreach Summary

1600 Block

Stakeholder Report Back: What we Heard
August 14, 2020

Project overview

The proposal is to re-designate 3 lots located at 1632, 1636 and 1640 33rd Avenue S.W. from R-C2 to MU-1 f3.5h20 that would allow for a multi-family residential development including:

- One level of Ground Floor Commercial to provide additional services to the Community
- Four levels of residential units above grade
- One level of underground parkade
- A maximum FAR of 3.5 and height of 20.0m

Outreach overview

Further to the revised Applicant's Submission provided, this report covers an Online Engagement Session held on July 23, 2020.

The event was conducted at 7pm on July 30, 2020, moderated by Lauren Herschel, Manager, Communications, BILD on the GoTo meetings platform. Upon RSVP'ing to the session's invite, a neighbour was emailed a link to register for the event and receive a link to the GoTo meeting. To maintain a disciplined session with respectful dialogue and interaction, within the session, participant cameras and microphones were disabled for the duration of the presentation, and a chat function was utilised for any questions. Panellists did not see questions directly, with the moderator's role to field questions and direct appropriately to the panel. The provided video and transcript show all questions (bar a minor one) were addressed, relayed to the panel largely verbatim.

A pre-recorded video was shown for approx. 15 minutes, containing videos from Lauren Herschel, Nazim Virani (President Sarina Homes), Councillor Woolley (Ward 8 Councillor), Bob Van Wegen (Executive Director, Marda Loop Business Improvement Area) and Talicia Wagner (Architect, Casola Koppe Architects). The videos provided context of the proposal within Marda Loop, engagement opportunities, visioning for the project and design details, with the bulk of information provided in Casola Koppe's slides.

A Q&A session as then held for approx. 45 mins, moderated by Lauren Herschel, with the panel consisting of:

Nazim Virani, President, Sarina Homes

Max Parish, Development Manager, Sarina Homes

Tony Casola, Partner, Casola Koppe Architects

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Talicia Wagner, Lead Architect, Casola Koppe Architects

Ryan Hall, Senior Planner, Centre West Community Planning, Planning & Development, The City of Calgary

Jarred Friedman, Planner, Centre West Community Planning, Planning & Development, The City of Calgary

18 further participants attended the session.

How did people hear about outreach opportunities?

A postcard (Appendix A) was distributed within a half block radius of the proposed site (Appendix B) on July 16, 2020.

An email was also sent to 8 of those neighbours on July 17, 2020, who's email addresses we have on file (Appendix C).

A 4' x 8' sign and three (3) sandwich boards were erected on the subject property from July 16, 2020 (Appendix D).

Approx. 120 neighbours were invited.

What we asked

Participants were invited to ask any questions.

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What we heard

Theme	Community Feedback	Sarina's Response
Height	<p>Shadowing – Resistance to 5-stories as this would create large shadows on the neighbours behind and beside the project.</p> <p>Privacy - Due to its height and scale, the neighbours directly behind and beside the proposed project are worried about losing their privacy.</p>	<p>Shadowing – The proposed building mass is being carefully considered with setbacks to minimize shadowing on adjacent sites. Sarina reviewed shadow study with adjacent neighbours.</p> <p>Privacy - Introduction of a set back 5th storey and a 2 storey amenity building step down adjacent to the laneway provides a sensitive height transition to neighbouring homes.</p>
Density/ Product Type	<p>Work spaces – Opposition and concern to the proposed Use of the ground floor as work spaces.</p>	<p>Work spaces – The development is uniquely situated on an urban placemaking corner connecting 33rd Ave up through 16th St to Community amenities of the Community Association and C-Space, allowing for thoughtfully placed small boutique work spaces as a transition from the larger Commercial core of Marda Loop, bringing additional services to the Community.</p>
Mobility	<p>Parking - The project worsens the parking situation in Marda Loop and the number of parking stalls isn't enough for future residents.</p>	<p>Parking –Currently, the development meets City parking requirements.</p>

What we heard, what we did

Answers to questions received are provided in the Verbatim comments section, next steps are also provided below.

Next steps

Informed by the feedback outlined in this document, Sarina will work with Casola Koppe Architects to develop the design of the building.

The Development Permit will be submitted prior to the Land Use Application's planned hearing at Calgary Planning Commission on September 03, 2020. This includes the design for the site, including the number of units, physical design, landscaping, parking, etc. Sarina will incorporate feedback in to the Development Permit submission and will continue to in DTR responses and review changes with direct neighbours

Verbatim Comments

We moved ahead with this experimental format of engaging (online vs in-person) based on best practices we have observed during COVID, from engagement sessions held by the City, BILD and other developers.

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Sarina does not retain services of an Engagement Consultant; we typically conduct engagement ourselves to build and maintain close Community relations. Based on previous experience (and best practice) of engagement sessions, we did however feel it pertinent to engage a third party to moderate the session and as such Lauren Herschel, moderated our session.

Appendix E shows the following:

1. Transcript of questions asked
 - a. One tab shows raw data
 - b. A second formatted tab filters some unused columns of information and adds the paraphrased answers with timing within the video (maintaining verbatim questions) (the video was provided to administration on August 06, 2020, and will be posted to the project's engagement website, engage1600.ca).

The video and transcript show all questions (bar a minor one) were addressed, relayed to the panel largely verbatim.

Content is captured as it was provided by participants. No edits have been made. Panellist's responses have been summarised, with full video provided as noted above.

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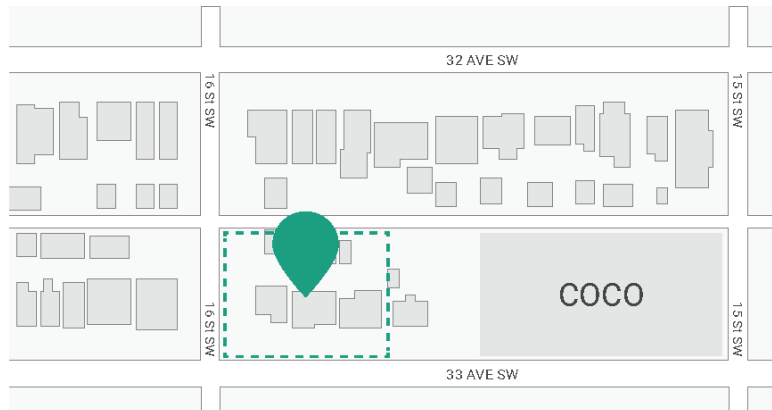
Appendix A – Distributed postcard invitation

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ONLINE COMMUNITY ENGAGEMENT SESSION

Our vision for 1632/1636/1640 33 Ave SW – A multi-residential development with boutique work studios

Sarina Homes is currently seeking the Land Use Re-designation of the 1632/1636/1640 33 Ave SW parcels from R-C2 to MU-1f3.5h20



Learn more about the proposed building and share your thoughts with us:

Online Community Engagement Session

Date: 30 July, 2020 Time: 7-8pm
Where: Online
RSVP: To max.parish@sarinahomes.ca
for login details

Online

Visit our website
engage1600.ca

Email

Connect with Max Parish,
Development Manager at
max.parish@sarinahomes.ca

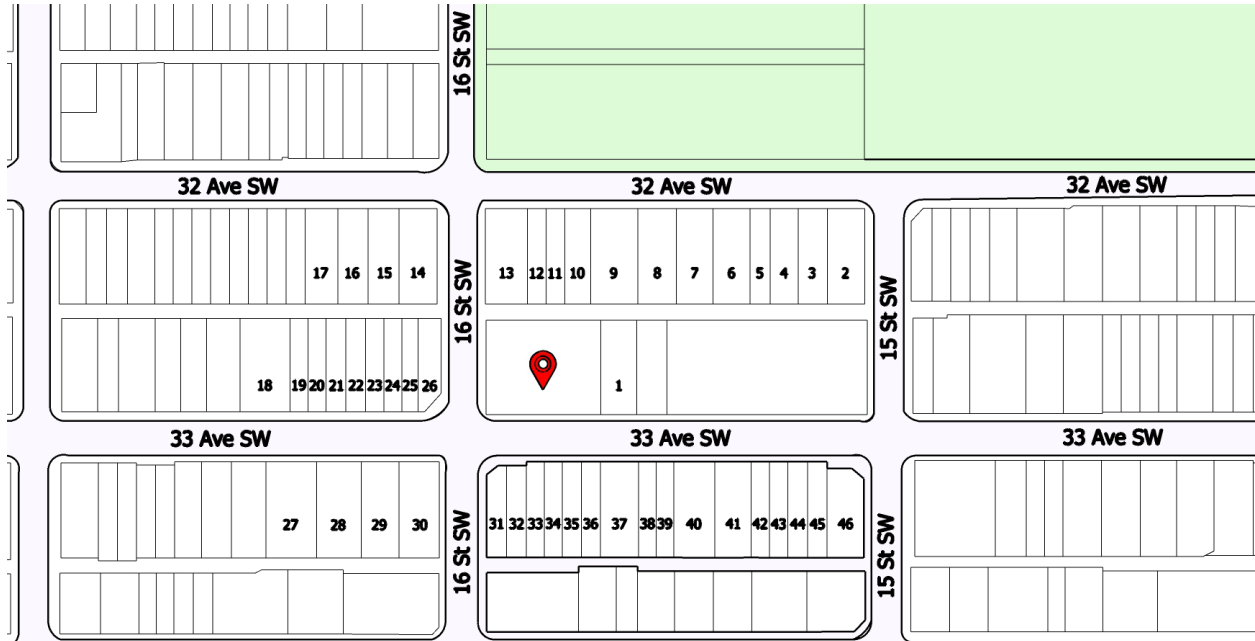
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Appendix B – Distribution map (Also to COCO, 3375 15 St SW)

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Appendix C – Email invite reminder

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Max Parish

From: Max Parish
Sent: July 27, 2020 10:45 AM
To: stobartvanessa@gmail.com; LORI BOKENFOHR; Lary S. Wright; Roxanne Bingham; jentuffs@yahoo.com; mjstobart@gmail.com; Doug Leitch; Ramsey Kostandi
Subject: RE: 1600 Block - Online Community Engagement Session - 30 July, 7pm
Attachments: 1600W.Postcard_Online session 30 July 2020.20200717.pdf

Hi All,

Reminder of the below/attached if you are yet to RSVP.

An email will be going out tomorrow with the link to register and receive login details.

Cheers,

Max Parish BSc (Hons), MPD | DEVELOPMENT MANAGER
max.parish@sarinahomes.ca
403-390-0094

Please note we have a new address:
#2, 2005 – 37th Street SW
Calgary, AB T3E 3A5



From: Max Parish
Sent: July 17, 2020 8:13 AM
To: stobartvanessa@gmail.com; LORI BOKENFOHR <lbrokenfohr@me.com>; Lary S. Wright <w.a@shaw.ca>; Roxanne Bingham <bingham1@telus.net>; jentuffs@yahoo.com; mjstobart@gmail.com; Doug Leitch leitchdoug@shaw.ca; Ramsey Kostandi <kostandi@telus.net>
Subject: 1600 Block - Online Community Engagement Session - 30 July, 7pm

Hi All,

I hope you are all doing well.

Along with approx. 50 neighbours, you will have received the attached postcard invite to our Online Community Engagement Session for 30 July, 7pm, last night in your mailboxes.

Please RSVP to me to receive login details to attend the event.

Cheers,

Max Parish BSc (Hons), MPD | DEVELOPMENT MANAGER
max.parish@sarinahomes.ca
403-390-0094

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Appendix D – Site signage

