

Detailed Team Review 1 – Development Permit- Public Consultation Response

Application Number: DP2020-3932 & LOC2020-0088

Application Description: New: Rowhouse Building (1 building)

Land Use District: Residential - Contextual One/Two Dwelling

Use Type: Permitted

Site Address: 6504 34 AV NW

Community: BOWNESS

Applicant: LASTING LEGACIES

Public Consultation Measures

This is the overview pertaining to the consultation undertaken on this Redesignation Application and Development Permit.

Stage One

The City of Calgary was contacted in regards to this property for a preapplication meeting/discussion prior to application for either Development Permit or Redesignation to determine if there were any concerns to a proposal for resignation from RC2 to RCG.

The initial design was to have 4 front loaded units with front underdrive garages which would have allowed for more greenspace on the property.

During these initial discussions with the City Planning team, it was determined that the best course of action would be to eliminate these underdrive front loaded attached garages. This was changed to the typical lane-loaded detached 4-car garage.

The main reasons for this was to minimize the impact on the public realm in terms of vehicle-pedestrian interaction – mainly regarding the public walkways. The plans were adjusted to meet initial planning input regarding the garages as well as a few other notes.

No public consultation was done in this stage.

Stage Two

Application was made into the City with the proposal for Redesignation and Development permit application.

We then created a project page on our website for public information.

<http://www.lastinglegaciesdesign.com/6504-34-avenue-nw-r-cg-bowness-project/>

On July 14, we reached out to the Bowness Community Association Board to find out how public engagement was functioning under Covid 19. We have previous experience with public consultation through the BCAB on a few other projects in the past.

We were thanked for reaching out and were told that the regular meetings were not being held until at least September, but to do what public consultation that we could do so in the meantime, unless we were willing to wait a few months.

We created postcard mailers and prepared for distribution. These mailers had the image of the project, the address of the project, a general overview, and information for either emailing us, or a direct link to the website for full information.



HELLO NEIGHBOUR!

We represent our boutique developer who is looking forward to investing in the NW community of Bowness. Bowness is a dynamic established community undergoing exciting redevelopment throughout that they are looking forward to engaging with and continuing to create neighborhood vibrancy.

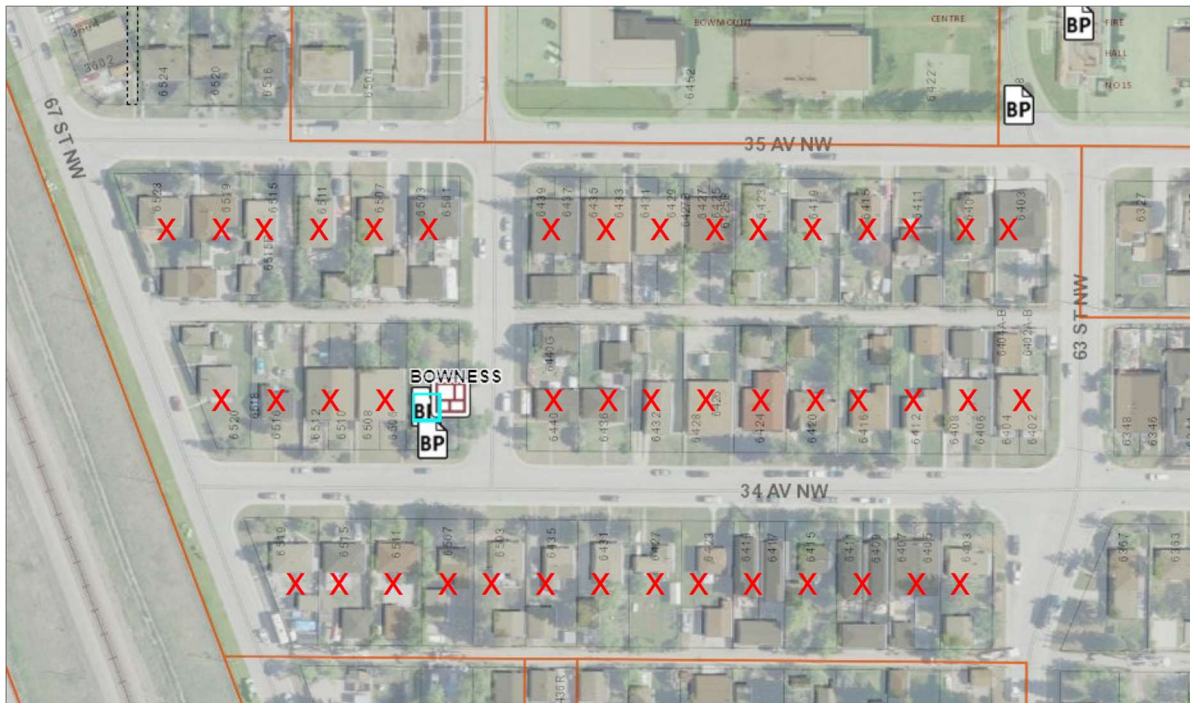
This is an application for a 4 Unit townhouse R-CG redesignation and development permit on the corner of 34th Ave and 64th Street NW. The project will feature family friendly units each with a detached private single-car garage. The exterior will have a clean modern bright exterior of stucco and hardboard siding. There will not be any lower level secondary suites built.

Questions or for more information:

Email:
LegaciesDesign@gmail.com
or
Website:
LastingLegaciesDesign.com/6504-34-avenue-nw-r-cg-bowness-project/

6504 34 Avenue NW

On August 12, we distributed approximately 50 Mailers directly to homes within approximately a one block radius as indicated on the attached map. We dropped them in mailboxes. We engaged with any homeowners that were at home and asking for further information.



Results

There were no email requests for further information from our mailers. There were no calls that we are aware of.

No consultation was undertaken with the Councillor – Ward Sutherland – as he would have received the file through the City process.

At this time, we are not aware of any issues that have been brought forward by neighbors or the community.

Please let us know if you require any further information,

Thank you,

Paul Olsen