

What We Heard Report



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Applicant-Led Stakeholder Outreach



ON-SITE SIGNAGE

The project team installed large signage on-site early in the application process (April 27, 2020, updated May 25, 2020). Signage will remain on-site to share information directly with surrounding neighbours and provide project team contact information until a Council decision.



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 on April 24, 2020. These stakeholders were later updated on May 25, 2020.



HAND DELIVERED MAILERS

±100 postcards were hand delivered (April 27, 2020, updated May 25, 2020) in order to share information directly with surrounding neighbours and provide project team contact information.



CONVERSATIONS WITH STAKEHOLDERS

The project team met with the representative of a local stakeholder group over the phone to discuss the development vision, Land Use application, and surrounding neighbour concerns. The Development Permit plans and supporting materials were later shared with this group.



PROJECT PHONE LINE & EMAIL ADDRESS

An outreach 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 were posted on the mailers and on-site signage.

What We Heard + Team Response

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.



1 DENSITY + STREET CHARACTER

WHAT WE HEARD

The most common theme heard from stakeholders was that too many units are being proposed, and that the density of the development did not fit with the character of the surrounding neighbourhood.

TEAM RESPONSE

The proposed rowhouse-style development has been designed to provide a sensitive interface with neighbours with a low rise scale and architectural elements that fit with the eclectic and low density character of the surrounding homes - including articulated

unit facades, at-grade entrances, low building height, and sloped rooflines.

This block was recently redesignated to the Residential - Grade-Oriented Infill (R-CG) District by the City to align with the current North Hill ARP policies and contribute to the City-wide goal of supporting 50% of new development within the Established Area. A Direct Control (DC) District is being proposed to better support mid-block development on the site. The new policies draw on a number of existing R-CG policies and include similar density outcomes. The site's current R-CG District's maximum density policy of 75 units per hectare (uph) allows for 9.8 units to be built on this site (rounded down to 9 units) with 1 secondary suite per unit. The proposed DC District's maximum density of 78 uph will support 10 units and associated secondary suites.



2 TRAFFIC, PARKING + LANEWAY USE

WHAT WE HEARD

Some stakeholders noted a concern with the development causing more traffic, increasing laneway use, and limiting the supply of onstreet parking due to the proposed number of units as well as the zero-stall Secondary Suites. Alongside these concerns, we also heard unease about laneway maintenance and waste bins being placed along the lane.

What We Heard Report

TEAM RESPONSE

Traffic

Given the relatively low density nature of the proposed development, the anticipated traffic generation is expected to be minimal and unlikely to have a material effect on local traffic volumes. This property is in a well-connected and amenity-rich location, and future residents will have access to a range of available transportation options including walking, cycling, UBER, and transit which contribute to reduced traffic. It's worth noting that this site is within a 5 to 10 minute walking distance ($\pm 400\text{m}$) of two primary transit options - the Lions Park LRT Station and MAX Orange BRT stations, and only a ± 10 minute transit commute from SAIT, the Alberta University of the Arts, and the University of Calgary.

Laneway Use + Upgrades

Typically, with developments of this scale and intensity, paving the full length of a lane is not a City requirement. Instead, the City of Calgary offers a local improvement program where citizens can initiate a self-funded laneway upgrade, to which neighbours contribute based on their property specifications. If there is sufficient neighbourhood interest in this option the project team would be supportive of contributing to this program.

Waste and recycling bins will be located with an outdoor storage structure. On pick up days bins will be rolled out to the lane for collection.

Parking

The site's current R-CG bylaw policies require one stall per Rowhouse Unit with opportunities for zero parking stall Secondary Suites when meeting certain criteria (less than 45m^2 , close to transit, and providing sufficient storage areas). The proposed DC District parking policies will provide one parking stall per unit within an enclosed garage (10 total). The site is meeting all criteria for zero-stall suites, and no parking will be provided for basement secondary suites. A parking review was prepared by certified Transportation Engineers, found that the proposed parking supply met the anticipated parking demand for the development. Should onstreet parking availability become an issue in the future, residents have the option of applying for a permit-only parking zone along their block face.

3 AMENITY SPACE + LANDSCAPING

WHAT WE HEARD

The project team received feedback from stakeholders concerned that the proposed design does not provide enough landscaping and amenity space.

TEAM RESPONSE

The DC District refers to the site's current bylaw and applies R-CG-style policies for parcel coverage, landscaping and amenity space. The development meets the maximum parcel coverage of 60% and provides the required landscaping/trees and private amenity space for each Unit and Basement Secondary Suite (20 m^2 per Unit and 7.5 m^2 per Suite). A $\pm 7.5\text{m}$ deep courtyard located between the proposed rowhouse-style buildings clusters and maximizes landscaped area on the site.

4 BUILT FORM IMPACTS

WHAT WE HEARD

The project team received stakeholder feedback and questions about potential impacts of the development on surrounding properties including: shadowing resulting from new buildings, requirements for high retaining walls, and overlooking into neighbouring yards.

TEAM RESPONSE

Privacy

The proposed Development Permit design has considered a range of factors to limit privacy concerns with surrounding neighbours. Among others, all private amenity spaces will be located at-grade, the development will not include rooftop patios, windows will be placed in a manner that limits overlooking into neighbouring yards, and all Secondary Suites will be located wholly within the basements of each Dwelling Unit.

Building Design + Shadowing

The proposed two storey development has been designed to provide a sensitive interface with surrounding neighbours, with building height policies similar to the site's current R-CG District (max. 11m, reduced to 8m beside existing residential homes).

The site is located along a hill and experiences a $\pm 4\text{m}$ grade change from the highest point on the western edge to the lowest point on the eastern edge of the site. To address this challenge each unit gradually steps down the hill, reducing the need for tall retaining walls. This approach, along with the angled rooflines and building setback policies also limit shadow impact on neighbouring properties.

5 TENURESHIP + CRIME

WHAT WE HEARD

Some area residents expressed concerns that the proposed rental units would attract low income and transient residents with a high rate of turn-over. Alongside these comments, stakeholders generally noted worries about crime and a drop in the property value of their homes as a result of the development.

TEAM RESPONSE

The proposed rental rowhouse units and secondary suites will provide high quality housing choices for Calgarians within this well-connected neighbourhood. The proposed units and suites cater well to students because of the location's fast and easy access to SAIT, the Alberta University of the Arts, and the University of Calgary. With a far more affordable monthly benchmark price, rental rowhouses address the crucial 'missing middle' of housing in Calgary - attainable homes that meet the needs of those looking for established area housing options that lie somewhere between a traditional apartment condominium and a single-family home or duplex.