

Applicant Outreach Summary



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Applicant-Led Stakeholder Outreach



HAND DELIVERED MAILERS

Mailers were hand delivered to neighbours within a ±150m radius of the site (04.11.2020, updated 27.11.2020) to provide project information and project team contact information.



PROJECT VOICEMAIL & EMAIL ADDRESS

A project voicemail inbox and dedicated email was shared with stakeholders to provide alternative communication channels to reach the project team.



NOTICE LETTERS

Letters to the Community Association (04.11.2020 and 12.11.2020) and Ward Councillor's Office (04.11.2020 and 25.11.2020) were sent to provide project information and welcome continued dialogue.



ON-SITE SIGNAGE

In addition to The City's required notice posting, a sign was installed on site (04.11.2020, updated 27.11.2020), notifying the surrounding community of the application and providing project team contact information.

What We Heard + Team Response

Outreach Process

Our best practice 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.

The project team would like to thank all those who participated in our outreach process and reached out with their questions and comments.

Stakeholder Feedback + What We Heard

The project team has sorted all stakeholder feedback received to date (04.01.2021) in the applicant-led outreach, in addition to comments shared by the File Manager that were received in the Land Use Redesignation application, according to key themes. **We received a total of three (3) responses in our stakeholder outreach process. Of these responses, there was one (1) resident in support of the application.** The following page addresses each theme by breaking it into "What We Heard" and the "Project Team Response".

We identified four (4) key themes:

1. Location + Context
2. Vehicular Parking
3. Traffic Congestion
4. Backyard Suites + Density

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.

What We Heard + Team Response

1 LOCATION + CONTEXT

WHAT WE HEARD

Two (2) stakeholders indicated that they did not feel that the proposed semi-detached built form was compatible with the community's existing character. One (1) stakeholder was supportive of the proposed built form on this corner site.

PROJECT TEAM RESPONSE

In support of the proposed development, a Land Use Redesignation to amend the existing Residential - Contextual One (R-C1) District to the Residential - Contextual Grade-Oriented Infill (R-CG) District is being sought. Similar to the R-C1 District, the intent of the R-CG District is to accommodate low-density residential development; however, it expands the diversity of housing choices to allow for the proposed development: a semi-detached building with backyard suites.

We understand concerns around respecting the existing community character and have endeavoured to create a proposal that is consistent with its surrounding context. The proposed development offers a gentle transition of density from the currently permitted one (1) to proposed two (2) principal dwellings, while retaining the original low-density intention and established character of this area. Multiple semi-detached buildings already exist on this very block, with R-C1, R-C2 and R-CG land uses all contributing to the low-density residential context within a one-block radius from the site.

Recognizing that our proposed built form remains far closer to built forms possible under R-C2 than built forms possible under R-CG, we have opted to provide additional development certainty of our proposal by submitting a concurrent Development Permit alongside the Land Use Redesignation. The R-CG District was specifically designed to facilitate sensitive intensification in proximity, or directly adjacent, to low-density residential development. With the subject site occupying a corner parcel with direct laneway access, and located immediately across 19 ST SW from Glenmore Athletic Park, this proposal seeks to sensitively increase density while respecting and complementing the existing built form of the community.

2 VEHICULAR PARKING

WHAT WE HEARD

One (1) stakeholder identified concerns around an increase in density and its implications related to on-street parking.

PROJECT TEAM RESPONSE

The proposed development includes two (2) detached double garages, providing a total of four (4) on-site vehicular parking stalls. These double garages are proposed along the site's laneway, with direct access onto 19 ST SW. Due to the corner location, the subject site enjoys more immediately adjacent on-street parking than any of its non-corner lot neighbours, with on-street parking available directly in front of the property along both 19 ST SW and 51 AV SW. No parking relaxations are currently being sought.

3 TRAFFIC CONGESTION

WHAT WE HEARD

Anticipated traffic activity associated with the proposed development was noted as a concern for one (1) stakeholder.

PROJECT TEAM RESPONSE

A modest increase in density (from one to two dwellings) is expected to have minimal impact to local area traffic. This is further mitigated by the strategic location of this site along a corner lot fronting onto the higher-traffic road of 19 ST SW, half a block from the 50 AV SW corridor. In addition, the site is in close proximity (100-200m) to three (3) local transit route stops, offering 20-minute service frequency on weekdays and 30-minute service frequency on evenings and weekends, allowing new and existing residents to take advantage of active modes of transport.

4 BACKYARD SUITES + DENSITY

WHAT WE HEARD

One (1) stakeholder expressed concern over a semi-detached building with supporting backyard suites and the related increase in density, while one (1) stakeholder shared their enthusiasm for the proposed development and its related backyard suites.

PROJECT TEAM RESPONSE

We understand concerns related to the development of denser built forms. This proposal would increase the density on site from one (1) to two (2) principal dwellings. In total, two (2) backyard suites are proposed for this site – one to support each principal dwelling. Backyard suites are considered part of secondary to a dwelling unit, and provide flexibility and choice for home owners by providing a housing form that can adapt to changing household needs.

North Glenmore Park's population peaked in 1970 at 3,776. In 2016, the date of the last census, the community's population was 2,595, more than 1,000 less than it was originally designed for 50 years ago. With families today having fewer children than in the past, new built forms are required to bolster densities and contribute to the community's continued vibrancy. A semi-detached building with backyard suites provides this needed increase in density in a relatively modest manner.

To provide neighbours with greater transparency around what is being proposed, a concurrent Development Permit has been submitted alongside the Land Use Redesignation. The concurrent process ensures a high-quality detailed design outcome that informs and aligns with the proposed land use change, allowing for the proposed density to be evaluated alongside the land use.