

Applicant Outreach Summary

Land Use Redesignation (LOC2020-0204)

1536 & 1540 – 36 Street SE

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January 2021



Outreach Strategies

In alignment with government recommendations regarding COVID-19, RE&DS adopted a variety of digital and distanced outreach strategies for community stakeholders to learn about the application, share their feedback and ask questions. The following outreach strategies were adopted as part of this application:

- **On-site Signage**

Large on-site signage was installed (Jan 9, 2021), notifying community members of the application and sharing applicant contact information.

- **Canada Post Mailer**

Mail drop (Dec 18, 2021) reaching ~150 residents within a 100m radius of the site, notifying community members of the application and sharing applicant contact information.

- **Community Association Notification**

Project brief sent to the Forest Lawn Community Association, Albert Park/Radisson Heights Community Association, and International Avenue BRZ (Dec 14, 2021 & Jan 6, 2021), notifying community groups of the application, providing planning rationale for the application, sharing applicant contact information, and offering to meet to discuss the land use application.

- **Community Association Outreach**

The Forest Lawn Community Association provided comments regarding the application through CPAG's stakeholder circulation and response process. A copy of the comments was provided to the Applicant team. A detailed applicant response was sent to the FLCA on Feb 11, 2021. A summary of the key themes and applicant response are included within this summary.

The applicant team also offered to meet with the FLCA to discuss their comments and the response provided. No response was received at the time of writing this summary.

What We Heard & Applicant Responses

RE&DS received the attached petition letter with three signatures from nearby neighbours and the attached comments from the Forest Lawn Community Association (FLCA) through CPAG's circulation and response process. Key themes and applicant responses are included below:

Building Height, Shadow, Privacy and Contextual Fit

- **What We Heard:**

We heard concerns about the proposed increase in building height and size, and how a larger building could impact neighbouring properties (shadow, privacy) and is incompatible with existing surrounding low-density development.

- **Applicant Response:**

The site is located at the intersection of an arterial street (36 ST SE) and collector road (16 AVE SE), within one block (~150m) of the 17 AVE SE Main Street and primary transit. The proposed M-C2 land use allows for a variety of multi-residential built form outcomes up to 16m in height (4-5 storeys), up to two storeys taller than the current maximum of 11m (3 storeys). It will also regulate density by FAR - a form-based approach that prioritizes high-quality building design and allows for viable project densities that create affordable and diverse housing opportunities in Calgary's inner city.

It is the applicant's professional opinion that 4-5 storeys is reasonable in this location due to numerous site characteristics and existing amenity and infrastructure provisions that can support additional residents. These include:

- corner site with lane access that facilitates a development that orients vehicle access to the rear lane and creates a pedestrian-friendly streetscape interface along 36 ST SE and 16 AVE SE;
- nearby parks and open spaces;
- along and near higher standard roads capable of accommodating both ease of access and increased traffic volumes;
- existing transit and primary transit that connects to the Centre City, LRT network, Major Activity Centres, and employment centres;
- community amenities (schools, Forest Lawn pool); and
- immediate context of existing and future mixed-use and multi-residential developments to the south.

Future development will also be required to follow the M-C2 land use, which includes requirements to ensure compatibility with nearby and adjacent low-density

development. These include contextual setbacks, building height chamfer that reflects the immediate context, and stepbacks and floor plate restrictions on the upper floor to minimize the appearance of height, scale, mass, and potential shadow impacts.

Alignment of the future development with the M-C2 district and impacts on nearby properties will be further investigated and addressed at the Development Permit stage.

Density, Traffic and Parking

- **What We Heard:**

We heard concerns related to the number of potential future residents and increased traffic and competition for on-street parking.

- **Applicant Response:**

The applicant acknowledges that proposed land use has the potential of accommodating additional density and residents. However, the site context and characteristics can support additional residents and help to manage vehicular related impacts as follows:

- corner site with lane access along a higher standard road capable of accommodating both ease of access and increased traffic volumes;
- within one block (~150m) of existing transit and primary transit that provides access to the Centre City, LRT network, Major Activity Centres, and employment centres, which in turn reduces overall auto dependence and vehicular trips; and
- walking distance to 17 AVE SE Main Street amenities and services encourages alternative modes of transportation.

The proposed M-C2 land use outlines minimum parking requirements to ensure an adequate supply of on-site parking for residents and visitors. Development specific parking relaxations will be addressed at the Development Permit stage.

A text amendment to the Forest Lawn ARP is also proposed as part of the application to potentially allow for greater flexibility and use, above and below grade, of the 5.182m road right-of-way/public-realm setback. The amendment is intended to accommodate an enhanced public realm and efficient parkade layouts necessary to achieve bylaw parking requirements and support higher density development. The amendment also aligns with the [Bylaw Setback Reform](#) Notice of Motion adopted by Council in January, 2020, and follows similar wording in the North Hill Communities Local Area Plan that was recommended for approval by Planning and Urban Development Committee on February 3, 2020 ([Item 6.2](#)).

Road Right-of-Way Setback and Public Realm Improvements

- **What We Heard:**

We heard from the FLCA that they see benefit in allowing for underground parkade encroachments into the road right-of-way setback to provide adequate parking for future developments. However, it is equally important to ensure that an adequate setback is maintained at or above grade to ensure the future development is respectful of the public realm and allows for the space and landscaping to accomplish this.

- **Applicant Response:**

The applicant team agrees with the FLCA's comments and believes the amendment will result in a building setback and at grade enhancements that enables the creation of an enhanced public realm that is pedestrian friendly along 36 ST SE. The proposed ARP amendment is intended to allow for greater flexibility and use of the road right-of-way setback that is necessary to deliver public realm enhancements and support higher density development. The proposed amendment includes provisions that allow for the potential of below grade encroachments (parkades) and above grade encroachments (awnings/canopies, balconies, building projections, arcades, etc.), while encouraging developments to use the setback area to provide for an improved public realm that creates a safe, welcoming pedestrian environment.

The amendment also supports the alignment with the [Bylaw Setback Reform Notice of Motion](#) adopted by Council in January, 2020, and follows similar wording in the North Hill Communities Local Area Plan that was recommended for approval by Planning and Urban Development Committee on February 3, 2020 ([Item 6.2](#)).

Petition Letter:

Please be advised that we in the community of Forest Lawn within a few blocks of your proposed land use redesignation are quite concerned about your mention of 4-5 storey buildings.

What you are proposing is far too high, far too large for our neighborhood! Our objections are:

1. 4-5 stories are much, much too high for that block! 2 ½ stories max., please, because with the large roofs that are being built on top of the new-ish existing buildings we already have had to get used to; those buildings have turned into tall monstrosities.
2. The amount of population density we would be experiencing if one large 4-5 storey building were to be built on that site at 16 Ave. S.E. would be detrimental to our neighborhood. If people want to live in such a crowded place they can rent downtown.
3. No one can imagine where those people will park. We already have a parking crunch because the city allowed the Vietnamese Buddhist Temple to build and expand with a ridiculously small amount of parking, and we pay for it every time they worship; there is no parking for residents for blocks, even in the alleys at those times.

If a 4-5 storey building went up on the two lots by 16 Ave., will those residents park up at Marlborough Mall? What happens when those residents have guests? Will we have to call parking bi-law to come tow the vehicles away from our houses and garages and driveways?

4. Those massive buildings create a large amount of shade, more than we want in a residential neighborhood. We have already experienced the enforced shade against our houses from the newer buildings that have gone up along 16 Ave. S.E. In the winter it is even worse, and the snow and ice take much longer to melt in the long shadows those buildings create.
5. Such big buildings will further encroach on our privacy; we would have no privacy in our yards or homes, and again, we did not buy homes in Forest Lawn to be encroached on in this manner.
6. We will have a lot more traffic in our alleys, which are already in atrocious shape. We call the City all the time to ask them to fix the alleys, and when a grader does come through, the alleys get deeper and deeper and the potholes get worse and worse. We do not need more traffic.
7. The amount of foot traffic in our alleys will also increase; this is never a good thing. We have a tremendous amount of foot traffic in our alleys and we are very good about locking up and putting everything away every time we go in the house for a drink, and still things go missing.

More population density will increase this problem and we will be calling the police a lot more. This is not necessary and can be avoided by putting in normal buildings for our residential blocks, even townhouses or fourplex.

8. Your letter is objectionable because you try to mesh "townhouses, fourplexes and low-rise apartment buildings" with a 5 storey buildings". Those two things are very different. The 4-5 storey buildings are 2- 3 storeys too high for our area.

9. We like "residential"; we do not like "multi-residential - contextual Medium profile {M-C2} district ideas. If we wanted this, we would live downtown or in the beltline, or maybe around Chinook Mall.
10. A few townhouses or fourplexes will add 20 to 30 residents, and they would have parking in their yards. A 4-5 storey building can add up to 200 tenants with zero parking available to them, and there would be NO happy neighbors!
11. The four storey monstrosity the City build without consultation on 36 St. and the corner of 11 Ave. S.E. is too high and too large for our neighborhood; that was a low blow. The signage for City intent went up after the deal was done, so we had things to say but it was too late. And, some of the tenants from that building now live under trees in yards in the community- no one wanted that, but we saw it coming.

Home values will drop even more with such big buildings ruining the neighborhood. I would NOT like to try to live in a house adjacent to this building you are proposing.

Forest Lawn is a nice neighborhood with some problem properties, but every neighborhood has problem properties. Changing the zoning to allow a huge building to be built on 16 Ave and 36 St. S.E. is just wrong, not necessary, and certainly NOT wanted by our residents. Please do not rezone this. We have enough crack houses, boarded up properties, and alley walkers who drag garbage in shopping carts all over and park them/ dump them all over. Enough items are stolen from our yards and vehicles.

Adding such high-density properties will add to the terrible alleys, the traffic, the garbage problem, the unsavory alley walkers, etc.

Do we, as residents in the community, have any say, or will this also go thru without consideration from those who live here.