

# Applicant Outreach Summary

## **Outreach Strategy**

Our firm put together a multi-page flyer outlining the developer's intentions for this particular lot to distribute to potential stake holders and affected parties. The flyer included items such as bylaws and examples showing the possible type of construction that can occur under R-CG. The flyer was sent to the community association by email and flyers were dropped off to homes within 3-4 doors in all directions including across the lane. This included 716, 712 708, 804, 808, 812 40th Ave NW. Also 55, 59, 63, 69, 73, 77 Hendon Drive NW Flyers were delivered early March 2021 and sent to the community association as well.

## **Stakeholders**

After delivery of the flyers, which included all our contact info, we heard no feedback, calls or emails to our flyer. Generally with no feedback, the community is on board most of the time.

## **What did you hear?**

Since we had no feedback we assume the project is good to go.

## **How did stakeholder input influence decisions?**

Our decision is clearly to move ahead with the rezoning application. We will outreach to the community once again at DP stage after rezoning. The area is under redevelopment in many ways and this type of development falls under the goals of the MDP and is a good site for density.

## **How did you close the loop with stakeholders?**

The loop is still open as this is just the rezoning phase. Once a DP is ready to be applied for we may have some response from the community at that time.

## Flyer sent to adjacent homeowners

TRICOR DESIGN GROUP INC.  
#201, 4216 12 St NE #201, Calgary, AB T2E 6K9

### Hello homeowners:

We are writing this letter in conjunction with a land use re-designation application that has been applied for and is going before CPC and council at 720 40th Ave NW. The application will be to change the current designation of R-C2 to R-CG. This letter is for informational purposes only and does not reflect what the final design may look like. We are reaching out to immediate surrounding homes that may be affected by this rezoning.

One of the major goals of council is densification inside City limits in developed areas to help limit the spread of the City. Diversified housing types is vital to City growth and sustainability through the municipal development plan (MDP), which began in 2005. The following link may be helpful in understanding the goal of council and the MDP.

<https://www.calgary.ca/pda/pd/municipal-development-plan/municipal-development-plan-mdp.html>

The R-CG district that is being proposed aligns with the MDP and keep in mind its intent is not necessarily for every single inner-city lot in the City of Calgary. For R-CG to work on interior lots, it usually requires a minimum of two lots together to work. But for corner lots its ideal because the lot has two street faces.

In the case of this particular lot, not only is it on a corner, but it is larger in nature than most corner lots which will allow more green space and unique design possibilities.

The next part of this letter focuses on the R-CG district itself. You can find the entire Part 5 online at <http://lub.calgary.ca/> but here we are outlining some of the critical parts of R-CG that you may or may not know.

When buildings of R-CG nature are placed on corner lots, its important to note the tight restrictions and rules for townhouse dwellings on a corner lot.

We have attached excerpts from Part 5 from the current 1P2007 Land Use Bylaw for your reference to show all the requirements for this type of dwelling.

## PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

### Division 11: Residential – Grade-Oriented Infill (R-CG) (R-CGex) District

#### Purpose

- 525 (1)** The Residential – Grade-Oriented Infill (R-CG) District:
- (a) accommodates existing residential development;
  - (b) accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
  - (c) accommodates Secondary Suites and Backyard Suites with new and existing residential development;
  - (d) provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
  - (e) accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

**Permitted Uses**

- 526 (1) The following uses are permitted uses in the Residential – Grade-Oriented Infill District :
- (g) Secondary Suite
- (2) A Rowhouse Building is a permitted use in the Residential – Grade-Oriented Infill District where a Rowhouse Building complies with all the rules in the district for that use and where a Rowhouse Building complies with the rules of section 347.3.

**Discretionary Uses**

- 527 (1) A Rowhouse Building is a discretionary use in the Residential – Grade-Oriented Infill District where a Rowhouse Building does not comply with all the rules in the district for that use or where a Rowhouse Building does not comply with the rules of section 347.3.

**Parcel Coverage**

- 534 (2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling or Single Detached Dwelling is:
- (a) 45.0 per cent of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;
- (b) 50.0 per cent of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;
- (c) 55.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater and less than 60 units per hectare; or
- (d) 60.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.
- (3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:
- (a) 21.0 square metres where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and
- (b) 19.0 square metres for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.

**Building Depth**

- 535 (2) For a Rowhouse Building located on a corner parcel there is no maximum building depth where the building setback from the side property line shared with another parcel is a minimum of 3.0 metres for any portion of the Rowhouse Building located between the rear property line and:
- (a) 50.0 per cent parcel depth; or
- (b) the building depth of the main residential building on the adjoining parcel;

whichever is closer to the rear property line.

- (3) Where two or more main residential buildings are located on a corner parcel, there is no maximum building depth for a Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or Single Detached Dwelling where:
- (a) one main residential building is wholly located between the front property line and 60.0 per cent parcel depth; and
  - (b) the building setback is a minimum of 3.0 metres from the side property line shared with another parcel for any portion of a main residential building located between the rear property line and:
    - (i) 50.0 per cent parcel depth; or
    - (ii) the building depth of the main residential building on the adjoining parcel; whichever is closer to the rear property line.

#### Building Setback Areas

- 536 (1) The minimum depth of all setback areas must be equal to the minimum building setback required in sections 537, 538, 539 and 540.

#### Building Setback from Front Property Line

- 537 (2) On a corner parcel, the minimum building setback from a front property line may be reduced to:
- (a) the contextual front setback at the side property line shared with another parcel to a maximum of 6.0 metres; and
  - (b) decreases in equal proportion with the increase in the distance from the shared side property line, to a minimum of 3.0 metres.
  - (b) 3.0 metres on one side of the parcel when no provision is made for a private garage on the front or side of a building.
- (5) For a Rowhouse Building, Contextual Semi-detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling the minimum building setback from a side property line may be reduced to zero metres where:
- (a) the main residential building on the adjacent parcel has a setback of 0.1 metres or less at the shared side property line for any portion of the building that is recessed 0.6 metres or greater from the front façade or the rear façade of the building and is setback less than 1.2 metres from the side property line;
  - (b) the building setback is not greater than 0.1 metres from the side property line for any portion of a building that is recessed 0.6 metres or greater from the front façade or the rear façade of the building and is setback less than 1.2 metres from the side property line;
- (7) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6 metres.
- (11) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with

a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.

#### Building Setback from Rear Property Line

540 (2) For a Rowhouse Building on a corner parcel, the minimum building setback from a rear property line is 1.5 metres where the building setback from the side property line shared with another parcel is a minimum of 3.0 metres for any portion of the Rowhouse Building located between the rear property line and:

- (a) 50.0 per cent parcel depth;
- (b) or the building depth of the main residential building on the adjoining parcel;

whichever is closer to the rear property line.

#### Building Height

541 (1) Unless otherwise referenced in subsections (2) and (3), for a Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or Single Detached Dwelling the maximum building height is 11.0 metres measured from grade.

(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district or the M-CG District, the maximum building height:

- (a) is the greater of:
  - (i) the highest geodetic elevation of a main residential building on the adjoining parcel; or
  - (ii) 7.0 metres from grade;
 measured at the shared property line; and
- (b) increases at a 45 degree angle to a maximum of 11.0 metres measured from grade.

(3) The maximum area of a horizontal cross section through a building at 9.5 metres above average grade must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 8.6 metres.

#### Outdoor Private Amenity Space

542 For a Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling and a Single Detached Dwelling, each unit must have direct access to private amenity space that:

- (a) is provided outdoors;
- (b) has a minimum total area of 20.0 square metres; and
- (c) may be divided over a maximum of two amenity spaces where:
  - (i) one amenity space has no dimension less than 3.0 metres; and

- (ii) the second amenity space has a minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres.
- (iii) the privacy wall is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
- (c) must not have a balcony on the rear façade with a height greater than 6.0 metres, when measured vertically at any point from grade to the platform of the balcony.

#### Motor Vehicle Parking Stalls

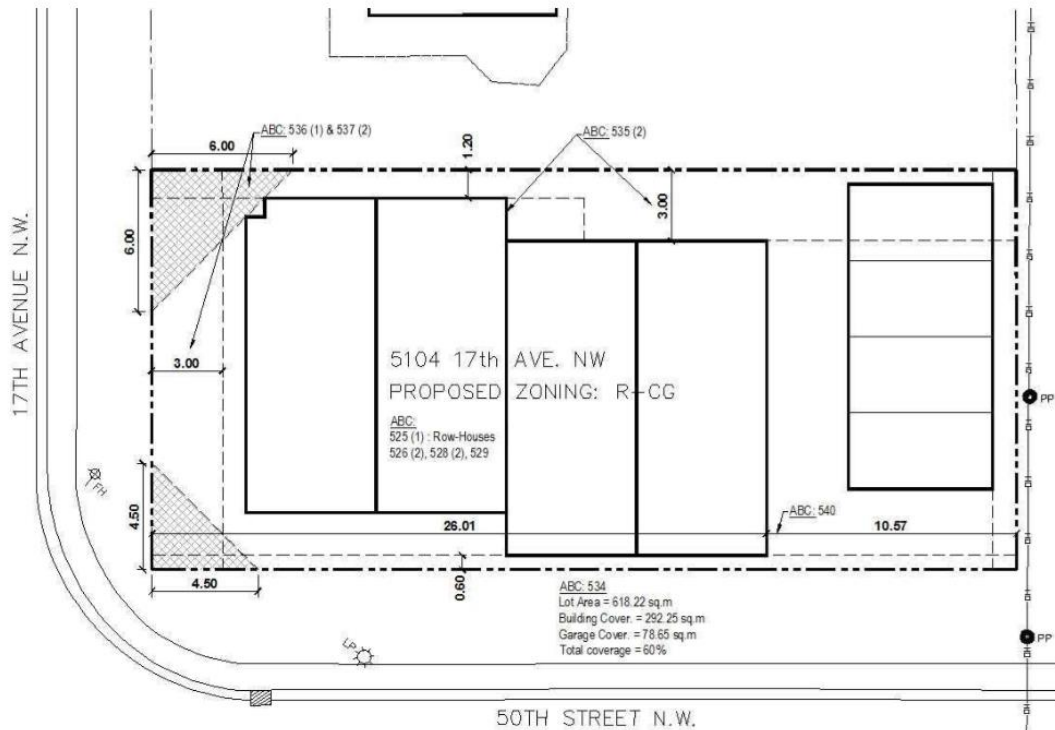
- 546 (1) The minimum number of motor vehicle parking stalls for a Contextual Semi-detached Dwelling is 1.0 stall per Dwelling Unit.
- (2) The minimum number of motor vehicle parking stalls for a Secondary Suite is reduced to 0.0 where
- (a) the floor area of a Secondary Suite is 45.0 square metres or less;
  - (b) the parcel is located within 600.0 metres of an existing or approved capital funded LRT platform or within 150.0 metres of frequent bus service; and
  - (c) space is provided in a building for the occupant of the Secondary Suite for storage of mobility alternatives such as bicycles or strollers that:
    - (i) is accessed directly from the exterior; and
    - (ii) has an area of 2.5 square metres or more for every Secondary Suite that is not provided with a motor vehicle parking stall.
- (3) Parcel coverage excludes the building coverage area required by subsection (2)(c)

As you can see from the above bylaws, R-CG is one of the most restrictive bylaws protecting adjacent lots while still adding diversity and housing stock to a community

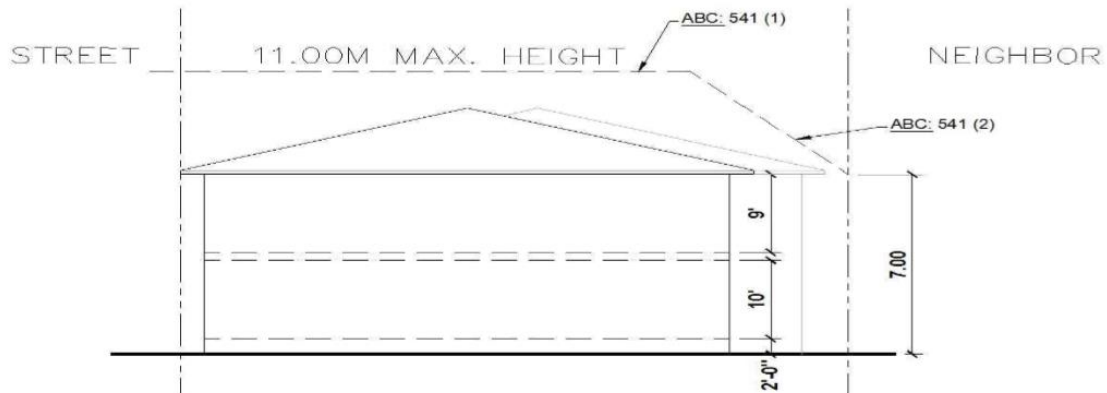
If you would like to speak to our firm who is representing the developer about any of the above information, Feel free to contact either Mike or Ahmed at Tricor Design Group. 403-203-1970



Next, on the following diagram we demonstrate a typical R-CG layout on a corner lot showing where the above bylaws are applicable and noted on the drawings.



On the following diagram we demonstrate a typical R-CG layout on a corner lot showing heights that are very similar to semi detached dwellings and single family homes and not tall buildings that dominate the street.



**Examples of other R-CG projects on corner lots we have produced**

