



OUTREACH REPORT

“Sisu” / 200 Block

LOC2021-0036

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Innürskape Projekts

Date: August 3, 2021

Project Background

Innürskape Projekts has applied to redesignate three lots at 206, 210 and 214 19 Street NW from Residential – Contextual One / Two Dwelling (R-C2) to Mixed-Use General (M-U1) zoning to allow for redevelopment that would increase choice for housing and increase neighbourhood amenities and diversity of local business. This project seeks to increase residential density and height in alignment with the Municipal Development Plan policies for Developed Areas – Inner City and the Low-Development Area typography of the Guidebook for Local Area Plans.

Outreach Overview

The Applicant has conducted significant public engagement through flyer drops, in-person neighbour meetings, community association engagement and a recent virtual open house.

Objectives

The engagement sought to inform residents of the application, gather community concerns to inform the building design and to provide information on City of Calgary policies for transitional scale mixed-use development areas such as 19th Street NW.

Outcomes

The applicant sought to document community concerns and notes that the lack of a Local Area Plan (LAP) has created a policy knowledge void in the community. The Riley Communities Local Area Plan work was started with West Hillhurst Community Association involvement in Spring 2020 but has been paused due to COVID restrictions. The applicant provided policy information to the community and neighbours about policy alignment of the application.

Non-Negotiables

This application is for Land Use Redesignation only and a Development Permit is not concurrent to the application. Accordingly, materials include building envelope models but not a designed building.

Outreach Strategy

The Applicant has gone door-to-door, visiting with over 40 surrounding residents, and provided two hand-delivered flyer drops of 250+ flyers to first introduce the application and then invite residents to participate in an open house. A website with application information was provided in May 2021 and updated regularly when additional materials were available including shadow studies and the Transportation Impact Assessment (TIA). On July 29, a virtual open house was conducted with the applicant, his architect and a planning and engagement specialist that was attended by 13 residents.

The Applicant wishes to engage with the community early in the process to ensure that residents' hopes, and concerns are captured in the initial stages of development and before the project goes through its design process.

Stakeholders

Adjacent neighbours to the parcel including residents and commercial businesses on 19th Street and the West Hillhurst Community Association Planning Committee (WHPC) have been identified and engaged as stakeholders to this application.

Risks/Sensitivities/Impacts & Mitigation

The following items were identified as concerns and mitigated by the following approach:

Risk / Sensitivity / Impact

- Age demographic of residents may impact digital delivery of information
- Lack of policy understanding
- Frustration with lack of building design being provided
- Pausing of the Riley Communities LAP work has frustrated residents

Mitigation

- Hand-delivery of flyers to a 2-block radius ensured residents received notification of the application
- A detailed planning system and policy information presentation was provided during the virtual open house prior to introducing the details of the application
- Applicant assured neighbours and open house attendees that further engagement is required during the Development Permit application
- The Applicant provided this feedback to the Ward Councillor and updated attendees to the open house that the RCLAP work would be extensive and forthcoming in the fall of 2021

Outreach Tactics & Techniques

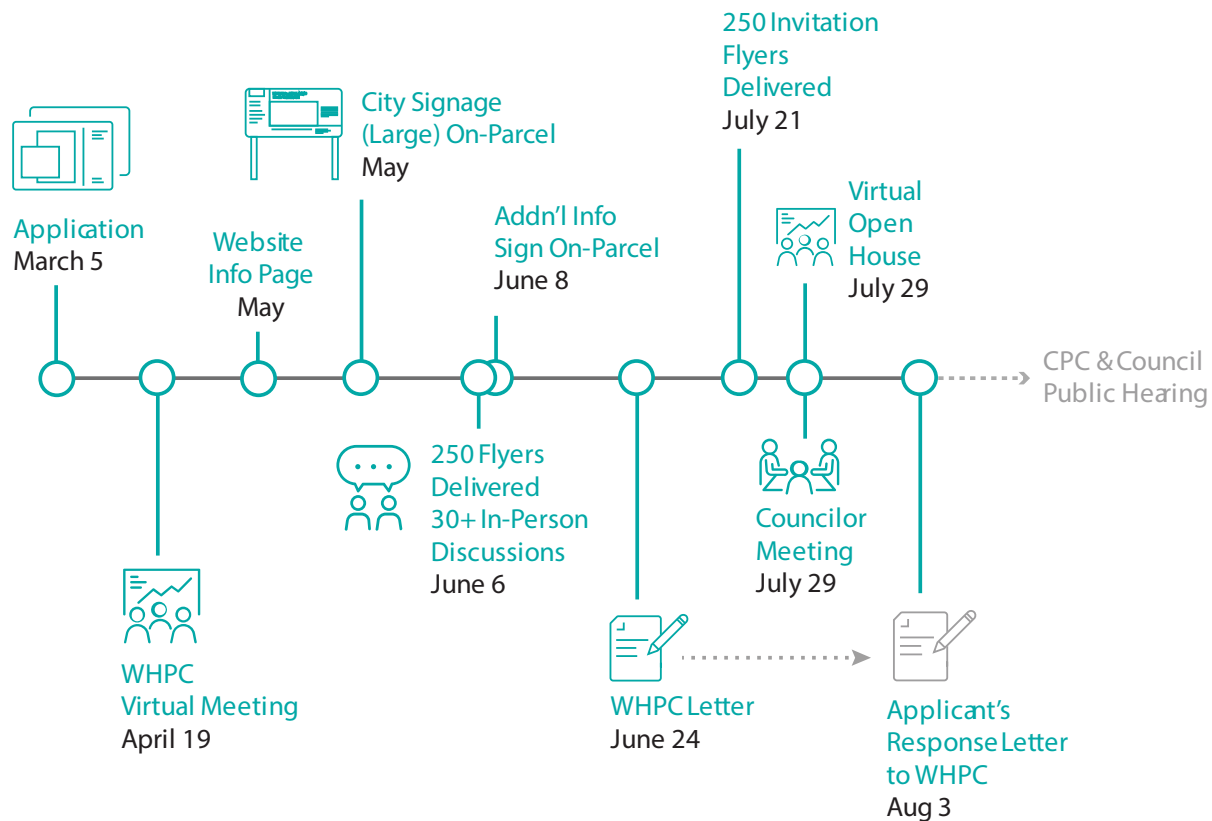
The applicant used 5 of the suggested techniques from the City of Calgary’s Community Outreach for Planning & Development Resource guide:

- Print Materials – 250+ flyers were hand-delivered twice to a 2-block radius
- Website page was provided on the developer’s website Innurskape.ca
- Email and phone contact information was provided on flyers and website
- Public display was used in the form of an additional information sandwich board onsite
- Virtual Open House was conducted (invitation was provided by hand-delivered flyer, to WHPC and the Applicant notes the invite was shared on the WHCA Facebook page)
- One-on-one conversations (40+) were conducted by the applicant with directly adjacent parcels’

In addition to these techniques, media interviews were provided to CTV and Livewire.

Outreach Timeline

Starting in April 2021, the applicant conducted outreach tactics and techniques on the following timeline:



“What We Heard”

Significant feedback and concern was received by the City File Manager and documented in the Virtual Open House. Major themes included height and massing concerns, lack of local policy, and demand for the applicant to wait for the Riley Communities Local Area Plan to be completed before proceeding. The Applicant provided planning and policy information for educational purposes and explained policy alignment of the application to MDP policies and M-U1 transition sensitivities.

Summary of Input

<i>What We Heard</i>	<i>What We Did</i>
<ul style="list-style-type: none"> Main Streets policy not appropriate for 19th Street 	<ul style="list-style-type: none"> Open house presenter provided visual excerpts and verbal explanations of the Municipal Development Plan (MDP), Guide for Local Area Plans and Main Streets policy explanations and referred specifically to the Developed Area – Inner City and Neighbourhood Flex policies. Discussed the Main Streets policy is not directly applicable but provides guidance in lieu of the completed Riley Communities Local Area Plan to be reactivated for engagement by the City in late 2021.
<ul style="list-style-type: none"> Precedent of 19+2 development to the north and legacy of that build 	<ul style="list-style-type: none"> Developer committed to further engagement during the building design, to consider construction impact mitigation in build planning, apply similar massing sensitivity on the residential / east side, and to meeting the 19+2 public realm standards for the design and build-out.
<ul style="list-style-type: none"> 19M height and 3.3 FAR is too intensive for this area 	<ul style="list-style-type: none"> Provided policy information for low-scale development to be adjacent to limited-scale development. Provided building envelope models to explain the M-U1 zoning setbacks and step-backs. Noted the focus on sensitivity to the residential interface on the east to inform the building design at the development permit stage.
<ul style="list-style-type: none"> Shadowing is concern for residents to the east 	<ul style="list-style-type: none"> Indicated that this feedback will be directly addressed in the next phase building design with massing reduction focused on the 4th and 5th floors of the building on the laneway side.
<ul style="list-style-type: none"> Parking impacts 	<ul style="list-style-type: none"> Applicant notes these concerns and architect confirmed intention to meet all parking requirements for the residential and commercial uses on-site to meet M-U1 and Use requirements with at-grade and underground parking provision.

Summary of Input *(continued)*

What We Heard	What We Did
<ul style="list-style-type: none"> • Traffic impacts 	<ul style="list-style-type: none"> • A Transportation Impact Assessment was commissioned with Bunt & Associates and the study results were shared at the virtual open house. The full study was provided on the engagement website page. Study indicates moderate change to local traffic. • Applicant has been advised that the laneway must be paved up to their site location.
<ul style="list-style-type: none"> • Construction impact 	<ul style="list-style-type: none"> • The Applicant has made note of the concern for noise, parking and site construction impact and will consider how to mitigate these items during construction. Further engagement and ideas will be sought during the Development Permit application.
<ul style="list-style-type: none"> • Public realm 	<ul style="list-style-type: none"> • The Applicant has noted these concerns and reiterated that the design standards and wider sidewalk requirements set in the 19+2 precedent will be continued on the front of this parcel during design.
<ul style="list-style-type: none"> • Pedestrian safety concerns 	<ul style="list-style-type: none"> • The Applicant notes that the community is seeking a flashing-light crosswalk at the 2 Avenue crosswalk to the north of this application.
<ul style="list-style-type: none"> • Operational noise mitigation 	<ul style="list-style-type: none"> • Applicant and architect noted this concern and will consider how noise from the parkade exhaust can be mitigated with muffling and shrouding during building design.
<ul style="list-style-type: none"> • Developer contribution 	<ul style="list-style-type: none"> • Applicant noted the Notice of Motion by the Ward Councillor to require the quality and design of the streetscape developed for 19+2 to be applied to all future developments in the area including benches, large caliper trees, widened sidewalk, planted boulevard and bike racks improving the public realm.

Summary of Input *(continued)*

What We Heard	What We Did
<ul style="list-style-type: none"> Virtual Open House - Conduct <p><i>One participant was particularly frustrated that the open house was not an open-mic meeting (such as Zoom) and felt that the questions were being “screened”.</i></p>	<ul style="list-style-type: none"> The planning consultant conducted the virtual open house with GoToWebinar allowing questions to be submitted through a chat dialogue box. The themes of concern were noted and addressed in the written response to the WHPC and copied to the City File Manager. Full transcript of Q&A provided to all. During the Q&A, the presenter provided explanation of the format and conduct of the webinar to facilitate documentation and summation of similar questions into cohesive questions for the panel.
<ul style="list-style-type: none"> Virtual Open House - Timing 	<ul style="list-style-type: none"> Applicant was directed to complete further engagement prior to CPC appearance, planning consultant required time to prepare materials. Applicant provided apology for timing on a Thursday prior to a long weekend and noted the intention was not reduce attendance but to complete an open house. Additionally, the Applicant had over 40 in-person conversations with neighbours throughout the course of in-person door knocking efforts.
<ul style="list-style-type: none"> Virtual Open House – No City staff in attendance 	<ul style="list-style-type: none"> Apologies were provided during open house; presenter indicated to attendees that this report and the transcript would be provided to the City file Manager, WHPC and registrants to be included in Applicant’s outreach reporting. No City staff were able to attend the open house, however the Ward Councillor was informed of the application at a meeting early the same day.

Closing the Loop to Stakeholders

The Applicant has provided a written response to the WHPC with a summary of themes and responses from written correspondence with a full transcript of the virtual open house Q&A dialogue.

The Open House presentation, the transportation report (TIA), and shadow studies have been provided on the website. This Outreach Summary has been posted to the website and provided to WHPC and all registrants of the workshop (regardless of attendance).

The Applicant remains open to ongoing engagement as the building is designed for the development permit and will conduct pre-application engagement to collect feedback on the massing and building design to inform the design and reduce the impact of the building on the surrounding limited-scale residential area.

Detailed Open House

Thursday, July 29, 2021, 7:00-9:00 PM
in GoToWebinar format. Panelists:

- Stirling Karlsen, Owner, Innürskape
- Chester Laurea, Innürskape
- Darren Polanski, Sturgess Architecture
- Jennifer Dobbin, Dobbin Consulting

Analysis:

- 13 attendees (27 registrants, 48% attendance)
- 101 questions and comments received via chat
- 48% of content by attendees A03 and A04
- 79% of content by 4 attendees

Policy & Process	23%
Developer Intention	18%
Webinar Process	14%
Traffic & Parking	10%
Question for City	5%
Building Design & Shadowing	7%
Construction	2%
Noise	2%
Comments	22%

Q&A Chat Transcript

Asked @	By	Question (edited for spelling only)	Topic	Answer	Answered
7:04 PM	A01	With Stirling being the listed realtor for one side of the duplex adjacent does he have any intention of acquiring this property and including in the project?	Developer Intention	No, it would not be added to this application.	7:51 PM
7:04 PM	A02	is there ANYTHING that can be done to mitigate construction disruption as we are becoming long-suffering residents even through the 19+2 project.	Construction	This developer and planner are aware of construction impact concerns from other sites and will consider this during construction planning. Further engagement will invite discussions around these concerns during the DP application.	8:47 PM
7:05 PM	A01	Has there been an assessment of EMS response capability given the added density to the block?	<i>Question for City</i>	We will document this concern to the City, these assessments are ongoing.	7:48 PM
7:07 PM	A03	who will submit the dp?	Developer Intention	Innürskape Project (this developer)	
7:11 PM	A03	why is there a rezoning being requested?	Policy & Process	<i>Answered at 8:21</i>	
7:13 PM	A03	Main St did NOT include 19 Street. It included Kensington Road. Developers are creeping beyond the "Main Street".	Policy & Process	19th Street is not formally a part of the Main Street Program. Accordingly, we look to the MDP and Guidebook for what topography and policy might be applied to this area. It is anticipated that this will be addressed when the Riley Park plan is revisited in the coming months.	7:42 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
7:13 PM	A04	give me some assurance that the owner isn't looking to rezone and sell the land - much like the legion site which is for sale	Developer	Addressed by the developer	
7:15 PM	A03	if the owner doesn't have a dp ready, should we not wait until the ARP is complete?	Policy & Process	<i>Answered at 8:21</i>	
7:18 PM	A04	Why have you blocked sharing of comments/questions by other community members in this web session? How transparent is this?	Webinar Process	Please be assured your questions are coming through. The panelists will begin addressing them at the end of the presentation and the answers will be shared with everyone as they are answered.	7:19 PM
7:19 PM	A05	Who is the "they" that wanted 19 street designated as a main street? I am not aware of any demand for this.	Policy & Process	This was documented in the feedback from the early Main Streets engagement.	7:53 PM
7:19 PM	A05	Please address that 19 street is NOT a main street	Policy & Process	<i>Noted to audience</i>	8:10 PM
7:19 PM	A04	Also, the Riley Plan has not been done	Policy & Process	Acknowledged in presentation.	
7:19 PM	A01	Kensington Road has 2 storey multi-residential dwelling. You proposed development belongs on Kensington Road, not 19 Street.	Comment	<p>During the panel discussion, the developer noted that the nearby Kensington Road areas have seen redevelopment with infills that face Westmount Road and assembly and redevelopment in that area has been significantly eroded. 19th Street has seen little redevelopment despite the existing commercial pocket.</p> <p>Planner noted that 19th Street was included in Main Streets discussions and requested to be assessed up to 5th Avenue (as reflected in the What We Heard report and map for Kensington Road Main Streets – provided during presentation).</p>	
7:20 PM	A02	what will Innürskape be doing to contribute to the community i.e., supporting the community centre, public investment, public art. thank you.	Developer	Looking at public art opportunities for front of building, DTR requires a public realm improvement on the laneway (paving). Discussed at 8:32	8:10 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
7:20 PM	A05	won't the ARP dictate zoning, why are you. Wait for the ARP if you do not have a DP ready	Policy & Process	We apply policies and typographies from the MDP and Guidebook when an ARP/LAP is not yet complete. We see less intensity on this application; however, the City considers 6-Storey development to be the transition zone for	8:11 PM
7:20 PM	A03	Again, please make sure the audience knows that 19th street is NOT a main street and is NOT supported by transit.	Policy & Process	<i>Answered at 7:42</i>	8:12 PM
7:20 PM	A06	explain the reason for hosting this meeting tonight - Thursday before a long weekend with likely few participants?	Webinar Process	We wanted to be sure the feedback from tonight would be available when the application goes before CPC. This just happens to be where the opportunity landed in the application process.	8:23 PM
7:20 PM	A03	Why do you believe condos are a good fit? I understand density, but considering so many are Airbnb, are more condos the answer? shouldn't diversification also be a focus.	Policy & Process	Not asked.	
7:20 PM	A03	why are the questions not being read as written? i think the community should be informed?	Webinar Process	The intention is to ask questions of panelists through the chat and amalgamate similar themed questions into succinct questions to the panel.	
7:23 PM	A04	19 + 2 which was opposed by the community, was supposed to be a one-off, not a precedent for other developers to jump in and turn our neighbourhood into and dark uninviting tunnel, similar to 14 Street, which everyone, drives by to get away from. When did you ever see anyone strolling along 14 St to enhance the community?	Policy & Process	The intention is to look like Kensington Road not 14th Street, an active, pedestrian friendly, destination location with the lower scale modifiers, up to 5-6 storeys. 19+2 isn't the way all redevelopments will be in this area, we will see repurposing and redevelopment that will result in a smaller commercial shopping area with the public amenities we see on Kensington Road with trees and bike racks, benches and wide sidewalks.	8:25 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
7:24 PM	A03	your invite speaks to a vision - you are only showing the vision of other projects. what is the vision of this site other than a rezone and a sale?	Developer	<p>The vision is to see the area developed into a walkable streetscape that creates a vibrant outdoor space. It has been a long-standing passion to see this area established into a beautiful space where people want to hang out rather than simply coming and going from the businesses located on 19th street. The vision is to see renewal and new housing stock that has main floor vitality with small scale commercial uses.</p> <p>Further comment JD: Areas such as 19th Street that are seeing redevelopment and commercialization see increased population and small business opportunities that support rejuvenation of the area. Redevelopment improves the local economy and provides population for the existing and new businesses.</p>	8:10 PM
7:26 PM	A04	STOP using 19 + 2 as a baseline. We are directly behind it, and we have lost our afternoon and evening sun, and we no longer can see the sky from our home and backyard, and only 3 of 5 storeys are up at this point. You are being misleading with your comments! This development will be a huge negative impact on neighbouring homes.	Comment	All comments are included in the transcript provided.	
7:27 PM	A06	Are you able to share conceptual ideas of what you hope to achieve in this location	Developer	Inspirations for public realm from Kensington, public realm standards like the set-back buildings like Lido. Patios and walkable spaces. Considerate set-back from the street due to a sewer line beneath the sidewalk area. This set-back will allow for patio areas like seen in front of Dairy Lane. Examples seen in the Guidebook with the Neighbourhood Flex policy area illustrations.	8:10 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
7:27 PM	A03	why the request for 19 m if you don't have a plan?	Policy & Process	We looked to the nearby zoning for appropriate scale and density to see what the city will be looking for in this area. We've applied for 19m to allow for some wiggle room in the planning as we move into the building design phases. Gaining the height allows for massing options to reduce shadowing impacts while achieving the FAR of the zoning.	8:27 PM
7:27 PM	A03	with a municipal election this fall and Druh leaving, should this land use not wait until after the election?	Policy & Process	<i>Not asked.</i>	
7:27 PM	A04	Again, why are you not allowing participants to share comments. This is definitely NOT a transparent process!	Webinar Process	The intention is to ask questions of panelists through the chat and amalgamate similar themed questions into succinct questions to the panel.	
7:27 PM	A04	Will you be sharing with Joseph Silot and Druh Farrell that you filtered participants comments and questions?	Webinar Process	The full transcript is provided.	
7:32 PM	A07	Is there anyone from the City present for this session?	Webinar Process	Joseph Silot is the city planner on this file, but not present this evening. He can be connected at joseph.silot@calgary.ca or (403) 369-5125 with questions or concerns.	7:38 PM
7:34 PM	A03	quite concerned about cumulative effect of 19+2, boutique and Innürskape developments. at what point do these accumulated impacts on parking, traffic, privacy etc. get addressed?	Traffic & Parking	<p>Total traffic and pedestrian load is assessed by the City of Calgary Transportation Department in an ongoing fashion. Often public demand will call attention to critical areas where improvements are needed. Neighbour are encouraged to continue to speak to the City and Ward Office about intersections of concern.</p> <p>Encouraged neighbours and CA to consider a 'wish list' of items they would like to see in the community that developers can help fund: crosswalks, playgrounds, public improvements, art and to then work with the City and developers to guide developers in how they can participate and support community projects (i.e. H/S ARP collects a levy,</p>	8:32 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
				and uses it to fund projects that are identified in the ARP).	
7:34 PM	A03	please show past projects that this owner has developed	Developer	Not accessible (assistant attempted to locate them). Building renderings and drawings will be available in the pre-application engagement for the DP.	8:11 PM
7:34 PM	A04	why not wait until a design is completed before requesting a land use redesignation?	Policy & Process	<i>Application process spoken to at 8:21.</i> Developer discussed the intention to find out what Land Use would allow for height and massing and hearing community feedback before designing the building for a Development Permit.	
7:34 PM	A02	It is July 29th. We have zero evening sun in our backyard. ALL SHADOWING! You keep using September shadowing reports. We use our backyard year-round, and we have lost our backyard light permanently. Tell people the true. They will lose their sky and light for the most favourable months of the outdoor season. Be truthful. Tell neighbours their backyard enjoyment will be permanently degraded by your build.	Building Design	Concern noted during reporting.	
7:34 PM	A02	it is worth reiterating the impact threats to east across alley	Traffic & Parking		
7:35 PM	A04	in the DP could a parking relaxation be granted?	Traffic & Parking	Site is large enough to manage parking requirements. The intention is to meet all parking requirements onsite.	9:05 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
7:35 PM	A05	Did the traffic study consider the increased traffic in the back lane?	Traffic & Parking	Yes. The TIA can be found on the website Innurskape.com under the SISU menu link	7:59 PM
7:35 PM	A03	Nobody strolls Kensington on 10th Street, because it is not the village atmosphere that exists along Kensington Road in the Kensington area. It's the low building height with the sun and sky that makes it appealing. Look to how horrible 33 Ave SW has become in Marda Loop. That is exactly what we DON'T want in our community. Another dark, dank drafty commercial tunnel.	Building Design	Concern noted during reporting.	
7:36 PM	A04	will you be requesting a parking relaxation?	Traffic & Parking	The lot is large enough to accommodate parking requirements and it isn't anticipated that relaxations will be needed. This will be a question that can be better answered at the development permit application stage.	8:37 PM
7:36 PM	A03	So no consideration for noise disruption?!!!	Noise	Answered at 8:41	8:41 PM
7:38 PM	A02	will these questions be provided to Joseph Silot?	Webinar Process	The questions asked in this engagement will be documented with their answers and provided as a part of the engagement record.	7:57 PM
7:38 PM	A08	This is Patti Dibski, I'm listening with Bill so please note me as an attendant	Comment	Confirmed.	8:00 PM
7:38 PM	A02	please note that the street immediately east of 19th has a mix of one and two storey homes but no three floor structures to my knowledge.	Policy & Process	<i>Similar question - answered at 8:21</i>	8:21 PM
7:38 PM	A03	Why not entertain another boutique building? I think that would be more palatable.	Developer	<i>Not asked.</i>	
7:39 PM	A02	Why aren't you sharing people comments and questions? Please address this filtering. This should be an open forum for the community to share and express questions in comments.	Webinar Process	All questions and answers as well as a complete transcript of this engagement will be produced and provided to the city including all questions and comments regardless of whether they were answered live during this engagement. An engagement report will also be completed with a	8:19 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
				summary of the information shared this evening made available.	
7:39 PM	A04	have had difficulty getting responses from file manager. who represents interests of existing residents? thx	<i>Question for City</i>	Email is usually the best way to get in touch with the file manager. We cannot speak to responsiveness on their part but would encourage everyone to continue writing and calling with their questions and concerns.	8:22 PM
7:42 PM	A05	What is the criteria that the city uses to assess what form of traffic calming is required at pedestrian crosswalks? Typically, the city is reactive as opposed to proactive; sorry to be blunt but I hope it doesn't require an actual death to occur.	Traffic & Parking	Similar question - answered at 8:32:00. Further comment by SK regarding the traffic calming implemented at 19+2 being the curb bump-outs to shorten the length of the crosswalk and provide improved visibility for pedestrians by traffic.	8:49 PM
7:42 PM	A02	19th street was already a 'low rise' area that was inadvertently made into mid rise with the legion and 19/2. This was done outside of a comprehensive local area plan. A 19-metre building does not respect the scale and character of the area. Why can't this type of development wait for the Riley Plan so everyone can have a say?	Policy & Process	19+2 and this application were made in response to the policies in the MDP and Guidebook for low-scale residential. This is often driven by traffic volumes and existing commercial areas growing.	8:23 PM
7:42 PM	A07	why is Joseph Silot not participating tonight? seems like it would be an important part of his responsibilities?	<i>Question for City</i>	Joseph was unfortunately not available for this evening's engagement. We will hopefully be able to have him present at future engagements as we do find it preferable to have the city planner available to answer questions as well.	8:30 PM
7:43 PM	A04	Can you explain why the shadow study ends at 4pm? 19+2 did the same thing. Is this based on city guidelines?	Building Design	These are the times that are set by the City. They ask for March and September to account for the various angles of the sun.	8:05 PM
7:43 PM	A09	Please tell us where the building height is set down to 4 storeys on the east side from 5 storeys? This is certainly is not the case at 19 + 2, although they told us there	Building Design	It will be incorporated during the design phase, intention it to reduce massing on the east specifically because it will best reduce the shadowing and residential interface.	8:29 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
		would be tiering on the east side. Only 1 small corner is set back.			
7:45 PM	A09	The WHCA requested a concurrent application, can you explain why you're doing them separately?	Policy & Process	It's a long process and we want to take it one step at a time. First, we are looking at what envelope / zoning will fit and gather feedback before we design a building.	8:21 PM
7:45 PM	A06	Cost considerations aside, why was a concurrent application not completed by the developer? How can residents be assured that the development is considerate of our community requirements, without being able to review plans or conceptual drawings?	Policy & Process	Concurrent applications are somewhat new and they used to all happen consecutively. In the consecutive method, we gain the opportunity to hear the feedback from the community BEFORE the design for the building starts. This allows for more informed design and an overall better project for the community. Interested to see what tenants end up in the existing new buildings.	8:34 PM
7:46 PM	A04	But does Stirling live here now? Probably not. NIMBY, right?	Comment	All comments are included in the transcript provided.	
7:46 PM	A05	Stirling's view is only one person's view. That is why we need to wait for a comprehensive plan.	Comment	All comments are included in the transcript provided.	
7:46 PM	A04	Same with Jennifer. Moved off 19 Street, right?	Comment	All comments are included in the transcript provided.	
7:46 PM	A02	the boutique plans to be under repped in vehicle parking and overlapped in bicycle parking. what will Innürskape plan be in that respect?	Traffic & Parking	Addressed by architect at 7:36. Parking is intended to be fully met on-site for all uses. Bicycle parking requirements are set by the M-U1 zoning.	
7:48 PM	A05	Why 19 metres? Why not 11 metres?	Policy & Process	Contextual zoning of 19+2 and the boutique apartments, as well as MDP and main street policies have guided this application towards a matching zoning.	
7:49 PM	A05	The lilac pathway is not Stirling's to develop.	Comment	All comments are included in the transcript provided.	

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
7:49 PM	A04	Benefits? Come lay on the beds on my children's beds or sit on our bathroom toilet where we look out eye-to-eye with the workers at 19 + 2. Benefit? For whom?	Comment	All comments are included in the transcript provided.	
7:49 PM	A03	Stirling did not answer the question - try again "give me some assurance that the owner isn't looking to rezone and sell the land - much like the legion site which is for sale"	Developer	Developer intention is for Innürskape to bring forward the DP permit and possibly seek a joint venture for the building thereafter.	
7:49 PM	A01	Given that the Savoy commercial has never been fully leased and there are constantly units for sale what has you convinced that there is the need for this density given the other new projects on the street coming up?	Policy & Process	Developer discussed that he is seeking to understand the commercial demand once the land use is completed to design a commercial space in the building that meets demands.	
7:50 PM	A05	I hear what you are saying about the need to support local small businesses but the commercial rates on 19th are just as high as Kensington. Do you have a plan to support local business by offering rates that are affordable and sustainable for local, independent businesses?	Developer	Yes, there will likely be some lower lease rates along 19th street than an area like 10th street.	8:11 PM
7:50 PM	A02	We have all lived in the community for years and years. It doesn't mean that you get to decide for the community.	Comment	All comments are included in the transcript provided.	
7:52 PM	A07	What considerations for the homes on 18A are you planning to incorporate into the design of the SISU building?	Building Design	It will be incorporated during the design phase, intention it to reduce massing on the east specifically because it will best reduce the shadowing and residential interface.	8:29 PM
7:52 PM	A04	The 2-3 storey buildings along 19 Street on the West side make it walkable and charming. More than 3 storeys make it a dank dark tunnel of commercialization. Not the community ambience that made Kensington Road appealing with it's village vibe.	Comment	All comments are included in the transcript provided.	
7:52 PM	A05	I question ... just because someone applies for a Land Use Designation ... doesn't necessarily mean you will	Comment	All comments are included in the transcript provided.	

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
		get approved. Why do developers always speak as though it is a 'slam dunk'.			
7:52 PM	A03	why not wait until you have a plan?	Policy & Process	<i>Application process spoken to at 8:21</i>	
7:54 PM	A04	Be transparent. Share ALL the community questions and comments. Why are you filtering?	Webinar Process	This transcript and all unanswered questions will be provided. Explained that the intention is to gather similar questions together for clarity and respectful dialogue.	8:52 PM
8:01 PM	A02	What's the timeline for this project i.e., when do you see patios full of people in front of your building?	Developer	Developer discussed timeline of 4-6 months for DP application after LOC, construction starting in early 2023.	8:47 PM
8:01 PM	A09	I have tried to access the traffic study through the website a few times but can't get it to work. Would it be possible for you to email it out?	Traffic & Parking	Thank you for bringing this to our attention. We will make a note of it and ensure the website gets updated.	8:14 PM
8:01 PM	A01	Can you explain why this project should get the same FAR as 19+2 when the 19+2 application stressed that its corner location would mitigate the shadow and lane impact?	Policy & Process	Contextual zoning of 19+2 and the boutique apartments, as well as MDP and main street policies have guided this application towards a matching zoning.	
8:05 PM	A04	Was our Ward 7 City Councillor invited to attend this session?	Webinar Process	She was advised of the current information this morning, and she is aware of the application. She was invited but could not attend due to Council. We will invite her office to the DP engagements.	8:58 PM
8:08 PM	A05	I know.... but it doesn't seem fair to residents that one person's vision overrides all of ours.	Comment	All comments are included in the transcript provided.	
8:08 PM	A04	Did you consider a 2 or 3 storey building with mixed use that is more suitable to the community vibe? (I'm thinking of the developer-Stirling's comments on his "love" of the community, yet his actions don't match verbatim.	Comment	All comments are included in the transcript provided.	
8:08 PM	A03	Stirling - the lease rates at wolf den are \$40/sf +	Comment	All comments are included in the transcript provided.	

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
8:10 PM	A05	Jennifer, two people have contacted me via Facebook messenger saying that they could not sign into the meeting. I just wanted you to know that their technology didn't work ... for at least two people.	Webinar Process	Thank you for noting this, Glenna. I will make a note of it.	8:12 PM
8:11 PM	A05	the unfortunate precedent you are dealing with is a bunch of bad goodwill associated with construction issues and bylaw violations from 19+2. fill trucks damaged our neighbour's garage eavestroughs and have been flippant with their neighbours across alley. crews play music, swear, and tell tawdry stories to each other while children listen on. can we expect better practices in that respect?	Construction	Similar concern/comment, briefly addressed at 8:47	8:47 PM
8:11 PM	A02	PLEASE DON'E BRING UP THE LANE.	Comment on 300 projects	All comments are included in the transcript provided.	
8:12 PM	A05	It is not his lane and Joseph has made that clear to us.	Comment on 300 projects	All comments are included in the transcript provided.	
8:16 PM	A06	Why was engagement with the community not started until CTV news contacted Innürskape about the 300 block?	Developer	Timing of open house was due to City direction to add additional engagement prior to CPC hearing on Aug 5 th and was not prompted by the CTV interview. <i>(We note that the interview is with regard to the 300 Block application only.)</i>	
8:16 PM	A04	Why are community questions and comments not being shared with all participants, but only the developer and City File Manager? This "open" house lacks openness. We would like to hear the voices of our neighbours, not just the filtered content manipulated by the developer.	Webinar Process	The full transcript is provided.	
8:17 PM	A10	From past experience with developers, budget takes precedent and often results in minimizing all the "lively facade" elements. How can we be sure this will not happen here?	Developer	We are required to meet the well-developed street design of 19+2.	8:26 PM

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
8:17 PM	A04	Never received the courtesy of a reply or acknowledgement from Mr. Silot when our input was submitted.	<i>Comment on City</i>	This feedback will be provided to the City file manager.	
8:18 PM	A07	Will you report and document on the lack of transparency during this "open house" regarding the censoring of community questions/comments?	Webinar Process	[Response to individual] I'm not sure what you mean Dave, I must read and voice these in a cohesive way. A full record will be provided to our file manager. Some questions are appropriate for the DP only once a building is designed.	8:19 PM
8:18 PM	A04	Can Darren or Stirling comment on what design elements they plan on including to address the impact on existing homes on 18A street.	Building Design	Answered at 8:29	8:29 PM
8:20 PM	A05	I want to note that you would have had much broader participation had you not scheduled this meeting on the Thursday before the long weekend.	Comment	We will note this to our file manager, it was not intended to reduce participation. We will be providing further engagement opportunities for the DP.	8:24 PM
8:20 PM	A05	Jennifer, you are so suited to your job. You do it well.	Comment	All comments are included in the transcript provided.	
8:20 PM	A02	And I mean that as a compliment. You are good at what you do.	Comment	All comments are included in the transcript provided.	
8:21 PM	A03	why are you focused on 19+2 rather than the savoy that is 4 storeys?	Policy & Process	Contextual zoning of 19+2 and the boutique apartments, as well as MDP and main street policies have guided this application towards a matching zoning.	
8:22 PM	A03	are you aware that Truman is looking to sell their legion site?	Comment	All comments are included in the transcript provided.	
8:24 PM	A02	Why the lack of transparency with the questions from other community members on this call?	Webinar Process	Answered at 8:52	8:52 PM
8:26 PM	A02	That is one point I agree with -- the right architect.	Comment	All comments are included in the transcript provided.	
8:26 PM	A03	Darren - please provide examples to your comment of "other projects with good renderings and bad construction"	Developer	Not asked to panel.	

Asked @	By	Question <i>(edited for spelling only)</i>	Topic	Answer	Answered
8:29 PM	A04	You mention that you will change the building on the SE corner to affect shadowing for the east side neighbours, but the massing on the northeast side will affect the neighbours on the northeast side of the block. How will you address this?	Building Design	<p>In presentation front to back massing consideration was displayed and during panel it was reiterated that the residential side will be stepped down and that is where massing will be removed.</p> <p>Architect addressed that massing will be removed on the east and west sides (front and back) to create a podium on the street side and step-backs from the residential area on the east side to reduce shadowing.</p>	8:57 PM
8:29 PM	A03	with a municipal election this fall and Druh leaving, should this land use not wait until after the election?	Policy & Process	<p>JD: Applications can be made at any time, development is an ongoing activity, a continuum.</p> <p>SK: As we noted that more time for engagement was warranted, we paused the 300-block application to allow for further design work and engagement.</p>	9:07 PM
8:29 PM	A03	I am just leaving a time stamp for future rezoning requests - like the legion site, I don't believe Stirling and team will be developing this parcel, but rather sell off the density they are requesting.	Comment	All comments are included in the transcript provided.	
8:29 PM	A07	A final comment highlighting our neighborhood frustration with the City and the futility of engaging in countless forums like this one with no real impact: Druh Farrell has failed to deliver on a 19th street corridor study (or local area plan) for her entire tenure. Starting with the legion, she referred to that project as a "one-off". We now have over half a dozen "one-offs" for which she individually negotiates what she feels is in the best interest of the community. Thanks to her efforts we have a barren lot on the former legion site and a broken promise on traffic calming at the corner of 19th St and 2nd Ave; to just name a few. She continues to fail this community and it is up to individuals (i.e. you the developer) to do what is right...not what you can get away with.	<i>Comment on City</i>	This feedback will be provided to the City file manager.	

Asked @	By	Question (edited for spelling only)	Topic	Answer	Answered
8:32 PM	A11	You have discussed traffic on the streets however, can you speak to traffic in the alleyway?	Traffic & Parking	The lane is considered in the transit study and the impact has been described as moderate. The link for the traffic study will be available on the website.	8:34 PM
8:34 PM	A06	What is the developer's commitment to build? Stirling did not answer the early question about the potential of seeking land use redesignation and then selling the parcel	Developer	We will be going through the land use process and then moving into development planning with investors/partners, but the intention is to develop the site.	8:20 PM
8:34 PM	A03	In conjunction with traffic questions, Paving a laneway increases speed. Is mitigation of alley speed addressed in your traffic study?	Traffic & Parking	<i>Similar question, answered at 8:32, and TIA study provided on website</i>	8:32 PM
8:34 PM	A06	Stirling - what is your equity % on a future development?	Developer	<i>Not asked to panel.</i>	
8:39 PM	A04	What noise mitigation will be implemented? Currently, the ventilation in the underground at 19 + 2 delivers a constant and disturbing hum that I have been told will be permanent. Also, commercial deliveries and waste remove is typically done at night. What are you planning to limit noise pollution to neighbours? As an example, the underground garage door noise as it opens and closes at all hours, at the legion building disturbs neighbours at all hours of day/night, to the point where neighbours can no longer sleep with bedroom windows open.	Noise	These are good concerns to hear now because it will inform our design of the building. These types of engagements allow us to take things like noise mitigation into account proactively rather than retroactively.	8:41 PM
Pre-Engagement Questions		These questions were asked pre-engagement via email to the host/planning consultant:			
Pre-Eng	A12	What will be the impact on traffic in the back alley which is already in miserable condition?	Traffic & Parking	This participant was in attendance at the virtual open house. TIA was discussed during session.	
Pre-Eng	A04	As the shadow surveys are computer generated, I would encourage your client to provide them for each month so the residents directly impacted year round can have a better idea of what will happen. It would also be great if we could get this in a downloadable format.	Building Design	This participant was in attendance at the virtual open house and the City standards for shadowing models was discussed.	

Pre-Eng	A01	<p>Has there been consideration for a 3-story concept to limit the density and traffic through the alley? It is a very old narrow alley and with all this development I am not sure how it will hold up. What sort of traffic studies if any have been completed? What is the proposed timeline for this project? When would you ideally want to start development? Are there any initial concepts for the building itself? What sort of set back will it have from the alley and will the height be limited along the back of the building?</p>	<p>Building Design Traffic & Parking Developer Question</p>	<p>This participant was in attendance at the virtual open house and asked these questions during session. 3-storey concept was not explored application is for 19M M-U1 with massing considerations TIA provided on website. Timeline discussed. Building concepts discussed in massing terms but building design is not created as awaiting feedback on item's at LOC to inform design.</p>
Pre-Eng	A07	<p>While there were many flaws in the traffic studies conducted for the 19+2 project, they still highlighted significant parking and pedestrian safety issues associated with the increased density of the project; in particular for children walking to and from local schools. The City to date has given lip service to these concerns. What plans or discussions with the City have you engaged in to address the additional impact on community safety that your project will have due to the increased density?</p>	<p>Traffic & Parking</p>	<p>This participant was in attendance at the virtual open house and this item was discussed at length. The TIA is available on the website for further review.</p>
Pre-Eng	A07	<p>There have been significant changes in the City transit approach to servicing the area and in particular this street. It's my understanding that connectivity to this location is limited to a handful of shuttle buses at peak hours from 10th Ave SW. What are your plans to address the added pressure on transit services associated with your project density?</p>	<p><i>Question for the City</i></p>	<p>This participant was in attendance at the virtual open house and this item was briefly discussed. Attendees were encouraged to contact the city with concerns about pedestrian safety. Host/planner indicated that transportation load considerations are often reviewed by the City and that additional demand and consumer feedback would drive changes and increases to services.</p>

Pre-Engagement Questions

These questions were asked pre-engagement via email to the host/planning consultant:

Pre-Eng	A07	<p>Your communications to date (postcard) have made a point of highlighting that your intent with this project is to match the neighboring properties (of which only the initial 19+2 project has been approved so far), however, the current representation does not include any consideration for the neighboring properties with respect to shadowing. Following the initial submission of a fairly boxy design, the 19+2 project adjusted the building to incorporate significant tiering on the East and South sides of the building, largely to address concerns raised during open house events about potential shadowing of existing homes on 18A street. This showed significant consideration for those of us already in the community and was the act of a good neighbor. I suspect you're aware of this design, but for clarity, I've attached a photo that highlights this tiering approach on the approved 19+2 building; something that is not evident in the current Innurskape design. Instead, the design drawings I've seen to date are not very interesting from an architectural perspective and depict a very boring, box style with no tiering. I remember representatives from your company being present at various events associated with the 19+2 project (open house; city hall review) so I'm puzzled why you wouldn't start off from this point and show a more progressive, considerate opening design/representation. I would urge you to show similar consideration to the existing homes on 18A and make the appropriate adjustments to your project design.</p>	Building Design	<p>This participant was in attendance at the virtual open house. The process of land use informing the building design for the development permit was discussed.</p>
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August 3, 2021

Attn: Planning Committee

via email

West Hillhurst Community Association
1940 6 Avenue NW
Calgary, AB T2N 0W3

**Re: WHCA Letter of June 24, 2021 on Land Use Redesignation
200 Block / SISU Project - LOC2021-0036**

We are in receipt of the West Hillhurst Community Association Planning Committee (WHPC) letter of June 24, 2021 and write in response. Previously we have provided information on both our 200 and 300 Block applications simultaneously, however we are working to separate the applications and engagement type to facilitate focused, informed discussions on each project and to allow the content for each stage of the process and project to be presented clearly and engaged upon fully.

Accordingly, we are proceeding with the SISU / 200 Block application for Land Use Redesignation (LOC2021-0036) but have paused our 300 Block project application pending exploration of the laneway public realm improvements (LOC2021-0037). We will bring back materials and additional information under cover of separate correspondence and will conduct further engagement on the 300 Block project separately in the future.

Regarding the 200 Block / SISU Project, Application LOC2021-0036

With the complications of the pandemic, engagement has been a challenge for this application. As the Applicant on the file, we have endeavoured to reach our and provide information through several means including additional on-site signage, our website Innurskape.ca, in-person door knocking and our virtual open house conducted on Thursday, July 27 at 7:00 pm. We are providing the Outreach Summary Report and the Q&A transcript from that engagement with this letter.

We acknowledge that this is a difficult and complex process, hampered somewhat by the City of Calgary pausing the Riley Community Local Area Plan development and engagement work. In the absence of a Local Area Plan we look to the established policies within the Municipal Development Plan (MDP), the previous Developed Areas Guide (DAG), and the guidelines of the Guide for Local Area Plans ("the Guide") that will inform the future development of the anticipated Riley Park Communities Local Area Plan and currently apply City wide to direct redevelopment in the Established Areas.

On 19th Street NW the area is already experiencing redevelopment with applications that meet the Low-Scale Development Area typography of The Guide for 6-storey stepped-back buildings that utilize zonings intended for the Neighbourhood Flex areas of the MDP.

"Neighbourhood Flex areas are characterized by a range of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities and

light industrial uses on the ground floor. Uses may be mixed horizontally or vertically within a building or a block.”

The Purpose of this policy area is to facilitate “moderate to high concentrations of residential units and destinations, such as shops, services and gathering places; moderate to frequent transit service; and moderate to high pedestrian activity along the street.”

It is our position that the SISU project application for land use redesignation is aligned with the City policies for Neighborhood Flex areas. Although this policy allows up to 6 storeys (22M), this application seeks to redesignate the parcel to Mixed-Use General (M-U1) and matches the contextual height of the 19+2 development currently in construction, applying a 19M height restriction. Further, a density modifier is proposed through a Floor Area Ratio (FAR) modifier of 3.3. These modifiers seek to extend the approved land use designations of both 19+2 and 218 19 Street NW (the “Boutique Building”) on to the southern-adjacent sites of 214, 210 and 206 19th Street NW.

The DAG and Guide provide directions for interfaces with Limited-Scale Residential (also described as low-scale residential) and specifically intends Low-Scale Residential policy to interface with these residential areas. We feel that the adjacent northern context on this block supports the application and reflects the MDP intention to see significant density growth in inner-city areas that encourages high-street redevelopment into mixed use small-scale commercial zoning including M-U1.

During the Council hearing for the 19+2 building, Administration indicated the appropriateness for 19th Street to see commercial and mixed-use redevelopment on both sides of the street to help support the local businesses and economy and considering rezoning of properties on 19th from Kensington Road all the way up to 6th Avenue NW as appropriate to create a vibrant, low-scale, mixed-use commercial corridor. These policies and intentions promote the redevelopment of aging housing stock to facilitate population growth, utilize and update existing infrastructure, and upgrade the public realm.

The Applicant notes the WHPC’s concern with lack of engagement and we wish to note the following completed engagement during the application timeline:

- March 5, 2021 – Application submitted to the City of Calgary.
- April 19, 2021 – Online engagement meeting with the WHCA.
- May 2021 – Engagement page added to the INNÜRSKAPE website, contact email and phone numbers are available on the site.
- May 2021 – Large development permit sign installed to City of Calgary standards.
- June 8, 2021 – Additional signage added on site to explain the proposal.
- June 6, 2021 – 250+ engagement flyers hand-delivered to homes within a 2-block radius to announce the application. During delivery many face-to-face introductions and discussions were completed with neighbouring property owners.
- June 24, 2021 – WHCA written response to initial online engagement provided.

- July 21, 2021 – 250+ engagement flyers hand-delivered to announce the July 29th online engagement session and invite neighbours to attend.
- July 30, 2021 – Written reply to WHCA letter provided by email.
- August 5, 2021 – Application is on the agenda for Calgary Planning Commission (CPC).
- Mid-September – Application is anticipated to be scheduled for Council Public Hearing.

We note that further engagement will be conducted during the subsequent Development Permit application where the building plans are available and items that are determined by the building shape and unit count are determined including massing layout, parking counts, commercial unit size and parkade access.

We have contracted a planning and public engagement consultant to work with us to improve our public engagement and communications for each of our planning applications. We hope that this letter clarifies our application intentions and supporting policy and look forward to future engagements with neighbours and the WHPC on this and our other projects.

For your review and reference, please find attached the Outreach Summary Report for the virtual open house conducted on Thursday, July 29 by Dobbin Consulting on behalf of Innürskape Projekts.

Sincerely,

Stirling Karlsen, Owner
Innürskape Projekts

Applicant for LOC2021-0036