

# Applicant Outreach Summary



## STAKEHOLDER OUTREACH SUMMARY

**2502 11 AV SE**  
LOC2021-0098, DP2021-5293



Issued:  
2021.08.23

## SUMMARY

Sunny Pandher's concurrent Land Use Redesignation (LOC2021-0098) and Development Permit (DP2021-5293) applications from R-C2 to R-CG at 2502 11 AV SE are proposed to accommodate 4 dwelling units and 4 basement suites in a 3 storey, grade-oriented rowhouse development. Private amenity spaces for the units and suites will be oriented away from neighbours and towards 24 ST SE and 11 AV SE. Unit entries will also primarily front the street edges. 4 parking stalls will be provided in a garage structure off the lane to meet City of Calgary Land Use Bylaw 1P2007 parking rules for the site.

In support of the Land Use Redesignation, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear and transparent process for all stakeholders and stakeholder groups. A variety of outreach strategies were implemented between June - August 2021 and are further detailed below. Stakeholders including the Albert Park / Radisson Heights Community Association and Ward 9 Office were invited to participate in our process, which has focused on informative and fact-based engagement and communications.

### HOW WE ENGAGED

#### JUNE 23, 2021 - APPLICATION SUBMISSION

- Hand delivered ±120 postcards to neighbours, providing proposal details and contact information;
- Displayed a large sandwich board on the property, providing proposal details and contact information (ongoing);
- Activated and monitored a dedicated engagement email and phone line (ongoing);
- Shared project overview with the Albert Park Radisson Heights Community Association and Ward 9 Councillor's Office and offered meetings.

#### JULY 26, 2021

- Provided update on outreach completed to date to Albert Park Radisson Heights Community Association and Ward 9 Councillor's Office and provided another opportunity to meet.

#### AUGUST 23, 2021

- Shared Outreach Summary Letter with City Administration, the Albert Park Radisson Heights Community Association, and the Ward 9 Councillor's Office.

#### AUGUST 25, 2021

- Hand delivered ±120 postcards to neighbours, providing additional information, outreach closure notice and contact information for ongoing feedback;
- Updated sandwich board to inform stakeholders of outreach closure;
- Continued monitoring dedicated engagement email and phone line for any additional stakeholder feedback or comment.

### STAKEHOLDER FEEDBACK

Over the outreach timeline, the project team engaged in conversations with and received feedback from 5 stakeholders by email and phone. The project team also shared information with and offered meetings to the Ward 9 Office and the Albert Park / Radisson Heights Community Association. The Ward 9 Office kept up correspondence with the project team while the APRHCA never provided feedback or response.

Project feedback has been categorized into three themes. Each theme begins with an outline of what the project team has heard and then provides a project team response.

### FEEDBACK THEMES

- Density, Tenure + Community Fit
- Parking
- Interfacing



# WHAT WE HEARD

## DENSITY, TENURE + COMMUNITY FIT

### WHAT WE HEARD

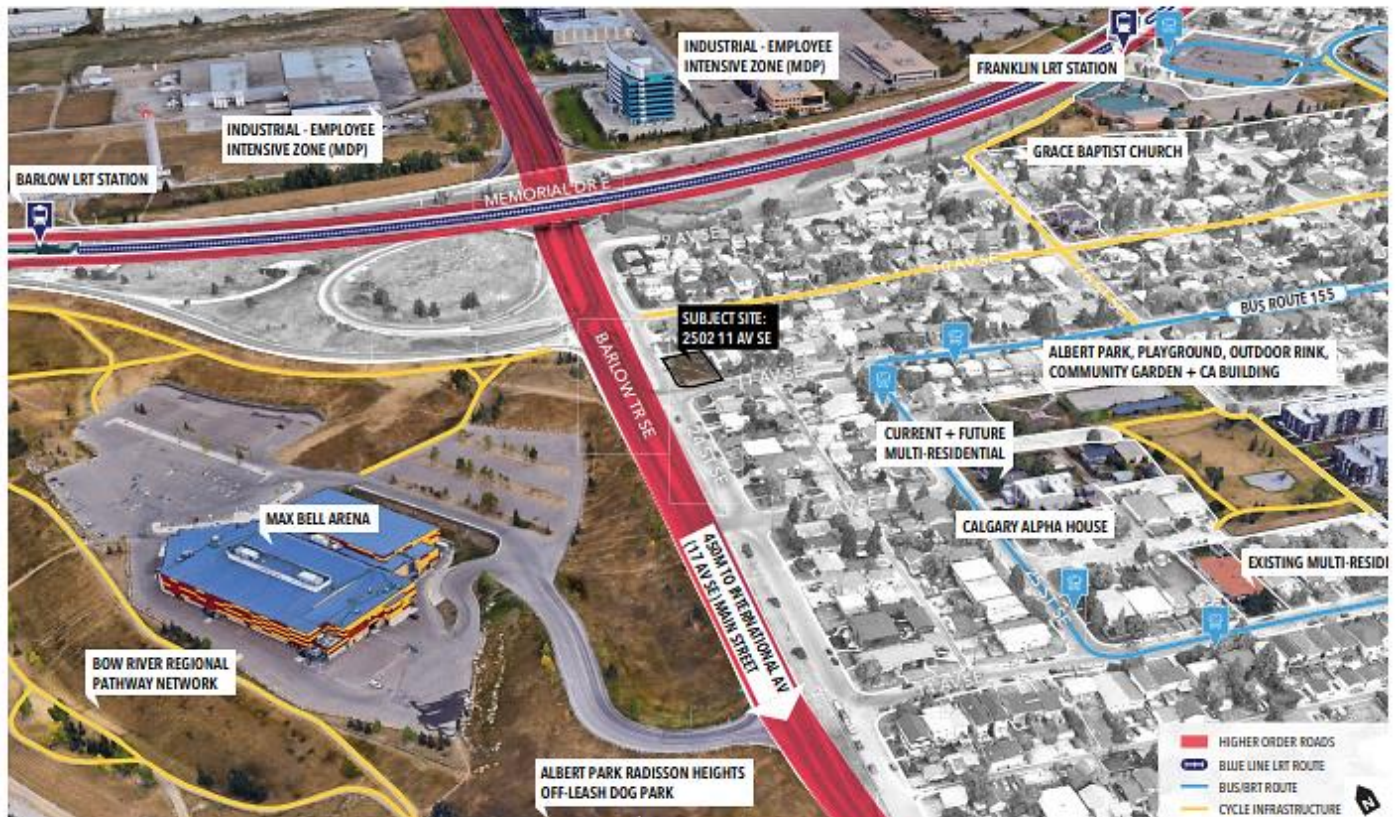
Two stakeholders provided feedback that they were opposed to the 4 unit, 4 suite R-CG proposal in this location and expressed a preference for either single or semi-detached development on site that would be more aligned with the existing character of the community. A third stakeholder noted their concern with the proposed rental tenure of the site.

### RESPONSE

The proposed redesignation from the R-C2 District (allowing up to 2 dwelling units and 2 secondary suites) to the R-CG District will allow for the development of a 4 dwelling unit, 4 secondary suite grade-oriented rowhouse building. There are a number of reasons the project team believes that the proposed redesignation is appropriate for the subject site:

- The R-CG District is a low density District intended to facilitate contextually sensitive, grade-oriented development that blends with existing low density built forms.

- The proposed redesignation is paired with a concurrent Development Permit to provide assurance on the built form outcome. The Development Permit (DP2021-5293) submitted in July 2021 completely aligns with the rules and regulations of the R-CG District found in The City of Calgary's Land Use Bylaw 1P2007.
- 2502 11 AV SE is located on the western edge of the Albert Park / Radisson Heights community, meaning there will be lesser impacts from rowhouse-scaled development to the community core from a density, building height, viewshed, and traffic perspective.
- The subject site occupies a corner lot, allowing the proposed development to contribute to the streetscape by addressing both 24 ST SE and 11 AV SE with grade-oriented unit entrances.
- The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 24 ST SE and 11 AV SE.
- The subject site is located along 11 AV SE - a Collector standard road - ensuring both ease of access and traffic capacity for future residents.





- The subject site is located  $\pm 100\text{m}$  from a Route 155 bus stop along 11 AV SE and  $\pm 450\text{m}$  from Primary Transit Network service at the Barlow Blue Line LRT station along Memorial DR E, which can be directly accessed by pedestrians via pathway and underpass.
- The subject site is located within  $\pm 250\text{m}$  of a variety of multi-residential forms that include rowhouse, multiplex and apartment buildings up to 4 storeys tall. It is also located  $\pm 300\text{m}$  from a large industrial and office employment complex in Meridian and Mayland. It is also within walking distance ( $\pm 800\text{m}$ ) of the International Avenue (17 AV SE) Urban Main Street, which provides local residents with opportunities to live, work, dine, and shop.
- The subject site is located directly across Barlow TR SE from Max Bell Arena, which acts as an entry to the Bow River pathway network and an off leash dog park. It is  $\pm 150\text{m}$  away from Albert Park, which hosts the APRH Community Hall, Community Garden, outdoor rink, and playground. Cycle network infrastructure can be found nearby on 10 AV SE and 26 ST SE.

Based on the contextual and locational criteria, it is the project team's professional opinion that the subject site can and should accommodate more housing. The proposal is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. The introduction of new and diverse rental options (1, 2, and 3 bedroom units) at 2502 11 AV SE allows for more Calgarians of varied backgrounds and economic means to access housing in close proximity to existing amenities and services.

## PARKING

### WHAT WE HEARD

Two stakeholders flagged parking as a concern. They noted that the 4 proposed on-site stalls would be insufficient for the 4 unit, 4 suite proposal and that excess vehicles generated by the development would add to a growing on-street parking issue driven by recent nearby multi-residential development.

### RESPONSE

The proposed 4 stall parking provision meets all City of Calgary Land Use Bylaw 1P2007 parking rules for the proposed R-CG District:

*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.*

Each dwelling unit will be provided with 1.0 parking stall, while each secondary suite meets unit size, distance criteria from LRT (Barlow LRT station  $\pm 450\text{m}$  away), and storage requirements to automatically qualify for a reduction to 0 parking stalls.

As best practice, the project team contacted Professional Transportation Engineers Bunt & Associates to audit the proposed parking supply. Bunt determined that no parking study would be necessary to prove the supply would be sufficient based on compliance with R-CG District parking reduction rules; multiple nearby transit routes (including Blue Line LRT and Route 155) and cycling routes (including along 10 AV SE) that service the site; and an on-street parking supply directly adjacent to the subject site along its 24 ST SE and 11 AV SE frontages totaling 6 stalls, exceeding the number of units without a parking stall.

## INTERFACING

### WHAT WE HEARD

The subject site's neighbour contacted the project team to understand impacts to their property from a building height, viewshed, sun-shadow, and privacy perspective should the proposed redesignation be approved.

### RESPONSE

The project team acknowledges that any development on this currently vacant lot will have viewshed, sun-shadow and privacy impacts on adjacent properties. To diminish these impacts and to improve interfacing with neighbours, site owner Sunny Pandher has invested in the preparation of a concurrent Development Permit (DP2021-5293) that addresses brick and mortar building design not normally considered in a standalone Land Use Redesignation process.

While conducting outreach for the Land Use Redesignation, the project team shared Development Permit details with the neighbour, including sun shadow studies and the opportunity to provide feedback on the design of the eastern edge of the subject site. In combination with the neighbour's feedback, the project team made some best practice design decisions and have implemented the following site interfacing strategies:

- The building has been designed to entirely align with the rules of the R-CG District which is meant to contextually blend with other low density residential Districts. This includes alignment with a maximum building height of 11m to ensure a contextual fit with neighbouring forms, surpassing the current 10m maximum height of the R-C2 District applying to the subject site and its neighbours by 1m. Additionally, the minimum R-CG sideyard setback of 1.2m has been exceeded on its eastern edge to measure 3.6m from the property line, reducing sun-shadow impacts and overlooking.
- The majority of entrances (5) have been oriented to 11 AV SE and 24 ST SE away from neighbouring properties.
- All unit and suite outdoor amenity spaces are oriented to the west and away from neighbours.
- Window openings on the north and east elevations of the building are reduced in size in comparison to other elevations to reduce overlooking.