

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 259 18 AV NE

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach activities were launched on in mid May shortly following LOC submission.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Eagle Crest Construction is committed to being a good neighbour and working with area stakeholders throughout the application process. The project team undertook an appropriately-scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements of our process include:

Custom on-site signage and ±100 neighbour postcards delivered to surrounding neighbours outlined the proposed change and ultimate development vision for the subject site, and directed interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments were received, compiled, and responded to by the project team in a timely manner.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Ward 7 Councillor's Office
Tuxedo Park Community Association
Surrounding Area Residents

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Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The project team received one email from a neighbouring stakeholder and a letter from the Tuxedo Park Community Association, and identified the following themes:

- Questions around the appropriateness of the multi-residential proposal in relation to the Local Area Plan (the North Hill ARP at that time), and the current land use designation.
- Concern about contextual fit and the interface between the proposed development and surrounding homes.
- Concern about spillover parking onto public streets caused by parking reductions for secondary suite-style units.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Please refer to the What We Heard Summary for details. Generally the intensity of the proposal aligns with the newly approved North Hill Communities Local Area Plan, so the proposed base District for the DC policy remained as M-CG. The Development Permit and DC policy has made an effort to provide sensitive transitions to neighbouring homes by incorporating building stepbacks with angled rooflines, retaining a three storey building height, and strategically placing and limiting windows to reduce overlooking. To address concerns with parking, the Development Permit Conditions of Approval will not allow future residents of this development to receive a Parking Permit for this area, which will prevent them from accessing time-restricted and permit-only parking zones within the neighbourhood.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

The project team responded to email correspondence directly in a timely manner. A What We Heard Summary will also be published on the Public Record in advance of the Public Hearing.

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Applicant-Led Outreach Strategies



PROJECT VOICEMAIL & EMAIL ADDRESS

Project voicemail inbox and dedicated email address served as a direct line to the project team, where stakeholders were invited to ask questions and share their feedback.



PROJECT MEMO SHARED WITH STAKEHOLDERS

A summary of the development vision, including the planning and design rationale and a conceptual site plan was shared with the Community Association and the Ward 7 Office in May (2021).



NEIGHBOUR POSTCARD MAILERS

Paired with on-site signage, ±90 postcards were hand delivered to surrounding neighbours to outline the proposed change and ultimate development vision for the subject site. Mailers also directed interested parties to get in touch with the project team via the dedicated phone line and email inbox.



CUSTOM ON-SITE SIGNAGE

To supplement the City of Calgary's standard LOC notification signage, the project team deployed additional on-site signage that outlined the development vision and Land Use application, and directed interested parties to get in touch with the project team via a dedicated email inbox and phone line.

What We Heard + Team Response

OVERVIEW

Our outreach process was designed to provide multiple opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, one neighbouring stakeholder reaching out directly to the project team; and Administration shared a letter from the Tuxedo Park Community Association.

In reviewing this feedback, the project team has identified three themes raised by stakeholders. The themes outlined in the following pages are broken into What We Heard and the project team's response.

OUR COMMITMENT

Since no single design solution can satisfy all stakeholder groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**

1

LAND USE BYLAW + LOCAL AREA PLANNING

WHAT WE HEARD

The Tuxedo Park Community Association noted that the proposed development's density and built form exceeds the sites current designation, and their letter questions the appropriateness of the proposal in relation to the City's Planning policy.

TEAM RESPONSE

Land Use Bylaw

This Land Use Application seeks to redesignate the Trail 18 site from the Residential - Contextual One / Two Dwelling (R-C2) District to a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District. The main difference between the M-CG and DC Districts is that the DC District supports additional basement units that are similar to secondary suites within the development.

The Trail 18 site is well-connected and meets a number of the City's Location Criteria for Multi-Residential Infill Development, indicating that the site is an appropriate location for a sensitive increase in intensity. These criteria consider proximity to transit options, major roadways, Main Streets, other multi-residential sites, and community amenities like parks and schools, among others.

North Hill Communities Local Area Plan

The North Hill Communities Local Area Plan (LAP) was approved by Council on September 13, 2021 and now replaces the previous North Hill Area Redevelopment Plan as a guide for future planning and development decisions in the community.

The North Hill Communities Local Area Plan identifies this portion of the Edmonton Trail NE (including the Trail 18 site) as the "Neighbourhood Flex" Urban Form Category with a "Low (up to 6 storeys)" building height modifier. This designation extends ±120 ft or ±3 standard residential lots on either side of the Edmonton Trail NE right-of-way, fully covering the subject site.

Even though the new LAP supports developments up to 6 storeys at this location, the proposed Trail 18 development is only three storeys tall. As a result, Trail 18 will act as a transition between the established low density residential community and any future Main Street-oriented development along Edmonton Trail NE.

2

CONTEXTUAL FIT

WHAT WE HEARD

The Tuxedo Park Community Association noted a preference for the R-CG District at this location, and had concerns that the proposed development doesn't provide proper contextual design to relate to the homes to the west of this site.

TEAM RESPONSE

Given Trail 19's well-connected and amenity rich location, the project team believes that this site is an appropriate spot for multi-residential development. This area of Tuxedo Park and along Edmonton Trail NE, is gradually evolving to support additional intensity. While Trail 18's direct neighbour to the West is designated R-C2, the neighbouring properties to the East and North have both been designated M-CG.

Trail 18 is proposed as a townhouse-style development that will provide additional Missing Middle housing options within the community. Townhouse buildings represent a best-practice solution for introducing additional housing options, while providing low impact interfaces with existing low density neighbours.

Sensitive Transitions

The M-CG District is intended to be located *"in close proximity or adjacent to low density residential development"* and the proposed Direct Control District is based on the M-CG District and aligns with this intent statement by including M-CG-style built form policies. These policies provide sensitive transitions by reducing building mass and limiting shadow impact with neighbours through a three storey building height (max. 12m), angled rooflines, and the provision of a courtyard amenity space. In addition, the buildings have been designed to provide privacy by strategically placing and generally limiting the scale and number of windows that overlook adjacent properties.

Building Setbacks

The proposed minimum 3.0m front yard setback supports a deeper interior courtyard space while still accommodating front landscaping. The development's sideyard setbacks are the same as the site's current R-C2 District's requirements.

3

PARKING

WHAT WE HEARD

The proposed development is seeking vehicle parking stall reductions, and one stakeholder expressed concerns that not enough parking is being provided on-site and could cause spillover parking onto public streets.

TEAM RESPONSE

Site Connectivity

The Trail 18 site is well connected within close walking distance of a number of community amenities including parks, grocery stores and Main Street businesses; and with excellent access to alternative modes of transportation such as bike routes, and transit options – including two BRT routes.

Parking Stall Reductions

A Parking Memo demonstrating a rationale for the proposed parking supply has been prepared by a registered Transportation Engineer and reviewed by City Administration.

The proposed development is taking cues from the Land Use Bylaw's Low Density R-CG District when it comes to parking. The R-CG District includes reduced parking policies that acknowledge a lower documented rate of car

ownership for suites when they are in close proximity to frequent transit options and support alternative modes of transportation. The development proposal and Direct Control District aligns with this R-CG approach, resulting in a total of five parking stalls being proposed.

Additional Transportation Demand Management (TDM) measures are also proposed as part of the Concurrent Development Permit process. The proposed TDM measures include minimum requirements for secure bicycle stalls and Active Transportation Credits for each unit without an assigned parking stall. Active Transportation Credits encourage residents to use alternative modes of transportation by reimbursing costs associated with bus passes, car sharing, bike purchases and other related expenses.

Onstreet Parking Supply

Local on-street parking restrictions (including permit-only and time-restricted parking zones along 18 AV NE and in the surrounding area) limit onstreet parking options for those without a Parking Permit, and reduce the risk of parking spillover from this development. It's worth noting that all future residents of Trail 18 **will not be eligible for a Parking Permit** from the Parking Authority, as a Condition of Approval for the Development Permit.

SUN SHADOW STUDIES

JUNE 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



SEPTEMBER 21 + MARCH 21



DECEMBER 21



NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements. Locations of adjacent solar panels are generalized based on available satellite imagery and do not reflect the exact solar panel dimensions.