



R N D S Q R

APPLICANT-LED OUTREACH STRATEGIES.



HAND-DELIVERED MAILERS

Approximately ±80 hand-delivered mailers (2021.12.14) provided project details, contact information, and ways to share feedback.



NOTICE LETTERS

Letters to the Inglewood Community Association and Ward 9 Councillor's Office (2021.11.19) provided project information, contact information, and ways to share feedback.



ON-SITE SIGNAGE

Applicant signage was installed on-site (2021.12.17), notifying surrounding stakeholders of the project and ways to get in touch.



PROJECT VOICEMAIL

Project phone line voice-mail inbox (587.747.0317) served as a direct line to the project team.



PROJECT WEBSITE + ONLINE FEEDBACK FORM

A project website (<https://engagerndsqr.com/1420-15tse>) provided convenient access to up-to-date project information and a dedicated project online feedback form.



FOLLOW-UP OUTREACH RESPONSE

This Outreach Summary – outlining the outreach undertaken, key themes heard, and project team responses – was shared with key stakeholders.

WHAT WE HEARD + PROJECT TEAM RESPONSE.

OUTREACH PROCESS

Our best practice outreach process was designed to share information on the development vision and provide communication channels for stakeholders to share their thoughts early in the process – all with the intent of maintaining a respectful and transparent conversation. The project team would like to thank all those who participated in our outreach process and reached out with their questions and comments.

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 process:

- We will provide you with quality information
- We will ask for your thoughts on key project areas
- We will share what we have heard and our response

STAKEHOLDER FEEDBACK + WHAT WE HEARD

The project team has sorted all stakeholder feedback received in the applicant-led outreach for the current Land Use Redesignation application (LOC2021-0192) to date (2022.03.18), in addition to comments shared by The City of Calgary File Manager, according to key themes. **We received a total of five (5) responses through the applicant-led outreach process for LOC2021-0192, and five (5) stakeholders also reached out to the File Manager.** The following page addresses each theme by breaking it into "What We Heard" and the "Project Team Response".

We identified eight (8) key themes:

1. Architecture + Development Permit
2. Building Height
3. Traffic + Vehicular Parking
4. Construction Noise
5. Increased Density
6. Loss of Trees
7. Privacy
8. Views of Night Sky

1 ARCHITECTURE + DEVELOPMENT PERMIT

WHAT WE HEARD

Some stakeholders asked how the proposed redevelopment's architecture would be compatible with the existing community character. The Inglewood Community Association indicated desires for a Development Permit alongside the Land Use Redesignation, that roof styles would remain the same as shared by the project team, and that street setbacks be maintained.

PROJECT TEAM RESPONSE

We understand concerns around community character, and the project team is committed to creating homes that are considerate of their surrounding context. A staggered concurrent Development Permit application (DP2022-00785) was submitted to The City of Calgary to ensure a comprehensive and thoughtful "bricks-and-mortar" outcome is clearly understood by stakeholders and directly informs decision-making by The City of Calgary Council.

The proposed development offers a high standard of architectural and material quality aligned with recent developments across the redeveloping Inglewood community. The peaked roof design shared previously with the Inglewood Community Association and local area stakeholders is continuing to be pursued through DP2022-00785. The semi-detached building form is also aligned with the community's base R-C2 District, and contextual street setbacks are currently proposed inclusive of a front landing space. Please note that, as with any application, the current design for DP2022-00785 may change through City review.

2 BUILDING HEIGHT

WHAT WE HEARD

The Inglewood Community Association and another stakeholder indicated that they would not be supportive of raising the maximum building height from 10.0 metres to 11.0 metres.

PROJECT TEAM RESPONSE

The R-CG District was specifically designed to be located close or directly adjacent to existing low density development. Although the R-CG District allows for an increased building height of 1.0m on a flat site, the proposed building height in the Development Permit (DP2022-00785) currently aligns with the existing R-C2 District maximum height of 10.0m.

3 TRAFFIC + VEHICULAR PARKING

WHAT WE HEARD

Stakeholders shared questions related to vehicular traffic, the maneuverability of the laneway by garbage & recycling trucks, and potential impact on the street network and on-street vehicle parking availability.

PROJECT TEAM RESPONSE

A modest increase in density (from one to two Primary Dwelling Units) is expected to have minimal impact to local area traffic. This is further mitigated by the site's strategic close proximity ($\pm 300m$) to local transit route stops (Routes 1 and 101), with Route 1 offering <20-minute service frequency on weekdays and 25-minute service frequency on evenings and weekends, allowing new and existing residents to take advantage of alternative modes of transport.

The proposed redevelopment is not anticipated to have any significant impact on the collection of garbage & recycling along the site's laneway, which meets City standards for municipal garbage collection. The detached garages have additionally been set back further into the subject site from the laneway, providing a greater separation distance for the utility trucks currently servicing this laneway.

The proposed redevelopment includes two (2) detached double garages, providing a total of four (4) on-site vehicular parking stalls. These double garages are proposed along the site's laneway, with direct access onto 14 AV SE. No vehicle parking relaxations are currently being sought. Accordingly, any impact to on-street parking availability is anticipated to be insignificant.

4 CONSTRUCTION NOISE

WHAT WE HEARD

One (1) stakeholder noted concerns related to noise while construction is taking place on site.

PROJECT TEAM RESPONSE

Construction noise is unfortunately unavoidable in redeveloping communities – be it from minor renovation or fulsome redevelopment. The City has community standards Bylaw noise restrictions which will be adhered to, and the project team will make their best efforts to minimize impacts to the surrounding neighbours including keeping heavy equipment use within work hours and at reduced time intervals.

5 INCREASED DENSITY

WHAT WE HEARD

Some stakeholders expressed concern over a semi-detached building with supporting backyard suites and the related increase in density from one (1) Primary Dwelling Unit to two (2) Primary Dwelling Units with two (2) total supporting backyard suites.

PROJECT TEAM RESPONSE

All growing neighbourhoods must find ways to develop at appropriate, transit-supportive and local business-supportive densities without overwhelming the surrounding context. This proposal would increase the density on site from one (1) to two (2) Primary Dwelling Units. In total, two (2) backyard suites are also proposed for this site – one to support each primary dwelling unit. Backyard suites are considered part of and secondary to a dwelling unit, and provide flexibility and choice for home owners by providing a housing form that can adapt to changing household needs over time.

No changes have been made to the proposed density. The R-CG District was specifically designed to be located close or directly adjacent to existing low density development. This redevelopment proposal is in alignment with municipal planning policy, of which moderate densification is a core principle. This redevelopment proposal is also aligned with the goals of the Inglewood Area Redevelopment Plan, which encourages modest densification without significant impact to the surrounding community. This site, by virtue of its context, is the type of location that The City encourages infill development of even greater density on.

6 LOSS OF TREES

WHAT WE HEARD

It was noted by one (1) stakeholder that on-site trees may be removed with redevelopment and that this should be avoided if possible.

PROJECT TEAM RESPONSE

The project team always strives to retain trees when possible, especially larger, mature trees. Existing on-site vegetation falls within private property. Unfortunately, due to the central location of some of this on-site vegetation and the related, extended area of root coverage, the site is not able to be reasonably redeveloped without some vegetation removal, including in the front yard and rear yard. Additional trees will be planted with redevelopment to ensure the site enjoys continued access to nature.

7 PRIVACY

WHAT WE HEARD

The potential impact of this proposed redevelopment on privacy was noted as a stakeholder concern.

PROJECT TEAM RESPONSE

Principal concerns relating to privacy have been addressed and mitigated via architectural design strategies that are sensitive to the adjacent residential context:

- Orienting the Backyard Suites' entrances towards the site's backyard.
- Facing the Backyard Suite staircases internally, reducing any possible overlooking into the directly adjacent yards.
- Backyard Suite amenity spaces are facing a detached garage and large coniferous tree, reducing any potential privacy-related impact.
- Semi-detached building form adheres to low-density residential Land Use Bylaw policies, which are contextual with the existing R-C2 District.

8 VIEWS OF NIGHT SKY

WHAT WE HEARD

A concern was shared that the site's increase in density may negatively impact views of the night sky.

PROJECT TEAM RESPONSE

The proposed redevelopment is for a semi-detached building with supporting Backyard Suites located above detached garages. The key difference between the built form possible under the existing R-C2 District and the proposed R-CG District as proposed under the Development Permit currently under review (DP2022-00785) is the addition of Backyard Suites above the detached garages. The addition of Backyard Suites is not anticipated to have any significant negative impact on the views of the sky at night as seen from neighbouring properties.