

Applicant Outreach Summary

LOC2021-0110

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August 2022



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introduction

This document outlines the public engagement and stakeholder outreach activities undertaken with regards to the Land Use Redesignation of 1608 Home Road NW and 1611 & 1619 46 Street NW (LOC2021-0110).

Engagement activities are broken out into two phases:

- **Phase One** includes initial communications with stakeholders and public engagement activities that took place in 2021.
- **Phase Two** includes activities undertaken in 2022 after the application was revised based on what we heard during the previous phase.



Figure 1. Site location and context.

phase one

Engagement activities in the first phase of the project occurred in 2021 and revolved around the original concept design for the site. This original concept featured closing the existing lane to join the subject parcels together with a single mixed-use development, and a proposed building height of 30m (8 storeys).



Figure 2. Conceptual renderings of the original design concept.

WHAT WE DID

Communications

Beginning February 2021

Initial engagement began with establishing communications via email with the Montgomery Community Association (CA) and the Montgomery Business Improvement Association (BIA). We provided an overview of the development concept (written descriptions and copies of PDF presentations) to both the CA and BIA for discussion at their internal meetings.

Project Website

Launched May 2021

We created a dedicated website as a repository of up-to-date project information for stakeholders, including an overview of our application and advertisements for engagement events. The site can be viewed at: <https://www.cultivateideas.ca/montgomery>

Online Information Session #1

June 15, 2021

We hosted an online information session via Zoom to share the development concept and gather feedback from the community. The session was advertised via direct mail postcard to 463 addresses (residential and businesses) surrounding the site. In addition, the CA and BIA received a direct invitation to attend. A total of 14 people attended the event, including the application's City file manager, two members of the CA, and the President of the BIA. The owners/residents of the adjacent existing residential parcels were not in attendance at this session.

Conversations with Neighbours

June 2021

As the directly adjacent neighbours were not present at the online information session, we sent letters to 15 addresses closest to the site requesting a meeting to share the development concept and gather feedback. These addresses included the residential parcels directly adjacent to the site, as well as neighbours across 46 Street. We received four requests for meetings as a result of these letters.

WHAT WE HEARD

The following top themes emerged from our discussions with the community:

- 1. HEIGHT**
Although stakeholders were generally supportive of a higher-density mixed-use development in this location, the proposed height of 30.0m / 8 storeys appeared to be the biggest concern with the concept.
- 2. TRAFFIC**
Residents directly adjacent to the site were concerned about the proposed development's potential to increase traffic through the lane and the impacts this might have on their backyard safety and enjoyment.
- 3. EXISTING CONDITIONS**
The lack of maintenance and accumulation of garbage in the existing parking lot at 1608 Home Road was another top concern we heard through our conversations with the community.

The following pages provide overviews of what we heard during specific events and conversations.

WHAT WE HEARD

Online Information Session

June 15, 2021 | 7:00pm - 8:00pm

Advertising

The session was advertised via direct mail postcard to 463 addresses (residential and businesses) surrounding the site. A PDF of the postcard was also sent to the CA and BIA for distribution.



Figure 3. Postcard used to advertise online information session. Front (left) and back (right).

Attendees

There were a total of 14 attendees at the event, including the file manager from The City of Calgary who handled the pre-application and a representative from the Ward 7 Councillor's office. Two members of the Montgomery Community Association (MCA) were also present in addition to the President of the Montgomery Business Improvement Association. The owners/residents of the adjacent existing residential parcels were not in attendance at this session.

Overview

In general, attendees were supportive of the proposed concept and densification for the site but had reservations about the height increase above what is currently allowed under the existing Land Use District. There were also concerns raised about the current state of the site and lack of maintenance.

Discussion Topics

BUILDING HEIGHT

The majority of the discussion among participants was focused on the height deviation from the currently approved Land Use District, particularly how the development concept seems "a bit big for the neighbourhood" at 30m tall, and whether or not the vision for the site can be realized within the existing height limit of 22m.

Other comments revolved around placing the tallest points of the building along 16th Avenue and having reduced height directly adjacent to the existing residential parcels on 46th Street. Attendees expressed interest in seeing this focused height along 16th Avenue incorporated into policies to ensure the future built form follows the proposed concept. Concerns were shared about a potential "bait-and-switch" scenario whereby the community was told the eight storeys would be located only adjacent to 16 Avenue, but then the eight storeys would later be constructed for the whole site. The members of the CA echoed attendees' concerns regarding building height.



Discussion Topics
continued

HOUSING TYPES

Attendees were also interested in learning more about what housing types would be included in the development, specifically with regards to potential affordable housing and “spaces people really want to live in” (i.e. larger units for families, etc). There was a preference for larger units that were thought to increase permanency of residence in the neighbourhood.

CONCEPT AND DENSIFICATION

Attendees were supportive of increased density at this site, indicating it would increase liveliness in the area by providing more people to support local businesses and make the neighbourhood more livable overall.

EXISTING CONDITIONS

One attendee raised concerns about the current state of the site, specifically the parking lot behind the Tim Horton's and the homeless encampments that currently reside there. The representative from the Councillor's office provided his contact information and offered to look into potential solutions for this issue.

WHAT WE HEARD

Conversations with Neighbours

June 2021

Conversation #1

June 24, 2021

The first conversation was with one of the residents of the duplex on the corner of 46 street and Home Road. Similar to the attendees of the online information session, he is apprehensive about the proposed building height, citing concerns about shadowing as his backyard currently doesn't get a lot of sun.

He was supportive of the proposed commercial and mixed use in the development concept, but expressed concerns about future construction impacts on his living space, including potential issues with dust, noise, access to the lane, etc. He stated that he's never patronized the Humpty's that currently exists on site.

Because of his proximity to the project site, he expressed desire in having "more say" over other engagement participants with regards to how feedback will be taken into account. He is also interested in seeing how developments like the proposed affect adjacent land property values.

Conversation #2

June 25, 2021

This conversation was intended to be an overview of the presentation shown at our online information session to a resident in Montgomery (not living in immediately adjacent homes). The resident ended up being unable to attend the meeting at the scheduled time, but reached out afterwards and requested a copy of the engagement session presentation.

Conversation #3

June 25, 2021

This conversation was with a resident that lives in the multi-family parcel on the corner of 15 Ave and 46 Street. The only concerns this resident had involved the proposed height of the building – particularly in relation to how his home's privacy will be affected with regards to residential units overlooking his rooftop patio. He expressed interest in a site line analysis (both from his property and from the proposed development looking down) to determine how he would be affected. He also had questions about duration of construction and is interested in seeing a shadow study for the proposed building.

Overall, he was supportive of the proposal's mixed use nature, but is concerned about the amount of traffic the additional residential units will bring. He asked if a TIA will be completed or how that will be accounted for.

Conversation #4

June 28, 2021

The final conversation was with the residents of the duplex directly next to the site (#1607 and #1609 46 Street). Both residents were primarily concerned with the proposed increase in density's impact on traffic through the lane, as well as street parking in the area. Concerns stem from the already busy Home Road and 46 Street at certain times of the day, and the fact that the concept's underground parking is accessed through the lane. Both residents suggested that the lane should be widened to accommodate the increase in traffic as well as improve safety aspects with residents' backyards and parking pads.

Both residents have experienced past issues with cars running into their back fences and damaging their property, and requested/suggested improved car-proof barriers to go alongside their fence at the expense of the developer. Another concern both residents have is regarding the future impact on privacy, specifically with how balconies and windows will look over into their backyards.

Other questions revolved around the materials used for various facades of the building, what types of trees and vegetation are expected to be planted, and whether or not we will save any existing mature trees and bushes.

Conversation #4
continued

Overall, both residents were supportive of the mixed-use nature of the building, and had no comments on the proposed height, but are mostly concerned with increased traffic impacts on their enjoyment of their properties and how their backyard privacy will be affected. A copy of the engagement session presentation was provided to both residents upon their request.

HOW THE DEVELOPER RESPONDED

Based on what we heard from the community, CA, and BIA - as well as our conversations with the City surrounding the proposed closure of the lane between Home Road and 16 Avenue - the developer took the opportunity to address the top concerns through revisions to the development concept.

- 1. HEIGHT**
The development concept has been revised to reduce the total proposed height to 23.0m, effectively removing two storeys from the building design and keeping the overall height similar to what is currently allowed on the site under its existing land use district.
- 2. TRAFFIC**
The revised development concept no longer depends on the closure of the existing lane, instead retaining this connection and creating a new driveway off 46 Street to allow for access/egress to the new development.
- 3. EXISTING CONDITIONS**
The developer arranged to have the parking lot cleaned up and all garbage removed. The shrubs, bushes and trees in this parcel were also trimmed.



Figure 4. Images of parking lot after clean up.

phase two

The second phase of stakeholder outreach activities took place in 2022 and involved presenting the revisions to the development concept based on what we heard in Phase One.



Figure 5. Conceptual renderings of the revised design concept.

WHAT WE DID

Communications *June 2022*

We reached out to the CA, BIA, and Ward 7 Councillor to provide an update on the project, including what we heard during our previous engagement activities and the adjustments we've made to the development concept. These communications were via email and included a one-page PDF overview of the concept and changes.

Project Website Update *June 2022*

The information available on our project website was updated to reflect the changes to the development concept.

Online Information Session #2 *July 20, 2022*

We hosted a second online information session via Zoom to share the changes to the development concept and gather additional feedback from the community. The second session was advertised via direct mail postcard to 463 addresses surrounding the site, similar to the first session. The CA and BIA also received a direct invitation to attend. A total of 24 attendees registered for the event, including the owners/residents of three adjacent existing residential parcels, a representative from the Ward 7 Councillor's office, and a member of the project team.

WHAT WE HEARD

Online Information Session #2

July 20, 2022 | 7:00pm - 8:00pm

Advertising

The second online session was advertised via direct mail postcard to 463 addresses surrounding the site, similar to the first session. The CA, BIA, and Ward 7 Councillor's office were also invited via email. A link to register for the event was posted on the project website as well.



Figure 6. Postcard used to advertise the second online information session. Front (left) and back (right).

Attendees

There was a total of 24 attendees registered for the event, including the owners/residents of three adjacent existing residential parcels, a representative from the Ward 7 Councillor's office, and a member of the project team.

Overview

Overall, attendees were supportive of the development concept redesign with regards to the reduction in building height and retaining the existing lane, however the directly adjacent neighbours had concerns about possible impacts to backyard privacy and the potential for increased vehicle traffic through the lane as a result of increased density from the proposed development.

Discussion Topics

BUILDING HEIGHT

The majority of the discussion was with the adjacent residents of #1607, #1605 & #1603 46 Street (directly next to the site), centering around the proposed height of the development. While these neighbours expressed appreciation for the reduced height of the proposal, they had concerns about possible impacts to their backyard privacy from above-grade units and balconies that may face their homes.

Two of the adjacent neighbours had comments around the possibility of including a rooftop amenity space in the development, with one person stating the amenity space should be positioned furthest away from the existing homes, and the other stating they were "hesitant" to support the inclusion of a rooftop amenity as they "get loud in the summertime."

TRAFFIC IMPACTS

Additional discussion with the three adjacent neighbours surrounded the possibility for increased traffic through the lane directly behind their properties and the safety impacts this may have, specifically the perception that it "won't be safe for our kids or pets to be out in those areas."

Further comments from the adjacent neighbours involved the desire to ensure there is adequate parking for the development to limit the potential for people using private parking pads behind the existing homes, as well as concerns about traffic

Discussion Topics
continued

back up in the alley and inability to leave these parking pads during high-traffic periods.

OTHER

Additional comments from adjacent neighbours related to the noise, timelines, and property access impacts of future construction that are perceived to make the area “not an easy living condition.” The neighbours also had questions about what’s planned for the ground level retail space, and how else they can express their comments and concerns during the redevelopment process. All three neighbours expressed interest in being “bought out” by the landowner to facilitate a more cohesive plan and development vision for the entire block.

Questions from other attendees included how many units are planned for the development, parkade layout and parking stall allocation, and whether utility upgrades will be required. One attendee commented that the parking lot portion of the site is currently “rough with garbage and debris” and questioned if the landowner will be responsible for maintaining the redeveloped parking lot.

HOW THE DEVELOPER RESPONDED

The developer is intending to address specific design details during the future Development Permit stage, such as interventions that may reduce potential interactions between vehicles and pedestrians in the lane and possibilities of privacy screening options to limit views into existing backyards.