

Applicant Outreach Summary

Update to: All public engagement initiatives that have occurred to date and feedback that has been received on the application to date:

Stakeholders Outreach (UPDATE – see previous below)

SLVGD and Optima Developments are committed to being good neighbours and working with the stakeholders throughout the application process. The project team is undertaking an appropriately scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements include:

- Follow up discussion with the Bowness Community Association Planning and Development Committee Meeting – March 02, 2022:

SLVGD and Optima Developments attended the Bowness Planning and Development meeting and presented the Development Vision. The Land Use Re-Designation Application and the upcoming Development Permit Application for the subject parcel were discussed and a letter of support was requested following the formal application to the city. The decision to move from the currently approved apartment building scenario to the proposed townhouse scenario was considered favorable amongst the committee members.

- Following LOC application large format signs were installed on both sites as per the City of Calgary requirements. May 02, 2022.
- Follow up discussion with the Bowness Community Association following the official Land-Use application – May 04, 2022, to discuss LOC2022-0053.

Jeffrey Riedl of SLVGD Architecture discussed the Development Vision with the Community Association and went through the application summary in detail. The discussion included a preview of the Development Permit design in progress with a shared screen view of the 3d model. The Community Association provided a letter of support for the application.

What We Heard

The Bowness Planning and Development Committee provided the following letter of support:

Attention: Nancy Sanborn

The Bowness Community Association Planning and Development Committee met on May 4, 2022 to discuss the application LOC2022-0053 6336 Bowwood Dr. NW. The application in question is for a Land Use Amendment to Accommodate DC. The application covers two corner lots on Bowwood Drive. The Land Use Redesignation and subsequent Development Permit process will facilitate a Grade-Oriented Rowhouse outcome and include secondary suites.

We are encouraged to see development that will support the vision of our Mainstreet Bowness but are also aware that development needs to be sensitive to the existing surrounding residents who call this area home. This amendment works towards this objective and we support the application.

Sydney Empson
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Stakeholders Outreach

SLVGD and Optima Developments are committed to being good neighbours and working with the stakeholders throughout the application process. The project team is undertaking an appropriately scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements include:

1. Custom On-Site Signage - November 1, 2021

To supplement required City of Calgary notice signage, the project team erected on-site signage that notified neighbours and surrounding community members of a proposed land use change. The signage outlines the proposed change and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line.

2. Pre-application Meeting with City of Calgary - November 19, 2021

3. Bowness Community Association Planning and Development Committee Meeting- December 01, 2021:

Owner Jeremy Paylor, attended the Monthly Planning and Development Committee to discuss the proposed changes outlined in this application for direct control and how they would affect the approved DP2021-1166 6336 Bowwood Drive NW and DP2021-0558 6204 Bowwood Drive NW.

4. Information Flyers - December 30, 2021:

93 information flyers were hand delivered to surrounding area residents in an effort to describe the proposed project and receive feedback for this Land Use Re-designation Application. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

5. Pre-Application with City of Calgary PE2022-0042 - January 12, 2022:

A pre-application was submitted with the City of Calgary. SLVGD submitted a proposed site plan and renderings which were reviewed by the Planning & Development department on February 15, 2022. The comments received from this Pre-Application Assessment were used to inform the list of items for Direct Control outlined in this application.

6. Scheduled follow up discussion with the Bowness Community Association Planning and Development Committee:

SLVGD and Optima Developments attended the Bowness Planning and Development meeting on March 02, 2022, and presented the Development Vision. The Land Use re-designation Application and the upcoming Development Permit Application for the subject parcel were discussed and a letter of support



was requested following the formal application to the city. The decision to move from the currently approved apartment building scenario to the proposed townhouse scenario was considered favorable amongst the committee members.

7. Neighbour Postcards - To be delivered at application submission:

Neighbour postcard will be delivered to ~150 surrounding area residents at application submission paired with on-site signage, neighbour postcards will be hand delivered to area neighbours and adjacent property owners to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

What We Heard

Responses from the engagement to date have been recorded and responded to. We have included all responses below:

[REDACTED] Nov 30

Hello,

Thank you for the pamphlet and information on your new project. [REDACTED] so it matters to me to get the right housing for the neighbourhood. I like the 4 townhomes as my preference because it is much nicer looking and will put less people and cars on the streets around here.

Thanks,

[REDACTED] Dec 1

I would like to see the above better than another high rise, already in place, beside what is already in place. Habitat for Humanity was built there, 3 stories high, and blocked any view we have. Apparently, they have rented out one building, and put a for sale up sign. We [REDACTED], and prefer the townhouse zoning, rather than another highrise. This would block all views for us [sic].



[REDACTED] Dec 8

I can speak for a lot of my neighbours and say we don't want your multi-family units in our neighbourhood. We have enough already, so go build them somewhere else. - [REDACTED]

[REDACTED] Dec 31

Hello Optima team,

I live at [REDACTED]. I am pleased to see a proposal that increases the density for living but also fits more appropriately in the neighborhood. The townhomes will fit much better in the neighborhood than the zoned apartment building. I hope your work can go ahead.

Thanks,

[REDACTED]

Appendix A Stakeholder Outreach Materials - Informational Flyers



OPTIMA

Hi Neighbours, we are proposing a land use change to facilitate a new development in your community.

We hope to offer creative and attractive townhomes to Calgarians. We have chosen a property which meets the criteria required for this land use change and are requesting your feedback.

We look forward to hearing from you

Subject Property: 6336 Bowwood Dr NW



Current Zoning: MC-1

Currently Approved **17 units:**

- 4 x 1 bedroom
- 13 x 2 bedroom
- 3 story with basement
- surface parking for 20



Proposed Zoning: DC

Proposed **4 townhomes**

- 2 story 3 bedroom with basement suites
- 4 separate garage stalls

The proposed change from the existing Contextual Low Profile (M-C1) to a Direct Control District based on the existing M-C1 district modified by the bylaw rules of the Residential - Grade Oriented Infill (R-CG) District

The proposed use is well suited for this property, given its location and property characteristics. The addition of R-CG rules will accommodate grade-oriented development that is consistent with other low density building forms.

The proposed development will introduce new housing options in Calgarians looking to live in the community of Bowness and all it has to offer.

Contact us at
bowness6336@gmail.com

Appendix A Stakeholder Outreach Materials - Site Sign



OPTIMA

Hi Neighbours, we are proposing a land use change to a property in your community.

We hope to offer creative and attractive rowhousing to new and existing Calgarians. We have chosen a property which meets the criteria required for this redesignation and are requesting your feedback.

We look forward to hearing from you

Subject Property: 6336 Bowwood Dr NW



Current Zoning: MC-1
Currently Approved
17 units
3 story building



Proposed Zoning: DC
4 unit townhomes
2 & 3 story building with
basement suites

Please contact us at
Bowness6336@gmail.com

Appendix B

Stakeholder Outreach Materials - Informational Flyers



OPTIMA

Hi Neighbours, we are proposing a land use change to a property in your community.

We hope to offer creative and attractive rowhousing to new and existing Calgarians. We have chosen a property which meets the criteria required for this redesignation and are requesting your feedback.

We look forward to hearing from you

Subject Property: 6204 Bowwood Dr NW



Current Zoning: MC-1
Currently Approved
17 units
3 story with basement



Proposed Zoning: RC-G
Proposed
4 townhomes
2 story with basement

Please contact us at
Bowness6204@gmail.com

Appendix B Stakeholder Outreach Materials - Site Sign



OPTIMA

Hi Neighbours, we are proposing a land use change to a property in your community.

We hope to offer creative and attractive rowhousing to new and existing Calgarians. We have chosen a property which meets the criteria required for this redesignation and are requesting your feedback.

We look forward to hearing from you

Subject Property: 6204 Bowwood Dr NW



Current Zoning: MC-1
Currently Approved
17 units
3 story with basement

Proposed Zoning: DC
Proposed
4 townhomes
2 story with basement

Please contact us at
Bowness6204@gmail.com