

Applicant Outreach Summary

ATTN: Lucas Sherwin - Planner

RE: DTR1 - LOC 2022-0076 (1308 17 AV NW): R-CG to DC (based on R-CG)

STAKEHOLDER OUTREACH SUMMARY

CivicWorks and Gill Developments are committed to being good neighbours and working with stakeholders throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all stakeholders. As part of our process, we contact the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions or concerns. Additional elements of our outreach process also include:

Custom On-site Signage: *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed June 2, 2022). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox and phone line.

Neighbour Memos: *Delivered to ~140 surrounding area residents at application submission*

Paired with on-site signage, information rich neighbour memos were hand delivered to local area residents and adjacent property owners (delivered June 2, 2022) 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 directly via a dedicated phone line and email inbox. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

WHAT WE HEARD

Local Area Stakeholder Feedback: The project team received a total of three inquiries from the public on this proposal with questions related to the proposed land use and parking allocation.

Capitol Hill Community Association: An information rich project summary memo was shared with the Capitol Hill Community Association at the outset of the application. The project team did not receive any response, comments or inquiries from the Capitol Hill Community Association.

Ward 7 Councillor's Office: An information rich project summary memo was shared with the Ward 7 Councillor's Office at the outset of the application. The project team did not receive any response, comments or inquiries from the Ward 7 Councillor's Office.

OUTREACH MATERIALS

Neighbour Memos



Hello, Neighbour!

We are proposing a land use change at 1308 17 AV NW from the existing Residential - Grade Oriented (R-G) District to a Direct Control (DC) District based on the R-CG District. The proposed land use change would enable a development vision that includes a total of four Townhome Units and four Basement Secondary Suites with four associated parking stalls (one per townhome) within a three-story built form.

Find Out More

In all we do, we remain committed to being good neighbours and working with the community where we build. We look forward to working with you to realize our vision.

Contact Us
via info@gilldevelopments.com or phone 587.747.0317

Project Information
Scan this QR code with your mobile device to visit www.gilldevelopments.com



**Proposed
Land Use Change**

1308 17 AV NW
R-CG to DC (based on R-CG)



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Land Use Change

A Land Use Redesignation (also sometimes referred to as "rezoning") application has been submitted to the City of Calgary to change the land use that applies to this property. If approved, the proposed land use change will transition this site from the existing Residential - Grade Oriented (R-G) District to a Direct Control (DC) District based on the R-CG District.

The R-CG District includes policies requiring that all residences front onto a public street, resulting in fewer and narrower units with mid-block properties like this one. As a result, we're proposing a DC District to address these policy challenges. The proposed DC District will follow a number of the existing low-density R-CG District policies, including those related to building height, panel coverage, setbacks, and density, but will provide increased flexibility for unit layouts, allowing some units to front onto an internal courtyard.

If you would like to follow the Land Use Redesignation application progress or submit comments directly to the City of Calgary, you can do so by visiting the City of Calgary's Development Map at dmapp.calgary.ca and entering the site address (1308 17 AV NW) in the search field.

Conceptual Courtyard Visualization




Photo illustration purposes only.

Development Vision

The proposed development vision is for 4 Townhome Units and 4 associated Basement Secondary Suites with 4 parking stalls (one per Townhome) in a two building, three-story, residential style development. The supporting development concept places two units along 17 AV NW and two units fronting the site's internal courtyard. Private amenity spaces will be provided for both Townhomes and Secondary Suites.

Planning Rationale

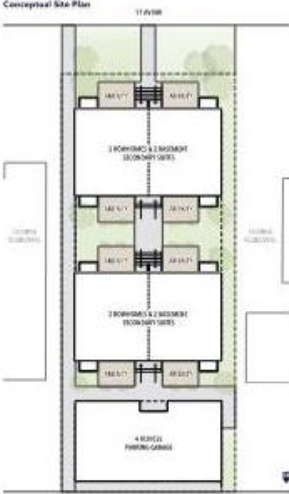
This site features a number of characteristics that make it well-suited for the proposed land use change, including its proximity to several neighborhood destinations such as King George School and Playground, Capitol Hill Community Association, Confederation Park, SAIT, and North Hill Shopping Centre. This site also has direct land access, good proximity to transit, and is near the City of Calgary identified Main Street of 16 AV NW, providing convenient access to numerous local amenities, goods and services.

Policy Alignment

The North Hill Community Local Area Plan (NHCLAP) supports a Limited Up to 3 stories Building Scale at this location, therefore an application to the NHCLAP is not required to achieve the proposed development vision.

This proposed change and development vision is also consistent with the citywide goals and policies of the Municipal Development Plan (MDP), which encourage the development of innovative and varied 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.

Conceptual Site Plan



This illustration represents only an illustration and is not intended to be used as a substitute for a detailed site plan. The site plan will be prepared and submitted to the City of Calgary as part of the development application process. Development will be determined by the City of Calgary's Planning Department.

Custom On-Site Signage

**PROPOSED
LAND USE CHANGE**

1308 17 AV NW | R-CG to DC (based on R-CG)

Hello Neighbour,

We are proposing a land use change at 1308 17 AV NW from the existing Residential – Grade-Oriented III (R-CG) District to a Direct Control (DC) District based on the R-CG District. The proposed land use change would enable a development vision that includes a total of four Townhome Units and four Basement Secondary Suites with four associated parking stalls (one per townhome) within a three-storey built form.



Get In Touch

If you have any questions, comments, or concerns please visit [engagegill.com](https://www.engagegill.com) or phone 587.747.0317

