

Applicant Outreach Summary



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Applicant-led Outreach Strategies.



PROJECT VOICEMAIL & EMAIL

Project phone line voice-mail inbox (587.747.0317) and engagement email (engage@civicworks.ca) served as direct lines of communication to the project team.



HAND-DELIVERED LETTERS & POSTCARDS

±110 letters (2022.05.10) and ±90 postcards (2022.08.24) were hand-delivered to provide project details, contact information, and details on the Digital Information Session.



DIGITAL NOTICES

Digital notices to the Shaganappi Community Association and Ward 8 Councillor's Office (2022.04.29) provided project information, contact information, and ways to share feedback.



DIGITAL INFORMATION SESSION

Project team digital presentation and live Q&A held online on 2022.09.07 provided information and offered direct feedback opportunities for all participants.



ON-SITE SIGNAGE

Applicant signage was installed on-site (2022.05.10), notifying surrounding stakeholders of the project and ways to get in touch with the project team.



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 (LOC2022-0079) to date (2022.09.16), according to key themes. We received a total of four (4) responses through the applicant-led outreach process for LOC2022-0079 – two responses from nearby stakeholders, in addition to continued correspondence and responses from both the Shaganappi Community Association and Ward 8 Councillor's Office. The following page addresses each theme by breaking it into "What We Heard" and the "Project Team Response".

We identified five (5) key themes:

1. Development Permit
2. On-Site Parking
3. Building Height
4. Shadowing
5. Site Design

1 DEVELOPMENT PERMIT

WHAT WE HEARD

One stakeholder asked for additional information on the proposed redevelopment's architecture, and the Shaganappi Community Association indicated the desire for a Development Permit application to be submitted for review alongside the Land Use Redesignation application.

PROJECT TEAM RESPONSE

The Land Use Redesignation application (LOC2022-0079) was submitted to The City of Calgary on 2022.04.29 and a staggered-concurrent Development Permit application (DP2022-03587) was submitted on 2022.05.24 to ensure that a comprehensive and thoughtful "bricks-and-mortar" outcome is clearly understood by stakeholders and directly informs decision-making by Calgary Planning Commission and City of Calgary Council. The proposed redevelopment offers a high standard of architectural and material quality aligned with recent developments along 12 Avenue SW within the community of Shaganappi. Development Permit details have been made available where requested and are publicly viewable on The City's development map webpage at <https://developmentmap.calgary.ca>. Please note that, as with any application, the current design for DP2022-03587 may change through The City of Calgary's review process.

2 ON-SITE PARKING

WHAT WE HEARD

One stakeholder shared a concern related to on-street vehicle parking availability.

PROJECT TEAM RESPONSE

The proposed increase in density is expected to have minimal impact on the local area's on-street parking supply, particularly due to this site's strategic close proximity to two Light Rail Transit (LRT) Stations. Transit provision in the area is very strong – the site is within easy walking distance to the Westbrook LRT Station, MAX Teal Bus Rapid Transit Station (±350m), and Shaganappi Point LRT Station (±550m), allowing for residents to take advantage of alternative modes of transport. In addition, Westbrook Mall and the 17 Avenue SW Main Street are both proximate to the site, providing amenities and local retail nearby, further reducing the need for vehicular travel.

The staggered-concurrent Development Permit (DP2022-03587) proposes a total of four (4) on-site vehicular parking stalls in two enclosed double garages and four (4) mobility alternative lockers, one per proposed Secondary Suite, providing convenient storage and access to mobility alternatives such as bicycles. The on-site vehicle parking is proposed along the site's laneway, and no vehicle parking relaxations are currently being sought. Accordingly, any impact to on-street parking availability is anticipated to be minimal.

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3 BUILDING HEIGHT

WHAT WE HEARD

The Shaganappi Community Association and one other stakeholder asked what the maximum building height is anticipated to be.

PROJECT TEAM RESPONSE

The proposed Housing - Grade-Oriented (H-GO) District has a maximum building height of 12.0m. Although the H-GO District allows for an increased building height of 2.0m from the current R-C2 District, the proposed building height per the Development Permit (DP2022-03587) is ±9.0m, two-storeys, and currently fits within the existing R-C2 District maximum building height of 10.0m.

4 SHADOWING

WHAT WE HEARD

One stakeholder asked what shadow impact was anticipated on surrounding properties.

PROJECT TEAM RESPONSE

With a Land Use Redesignation approval, the maximum building height permitted for this site would increase by 2.0m, but the proposed design per DP2022-03587 is for a two-storey building, fitting within the existing R-C2 District's maximum building height envelope. The proposed redevelopment has oriented its buildings towards the centre of the lot and provided pitched roofs to minimize any potential shadow impact. The site also has no residential parcels to its north, where shadows would be cast the longest. Accordingly, no significant change in terms of shadowing is anticipated with this Land Use Redesignation and associated Development Permit.

5 SITE DESIGN

WHAT WE HEARD

The Shaganappi Community Association and Ward 8 Councillor's Office requested that additional screening, more privacy for the amenity spaces, electric vehicle charging, entry locations facing the street, and further landscaping be considered in the site design.

PROJECT TEAM RESPONSE

Through DP2022-03587, a screen will be incorporated into the waste storage area, and the site design will also attempt to provide additional privacy for the amenity spaces while maintaining a sense of open space in the courtyard. Additional landscaping will be considered to create sensitive interfaces and maintain privacy. A fence is proposed along the site's western edge and amenity spaces are proposed at grade, rather than on rooftops / balconies, to further mitigate any concerns related to privacy. Electric vehicle charging capabilities will be considered and, at a minimum, the garages will be designed with a rough-in to allow for future electric vehicle charging capabilities. Finally, the Secondary Suite entrances have been oriented towards the central courtyard to provide for direct access from the units to their respective amenity spaces.

OUTREACH SUMMARY (LOC2022-0079 / DP2022-03587) 2/3

Outreach Strategy Visuals.



DIGITAL NOTICE LETTERS (2022.04.29)



HAND-DELIVERED LETTERS (±110 DELIVERED 2022.05.10)



CUSTOM ON-SITE SIGNAGE (POSTED 2022.05.10)



LARGE-FORMAT CITY SIGNAGE (POSTED 2022.06.29)



STAKEHOLDER POSTCARDS (±90 DELIVERED 2022.08.24)



DIGITAL INFORMATION SESSION (HELD 2022.09.07)

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