

Applicant Outreach Summary



APPLICANT-LED OUTREACH SUMMARY

453, 457 35 AV NW
LOC2022-0112, DP2022-05441



Issued:
2022.11.10

SUMMARY

Urban Avas' original concurrent Land Use Redesignation (LOC2022-0112) and Development Permit (DP2022-05441) application proposed a land use change from the R-C2 (Residential - Contextual One / Two Dwelling) District to a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District at 453, 457 35 AV NW. Since project launch, Council has approved amendments to Land Use Bylaw 1P2007 which directly impact this application. As a result, LOC2022-0112 is transitioning from a DC (based on M-CG) to the new H-GO (Housing - Grade Oriented) District. The overall development vision proposes 11 larger upper townhome units, and 11 secondary suites with 11 parking stalls in a three building, three-storey, rowhouse-style development. The development concept places five units and five suites along 4 ST NW, three units and three suites along 35 AV NW, and three units and 3 suites fronting an internal courtyard.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between June - December 2022 and are further detailed below. Interested parties including the Highland Park Community Association (HPCA) and Ward 4 Office were invited to participate in our process, which has focused on informative and fact-based engagement and communications.

HOW WE ENGAGED

JUNE 30 - 2022 - APPLICATION SUBMISSION

- Hand delivered letters to neighbours within +/-150m of the subject site, providing proposal details and contact information;
- Displayed a sandwich board on the site, providing proposal details and contact information (ongoing);
- Activated and monitored a dedicated engagement email and phone line (ongoing);
- Shared project overview letter and site plan with the HPCA and Ward 4 Councillor's Office, offering virtual meetings.

JULY - OCTOBER 2022

- Respond to all interested parties;
- September 27, 2022 meeting with HPCA on their concurrent review of LOC2022-0112 and DP2022-05441.

NOVEMBER - DECEMBER 2022 - OUTREACH CLOSURE

- Shared Outreach Summary Letter with City Administration, HPCA, and Ward 4 Office;
- Provided update and invitation to meet with the HPCA and Ward 4 Office on the intent to transition from a Direct Control to the stock H-GO District;
- December 5, 2022 meeting with HPCA to discuss the transition of concurrent applications LOC2022-0112 and DP2022-05441 to the H-GO District;
- Continued monitoring dedicated engagement email and phone line for any additional stakeholder feedback or comments.

INTERESTED PARTY FEEDBACK

Over the outreach timeline, the project team received feedback from 1 individual community member by email. Repeated attempts to reach other inquiring interested parties by phone were unsuccessful. The project team also shared Land Use Redesignation information packages with and the HPCA and the Ward 4 Offices, offering meetings to discuss the application. The Ward 4 Office provided a thank you message for the information sharing. The HPCA indicated they were on summer vacation until late July. The HPCA met with the project team and provided feedback correspondence, which the project team responded to. The project team looks forward to continued dialogue with the HPCA through the DP2022-05441 review process.

Project feedback has been categorized into 5 themes. Each theme begins with an outline of what the project team has heard and then provides a project team response.

FEEDBACK THEMES

- Parking
- Lot Coverage & Landscaping
- Density
- Building Height & Shadowing
- City of Calgary interested party feedback not received by project team

WHAT WE HEARD

PARKING

WHAT WE HEARD

One respondent and the HPCA provided feedback to the project team with concerns about the parking supply proposed for the development and potential implications for on-street parking congestion.

RESPONSE

The original proposal through the Direct Control District included 11 on site parking stalls, 1 stall for each larger unit, and 0 stalls for smaller units under 45m². With the transition of LOC2022-0112 to the H-GO District, the proposed parking supply will remain the same and is aligned with the parking rules of the H-GO District. Secondary Suites without a parking stall will each be provided with at grade mobility storage lockers (for bikes, strollers, scooters, etc) that each have separate doors for individual access and security.

Prior to Council approval of the H-GO District, Professional Transportation Engineers Bunt & Associates completed a Parking Study to determine if the proposed parking supply is appropriate for this location. The Parking Study includes hourly occupancy counts completed after the start of the school year on September 8, 2022 during evening hours

between 3:00pm and 8:00pm when parking demand is highest. The study documents that the total on-street parking utilization ranged from 31% to 40% over the observed time period. The maximum on-street parking demand was observed at 8:00pm and found that 82 stalls out of 203 total available stalls within 2 blocks of the subject site were occupied by a vehicle, representing a utilization rate of 40% of the identified available on-street parking. The parking supply along the site frontage is 4 stalls which the study finds sufficient to accommodate the anticipated 2 stall visitor demand without negatively impacting on-street conditions.

Multiple transit service routes are within walking distance to the subject site, including routes 2,3, 38, and 300/301 BRT, providing frequent transit travel options to future residents to access downtown Calgary and other parts of the city. Multiple nearby cycle routes service the subject site including bikeways along 41 AV NW, 2/3 ST NW, and the regional pathway that connects to the bike lanes on 10 ST NW, connecting cyclists safely to the greater cycling and pathway network.



DENSITY

WHAT WE HEARD

The HPCA provided feedback that the number of units proposed for the site is excessive.

RESPONSE

It is the professional opinion of the project team that the land use and density proposed is appropriate considering the various policies applying to this site and the strong locational adjacencies that support growth. In particular, the site's prime location along the municipally-identified 4 ST NW corridor encourages multi-residential development of up to 6 storeys. Previous to Council approval of the H-GO district there was no Land Use District in the City of Calgary Land Use Bylaw 1P2007 that could accommodate a contextually sensitive 3 storey grade-oriented, multi-residential built form of medium density and low scale, and therefore a Direct Control District was needed to achieve this form of development and associated density. The purpose of H-GO is to accommodate grade-oriented development in a range of housing forms where the Dwelling Units may be attached or stacked within a shared building or cluster of buildings in a form and at scale that is consistent with low density residential districts. The rules of H-GO are standardized as part of a stock Land Use District within the Land Use Bylaw.

BUILDING HEIGHT & SHADOWING

WHAT WE HEARD

The HPCA provided feedback to the project team with concerns regarding building height and contextual fit, shadowing, and privacy and overlooking.

RESPONSE

The proposal aims to respond to the site context related to shadowing and overlooking on neighbours. Although existing Local Area Policy allows up to 6 Storeys at this location, this application proposes a maximum building envelope height of 12.0m (3 Storeys). Two of the buildings are oriented toward the street edges of 4 ST NW and 35 AV NW, and a third building is located along the rear of the site with entries at grade facing the internal courtyard space. The peaked roof design of each building aims to reduce the overall mass and shadow-impact. FAAS has incorporated direct feedback from the HPCA to incorporate a height transition into the design of both adjacent rowhouse style buildings along the shared property line, and will be compliant with the rules of the H-GO District. FAAS has completed shadow studies to illustrate comparisons between the proposed building design, and the proposed H-GO District maximum bylaw envelope. As is currently

proposed, there are no windows located on the east facade to completely eliminate overlooking of the adjacent property.

LOT COVERAGE & LANDSCAPING

WHAT WE HEARD

The HPCA provided feedback to the project team regarding site coverage and how this might impact desirability of the courtyard oriented building and the quality and quantity of landscaping on-site.

RESPONSE

With the transition of the proposal to the H-GO district, the lot coverage will remain as originally proposed while still meeting H-GO district rules of 60 percent maximum coverage. The H-GO district introduces a mandatory Landscape Plan as part of the development permit application submission and includes numerous landscaping and planting requirements (such as minimum trunk calliper or height requirements). As part of the transition of the application to H-GO, these requirements will be incorporated within the submitted development permit application (DP2022-05441) and undergo further evaluation by the Development Authority through the development permit review process.

CITY OF CALGARY INTERESTED PARTY FEEDBACK NOT RECEIVED BY PROJECT TEAM

WHAT WE HEARD

The City of Calgary received separate feedback in its standard outreach notification process for the LOC2022-0112 proposal. While there was some overlap, a few specific comments provided to The City fell outside the feedback themes heard by the project team. They are responded to below.

Waste Management: Traditional residential black, blue, and green bins would not be sufficient for the site.

The proposed waste, organic, and recycling management will be through a three bin molok system that places 60% of the container underground. Urban Avas will be contracting a private waste management collection service to collect the waste based on necessary demand, which will remove the need for individual bins per unit, ensuring no bins associated with the project will block the laneway.



Render of 35 AV NW frontage. Final details subject to City of Calgary review of DP2022-05441.



Render of rear yard condition. Final details subject to City of Calgary review of DP2022-05441.

Molok Style Waste Solution Examples



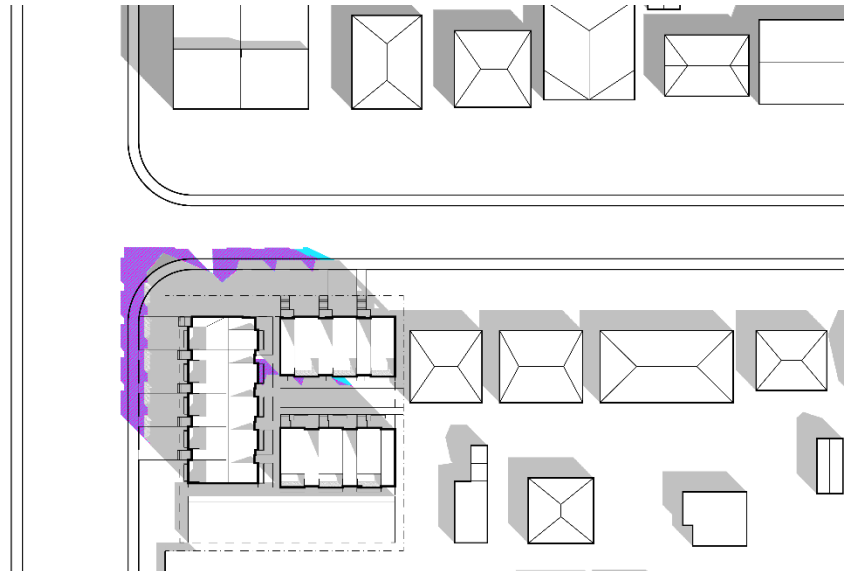
Molok Waste Pick Up Example



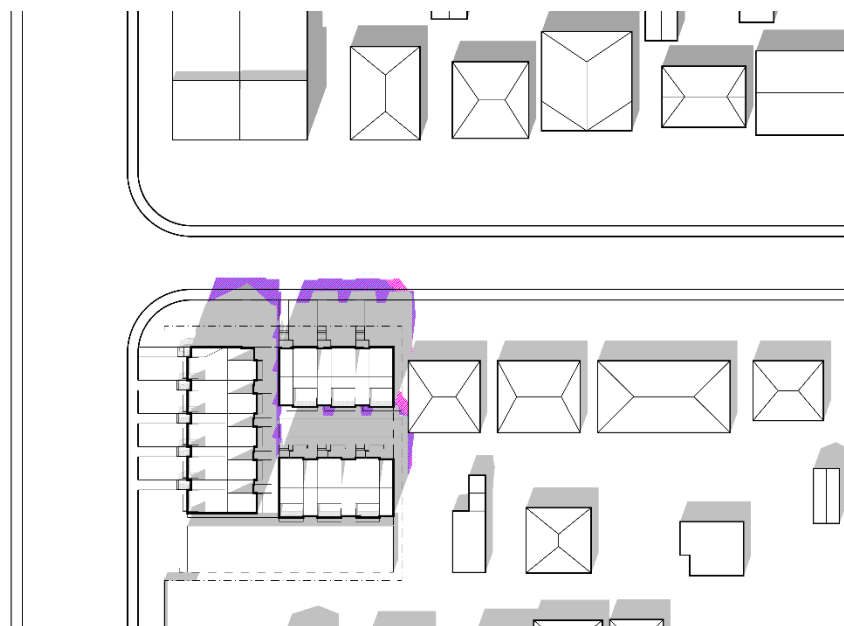
SUN-SHADOW STUDIES

- SHADOWS - BASE M-CG DISTRICT BYLAW ENVELOPE
- SHADOWS - PROPOSED H-GO BYLAW ENVELOPE
- SHADOWS - PROPOSED & EXISTING
- SHADOWS - M-CG/H-GO BYLAW ENVELOPE OVERLAP

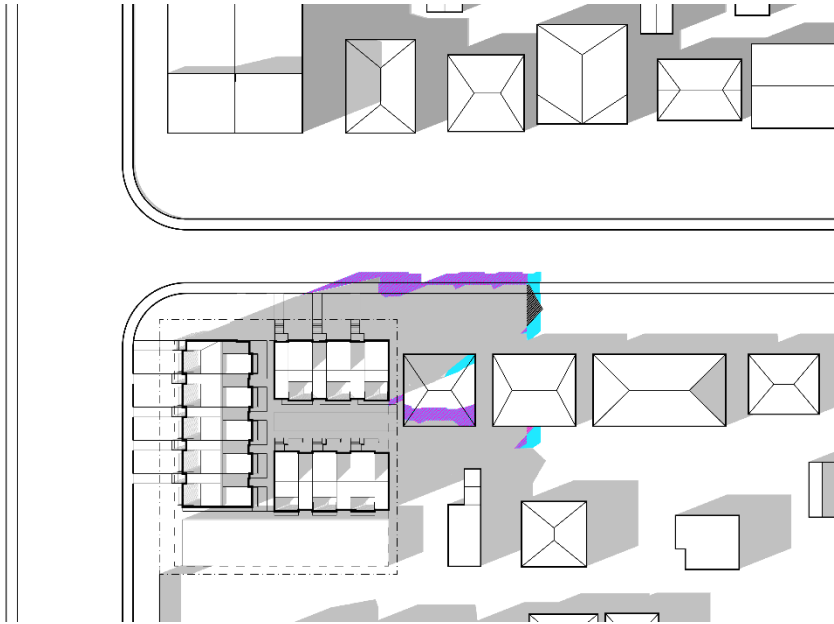
March 21 - 10:00 AM



March 21 - 1:00 PM



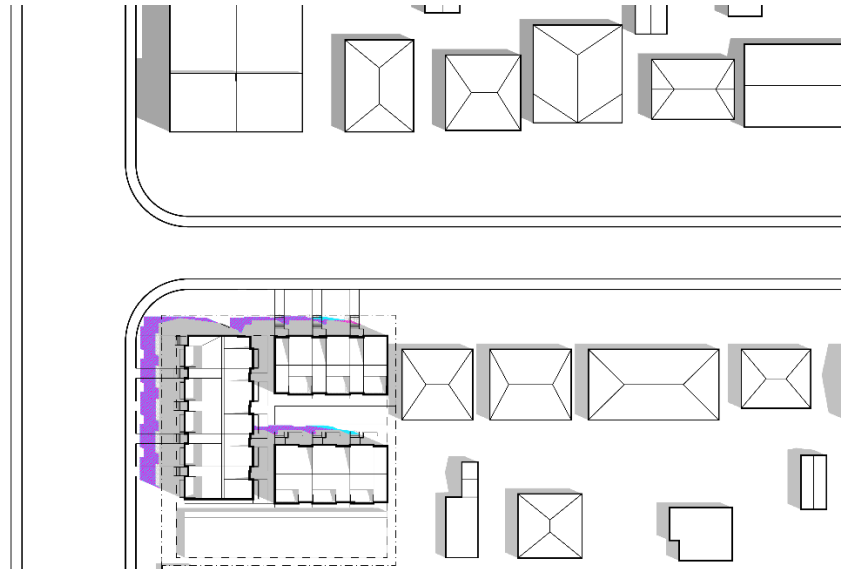
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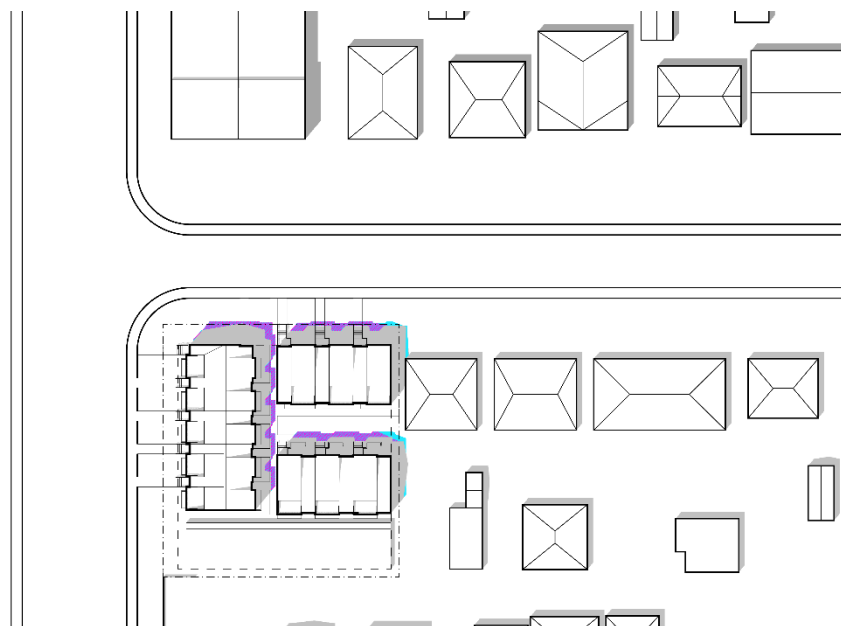
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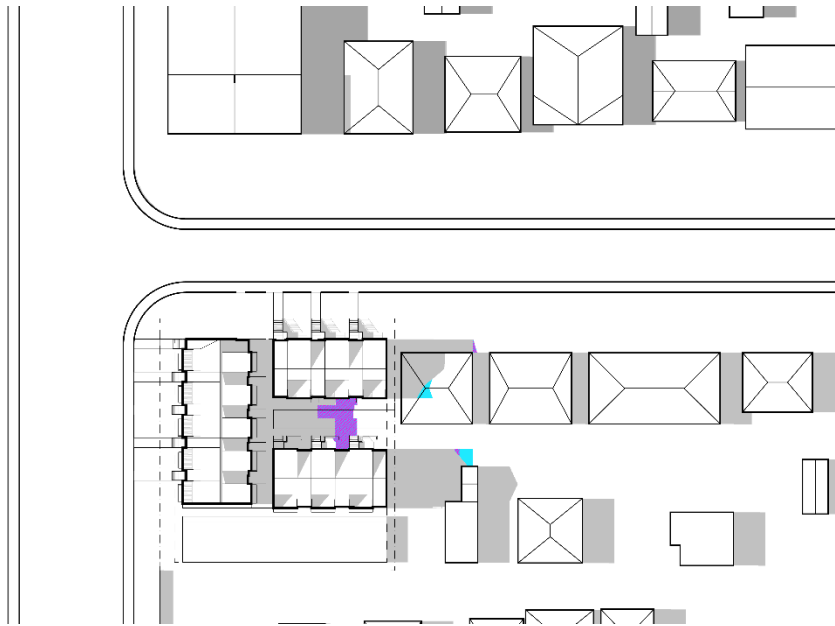
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June 21 - 1:00 PM



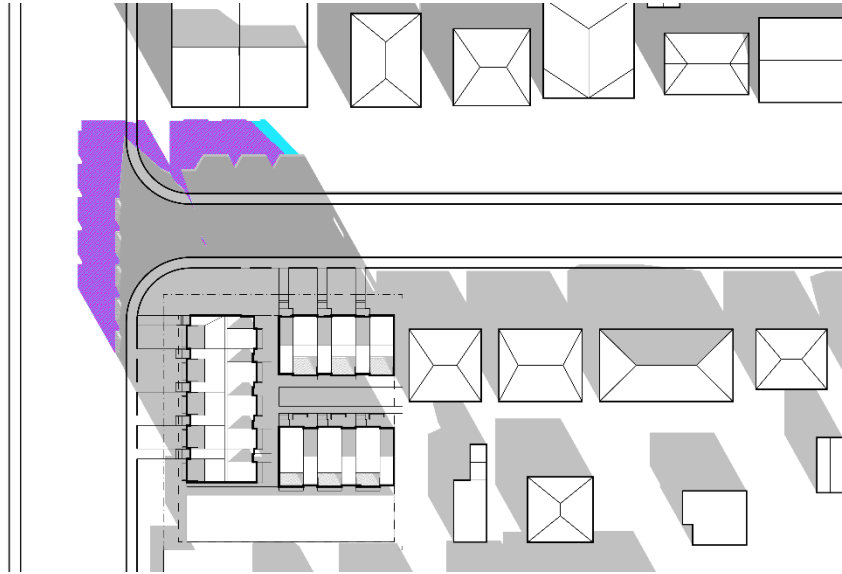
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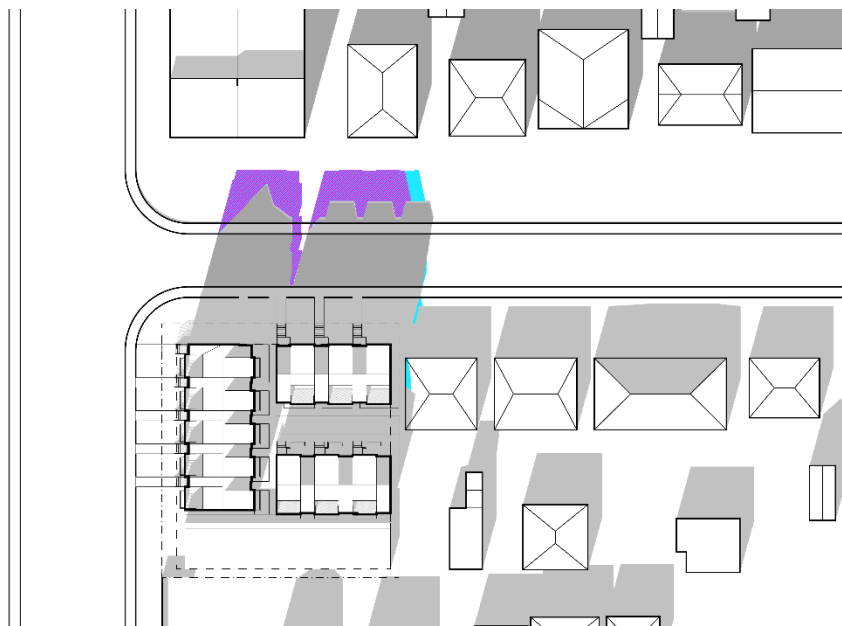
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- SHADOWS - M-CG/H-GO BYLAW ENVELOPE OVERLAP

December 21 - 10:00 AM



December 21 - 1:00 PM



December 21 - 4:00 PM

