

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: 9A Street

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Engagement included:

1. Meeting with Hillhurst Sunnyside Community Association - March 3, 2022 and December 8, 2022
2. Engagement with the Councillors office - Representation from Ward 7 attended the June 9th, 2022 wider community meeting. A separate meeting was held with Councillor Wong on August 26th, 2022.
3. Virtual Information Session held for nearby neighbours - June 9th, 2022 and December 8th, 2022
4. A Project Website including the option to provide comments through the website or by email was provided.
5. Postcard mailers were circulated in advance of both Virtual Information Sessions held for nearby residents (circulated to residents within 100m of the subject site) in March and December. The Community Association also attended the December session.
6. A large notice sign posted on the property spreading awareness of the upcoming engagement session and active development application.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Engagement with the Hillhurst Sunnyside Community Association

Engagement with the wider community

Outreach with the Ward 7 Councillors office

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What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Key concerns raised by the Community Association included:

- Concerned about proposed building height
- Concerned application requires an ARP Amendment
- Concerned about traffic and proposed single parking deck
- Concerned about the removal of the historic Lunenburg apartments and the loss of affordable housing
- Concerned about the low bonus density rate and lack of demonstrable community benefit

Key concerns raised by Residents included:

- supportive of intensification on the site, however concerned about the proposed building height and the requirement for an ARP Amendment
- Interested to understand the potential for affordable residential units (either market or rental)
- Interested to see some commercial at grade to active 3rd Avenue if possible.
- Generally supportive of the proposed building design
- Generally supportive of reduced parking given the location of the site
- Questions around proposed heating, EV parking, bicycle parking locations etc.
- Interested to understand the calculation of the bonus density rate

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Engagement: A website was created and made publicly available to receive comments on the proposed development. Clear visuals have been prepared and were used throughout the submission package and engagement materials to articulate the proposed development. The project website was updated with revised materials including Community Benefit Contributions in advance of the second virtual information session.

Mobility and Parking: A scoped TIA was prepared which identified available parking and mobility access in proximity to the subject site. Results of the scoped TIA influenced the parking rate included in the Direct Control Bylaw and confirmed no on street parking permits would be provided to future residents of the site.

Bonus Density: Recently approved bonus density rates were considered to determine a revised rate based on the context of other applications and the scale of amendments. Through engagement, the community expressed an interest for the bonus density funds to provide a tangible community benefit. Administration confirmed the Third Avenue Streetscape project would no longer receive funding therefore allocating the bonus density funding from this project towards the Third Avenue Streetscape project was an appropriate strategy to provide a tangible built improvement in the community. While the applicant team does not control the ultimate spending of the bonus density funding, this strategy was the most desirable by the community.

Historic Commemoration of the Lunenburg Apartments: Opportunities to connect the history of the Lunenburg Apartments to the site has been actively discussed with the applicant team and will be further pursued at the Development Permit Stage.

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Density, ARP Amendment and Affordability: We believe the proposed density and building height are appropriate for the area and provide an opportunity for transit oriented development in a location well served by transit. Future development on the site will require an ARP Amendment however we believe the proposed ARP amendment is highly appropriate given the surrounding context and opportunity to provide housing in a desirable and well connected neighbourhood.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

A completed What we Heard summary will be prepared and provided to Administration and will ultimately become a publicly available document in advance of the scheduled Council meeting to share all feedback received and any revisions made to the application. Several comments raised related to design, location of bicycle parking etc. are important aspects about the project and will be addressed at the Development Permit Stage.

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