

Applicant Outreach Summary

In conjunction with our land use application for 1186 Prominence Way SW, we have engaged in an extensive public engagement process to accompany the land use application. There has been two distinctive focus groups that we have engaged with in this process, namely the overall Coach Hill Patterson Heights Community Association and the three adjacent condominium boards; Prominence Estates to the north, Brickburn Estates to the south, and Prominence Park to the west of the subject site.

Our general community engagement occurred in a virtual / digital format during November and December 2021 through the Community Association website with a link to our website and the digital information pertaining to the land use application. Attached is a summary of the responses received through that process and our responses back to each of the participants that requested additional information or had queries concerning the project.

Our second and more detailed discussions have been with the three adjacent condominium boards of Prominence Point (north), Brickburn Estates (South) and Prominence Park (West). As part of our land use community engagement process, we have complete numerous detailed discussions and dialogue with the adjacent condominium boards, community association, Councillor's Office, and Planning Department. Noted below is our overview of these meetings since May 2021 for your review.

Current Land Use Application Process / Community Engagement Process

Prior to the submission of our application to the City of Calgary our office has taken the time to develop and carry out an engagement strategy with the surrounding condominium boards and community in general since this time. Below, we are providing a summary of our public engagement process for your review and consideration.

Virtual Public Open House Response

As noted above, Kumlin Sullivan Architecture Studio has worked diligently with the Coach Hill / Patterson Heights Community Association to obtain feedback from the community at large regarding our proposed application. Our general community engagement occurred in a virtual / digital format during November and December 2021 through the Community Association website with a link to our website and the digital information pertaining to the land use application. Attached is a summary of the responses received through that process and our responses back to each of the participants that requested additional information or had queries concerning the project. (Community Survey Response Summary 22-01-19.pdf)

Outreach Program

As part of this new application Kumlin Sullivan Architecture Studio Ltd. has reached out to the adjacent condominium boards adjacent to the site. These include Prominence Estate Condominiums (north), Brickburn Estates (south), and Prominence Park Condominiums (west). During this time we have also included in our multiple presentations to the condominium boards representatives of the Planning Department and from the Coach Hill Patterson Heights Community Association.

We have developed a series of web-based condominium boards meetings that reviewed the proposed land use redesignation, our client's thoughts on the land use redesignation process, and developed a dialogue regarding the views of the condominium board members. There were a total of four meetings held with the above noted group on:

- May 13, 2021
- July 29, 2021
- October 13, 2021
- April 5, 2022
- December 1, 2022

During these meetings our rationale for the land use redesignation was reviewed and in turn concerns and requests of the condominium members were heard. Through these meetings, the proposed land use redesignation was modified and amended to suit some of the concerns of the residents. The outcome of this evolution of the process became a series of customized side yard setbacks that take into account the location of the existing residences on the north and south property lines of the subject property. It also created a customized 'development envelope' for the site as noted in the accompanying drawing package.

Kumlin Sullivan Architecture Studio also worked with the Coach Hill Patterson Heights Community Association to conduct a virtual open house through the month of November 2021. This process allowed all residents to obtain a copy of the land use drawing documentation and overview documentation explaining the proposed application. From that process numerous residents wrote back and requested additional information on the documentation. Kumlin Sullivan provided feedback to all residents requesting a response to their query, a summary of which is provided of as part of our overall documentation.

Another outcome of this process was the completion of a Transportation Impact Assessment report by Bunt and Associates for this property based on the proposed zoning of M-CGd30 which would equate to a total of 37 potential dwelling units based on land area. The Transportation Impact Assessment report has been submitted and reviewed by the Transportation Department in August / September 2022 with a final submission to Transportation on September 9, 2022. Included in the amended report was weekend transportation volumes that take into account soccer and baseball activities on the adjacent playing fields.

We have completed our public engagement process with the adjacent condominium boards on December 1, 2022 and are in the process of obtaining letters of acknowledgement of the dialogue process and with hopes of a letter of approval from all three condominium boards.

Proposed Land Use Redesignation Application

Our proposed land use application was originally envisioned to be a Direct Control District submission based on a M-CGd30 land use designation. The reason for the proposed customized land use application was to accommodate the customized side yard setbacks noted in our accompanying drawing package including the stepped vertical setbacks as noted. These were the setbacks negotiated with the adjacent community associations during our four group discussions.

Further to discussions with the City Administration has determined that the proposed application will be presented as a redesignation to a standard 'M-CGd30'. This would allow for the same maximum of 37 units on the site. The rationale for moving from a Direct Control (DC) to a 'stock' 'M-CG' district is that the Land Use Bylaw prohibits DC districts except in certain extenuating circumstances, none of which apply to the subject site: 'Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts' (Land Use Bylaw, Section 20).

It is our understanding that the Planning Department feels it will be more appropriate to deal with the previously discussed setbacks at the time of a Development Permit application. It is our intention at Kumlin Sullivan Architecture Studio to ensure that the proposed setbacks and 'development envelope' that has been discussed with the Community Association and adjacent condominium boards is upheld and brought forward as part of any future Development Permit application for this site. The City's regular review and approval process includes opportunities for formal public feedback at two points: (1) prior to Calgary Planning Commission (CPC), when a summary of external input is presented; and (2) prior to the public hearing of City Council, where there is an additional opportunity for members of the public to speak directly to Council. The final decision for land use rests with City Council. At this time of submission, we are anticipating a CPC meeting for March 23, 2023 and subsequently a public hearing of Council approximately six weeks hence. A development permit for the site can only be processed once the land use has been approved, during which time there is an additional process for further opportunity for public input to City Administration.

As discussed with the three condominium boards along with the City of Calgary Planning Department and Councillor Pootmans' office, that this is a land use application to deal specifically with the amendment to the land use for the site. Through both the Municipal Government Act and City of Calgary policies and bylaws, it permits the landowner to apply and have determined the acceptability of the proposed land use application prior to absorbing the extensive costs and time required to complete a Development Permit application to the City of Calgary.

Based on standard processes pertaining to property development, it is expected that an Owner should be able to complete a land use redesignation process prior to being requested for additional submissions. It is not financially prudent for the City of Calgary to expect an owner to financially undertake a Development Permit application costs without certainty of a land use application being determined. There is a rationale for completing a land use application and providing certainty to an Owner of what the proposed land is allowed to develop to prior to further applications.

We respectfully request that the land use application be able to proceed to conclusion prior to being encumbered with substantial costs without due process on the land use application.

Regional Water Pressure Review

In our meetings with the three condominium boards, it was brought to our attention that there were existing water pressure concerns coming predominantly from Prominence Estates. We had been notified that there were numerous situations where water pressure was lower than typical City standards within their complex. With that in mind, our team has met digitally with the Engineering Department and Planning Department to review our proposed site and the water and sanitary systems it would be connected to. In our conversation, Engineering let us know that this proposed site would be connected to the water system on Patina Hill SW and not on the Prominence Way SW water line. Therefore, we would not be negatively impacting the water system that Prominence Way is currently connected to.

Sanitary Study Review

We have also completed a sanitary system study for the property based on the proposed 37 units and have submitted that to the Engineering department for their review and approval. Based on the report, there is no impact by this proposed development on the sanitary system in the region that would cause any concern to Engineering.

Traffic Impact Assessment

During our multiple discussions with the three condominium boards, it was made clear that there have been traffic concerns along Prominence Way SW predominantly during the outdoor soccer season in spring and summer season. A majority of concerns revolve around on-street parking combined with the uncontrolled pedestrian movement occurring with vehicles parked on both sides of the street.

Our first response to this was the completion of the Traffic Impact Assessment report for this site based on the proposed zoning. The TIA report has been reviewed and accepted by Transportation and denotes that the proposed site will not have any form of negative impact on the adjacent street nor community infrastructure.

Our second point would be that this development would have no impact on the street parking in the neighbourhood as all required parking including visitor parking will be handled on site. Based on the current Land Use Bylaw, all parking must be accommodated within the overall development.

Public Engagement / Public Input Review / Applicant Response

From our discussions with our current planner and past planner, it is our understanding that there are seven topics of discussion that arose during the public participation portion of the land use process. These topics included:

1. Proposed height and density
2. Maintenance of existing landscaping
3. Impact on privacy and shadows
4. Applicant's failure to provide any concrete development plans
5. Impact on local infrastructure
6. Impact on on-street parking and traffic
7. Non compatible with community character

Topic #1 – Proposed Height / Density

As discussed with all three adjacent condominium boards at all of the meetings was the proposed height and density of the proposed land use application is the same as has been approved at the adjacent property of Prominence Estates to the north. Our proposed application is exactly equivalent to the zoning, density, and height of what our neighbour to the north already has in place.

Our philosophy on our selection of an amended land use designation for this site is to be the same as what has already been approved around this site. Please see page A0.2 of the accompanying 181329 Prominence Pres Pkg 22-10-17 document denoting the land use designations within the region of our site. Based on the surrounding sites, we do not see that this proposed zoning is incongruent with the multi-family zonings in the region.

Topic #2 - Maintenance of Existing Landscaping

The existing site has been exceptionally maintained by the current owner of the property to which the adjacent condominium residents have been privileged to be able to live beside for over 29 years. While we recognize the request to be able to maintain the landscaping as part of the future redevelopment of the site, we also recognize that reviewing the landscaping with regards to their current health at the time of a Development Permit will also be prudent. We believe that there will be a diligent effort to have landscaping to remain, it must be healthy enough to contribute to the final development for a significant time. That review on the current health of the existing vegetation can be completed at the time of a development permit application for the parcel.

Topic #3 - Impact on Privacy and Shadows

From our early presentations to the condominium boards starting in May 2021 we have heard their concerns regarding an issue of privacy and shadows, especially with the seven-unit cluster in Prominence Estates. Their concerns emanate from the fact that the closest unit of the cluster was situated only ± 2.94 metres from the common property line. In response to their concerns, we had developed a custom 'Development Envelope' that responded to these concerns in August 2021. In those image boards of the accompanying 181329 Prominence Pres Pkg 22-10-17 document (A0.5 – A0.10 – October 17, 2022) we demonstrated how the customized envelope minimized any shadowing on each of the seven units during the Spring Equinox, Summer Solstice, and Fall Equinox.

Part of the customization of the 'Development Envelope' was to include a contextual setback along the north property line to ensure that future development will not impede daylight from reaching these units which is demonstrated on Drawings A0.5 and A0.7 of the accompanying 181329 Prominence Pres Pkg 22-10-17 document.

We must also acknowledge that these shadows are derived from a 'solid' development form along the north property line of the site. In reality, there will be significantly more sunlight penetrating the adjacent Prominence Point condominium site as development will not form a wall along the entire northern setback line. That can be demonstrated as part of a Development Permit application to satisfy residents at that time.

Topic #4 - Applicant's Failure to Provide Concrete Development Plans

As discussed with the three condominium boards along with the City of Calgary Planning Department and Councillor Pootmans' office, that this is a land use application to deal specifically with the amendment to the land use for the site. Through both the Municipal Government Act and City of Calgary policies and bylaws, it permits the landowner to apply and have determined the acceptability of the proposed land use application prior to absorbing the extensive costs and time required to complete a Development Permit application to the City of Calgary.

Based on standard processes pertaining to property development, it is expected that an Owner should be able to complete a land use redesignation process prior to being requested for additional submissions. It is not financially prudent for the City of Calgary to expect an owner to financially undertake a Development Permit application costs without certainty of a land use application being determined. There is a rationale for completing a land use application and providing certainty to an Owner of what the proposed land is allowed to develop to prior to further applications.

We respectfully request that the land use application be able to proceed to conclusion prior to being encumbered with substantial costs without due process on the land use application.

Topic #5 - Impact on Local Infrastructure

In our meetings with the three condominium boards, it was brought to our attention that there were existing water pressure concerns coming predominantly from Prominence Estates. We had been notified that there were numerous situations where water pressure was lower than typical City standards within their complex. With that in mind, our team has met digitally with the Engineering Department and Planning Department to review our proposed site and the water and sanitary systems it would be connected to. In our conversation, Engineering let us know that this proposed site would be connected to the water system on Patina Hill SW and not on the Prominence Way SW water line. Therefore we would not be negatively impacting the water system that Prominence Way is currently connected to.

We have also completed a sanitary system study for the property based on the proposed 37 units and have submitted that to the Engineering department for their review and approval. Based on the report, there is no impact by this proposed development on the sanitary system in the region that would cause any concern to Engineering.

Topic #6 - Impact on On-Street Parking and Traffic

During our multiple discussions with the three condominium boards, it was made clear that there have been traffic concerns along Prominence Way SW predominantly during the outdoor soccer season in spring and summer season. A majority of concerns revolve around on-street parking combined with the uncontrolled pedestrian movement occurring with vehicles parked on both sides of the street.

Our first response to this was the completion of the Traffic Impact Assessment report for this site based on the proposed zoning. The TIA report has been reviewed and accepted by Transportation and denotes that the proposed site will not have any form of negative impact on the adjacent street nor community infrastructure.

Our second point would be that this development would have no impact on the street parking in the neighbourhood as all required parking including visitor parking will be handled on site. Based on the current Land Use Bylaw, all parking must be accommodated within the overall development.

Topic #7 - Non-compatible with Community Character

The proposed zoning for this parcel is in keeping with the zoning classifications of the adjacent Prominence Point as well as other multi-family residential sites in the area as noted on Drawing A0.2 of the accompanying 181329 Prominence Pres Pkg 22-10-17 document. Seeing that our proposed zoning is in keeping with and also less than some of the zoning densities in the area, we do not see how the proposed development is out of character to the existing uses.

We are also enclosing our amended submission package related to the application requirements for your review and circulation.

Summary

In summary, Kumlin Sullivan Architecture Studio and our client have provided extensive opportunities for dialogue and input both from the adjacent residents along with the overall community. We are excited to provide this application to the City of Calgary for review and approval as part of our extended community engagement process.

While we recognize that the proposed land use is a standard M-CG zoning, we also want to recognize the efforts and discussions put forth with the condominium boards throughout this process. Therefore, we have included our last presentation package to the condominium boards for reference and to provide additional understanding of the discussions that have occurred over the past eighteen (18) months. We believe that these proposed enhancements to the setbacks for the site be recognized as part of this application, recognizing that these would be implanted at the time of a Development Permit application.

We want to acknowledge all of the residents that took part in these meetings from the three condominium boards, the Calgary Planning Department members and the Community Association members that were part of each of these meetings. Our belief is that the final outcome is resolution and direction influenced by all members involved. We believe that this is the first step in a successful redevelopment of land that is suitable and appropriate for low scale residential redevelopment in an established community.

Sincerely,

Kumlin Sullivan Architecture Studio Ltd.



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