



What We Heard Summary.

1901 College LOC2022-0153 / DP2022-06477

DECEMBER 14 2022

Full Applicant Brief Available for Download Here www.engage1901college.com

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Applicant-Led Outreach Summary

LOC2022-0153 / DP2022-06477

OUR PROCESS

CivicWorks and Truman Homes are committed to being good neighbours and working with interested parties throughout a land use change and development 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 parties. Our citizen and community group outreach process began in mid August 2022, and included the following key strategies:



On-Site Signage

Large supplementary on-site signage was installed early in the process and remains on-site to share detailed project information and project team contact information until a Council decision.



Hand Delivered Mailers

Detailed project mailers are hand delivered to over 1700 surrounding residents to share project information and provide project team contact information.



Project Website, Phone Line & Email Address

A dedicated project website, outreach phone line, and email inbox provides a direct line of contact for citizens and community groups to communicate with the project team.



Community Association & Ward 8 Office Memo

A summary of the development vision and a planning and design rationale are shared directly with the local area Community Association and Ward Councillor's office.



Community Association & Ward 8 Office Meetings

The project team met separately with the local area Community Association and Ward Councillor's office in September 2022 to discuss the development vision.



Online Public Information Session: October 3, 2022

The project team met with local area residents on October 3, 2022 to discuss the proposed land use redesignation and development vision. Background information about the event and key outcomes is provided on the following pages.

BALANCING INTERESTS

Our role as Applicant / Outreach Lead requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions. Through this process, we consider:

1. Calgary's Sustainable Growth & Development Goals
City-wide goals and priorities that shape the future of Calgary's communities.

2. Local Area Policy
Existing and emerging plans and policies that guide local area development.

3. Development Vision & Design Principles
Low-scale multi-residential developments provide greater housing choice for Calgarians looking to live in amenity-rich Inner-City communities.

4. Economic Viability
The need to design and deliver financially viable projects.

5. Feedback from Interested Parties
What various interested parties think and say about a proposed project or specific issue.

OUR COMMITMENT

Since no single design solution can satisfy all citizens and community groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our process:

1. We will provide you with detailed information about the project.

2. We will ask for your thoughts on key areas of the project.

3. We will share what we heard through the course of our process and our team's response to it.

Online Public Information Session: October 3rd, 2022

Information Sharing & Discussion

BACKGROUND

On October 3rd, 2022, the project team hosted an Online Public Information Session to bring together the project team, interested parties, and local area residents to discuss the 1901 College development vision and land use redesignation process. This hour long session provided an opportunity for the project team to provide detailed project information, outreach strategies and common feedback themes heard to date, and a chance for interested parties to ask questions and provide feedback to the project team.

INFORMATION SESSION MAILER



NOTIFICATION & ATTENDANCE

The Online Public Information Session was widely advertised by the Applicant Team through:

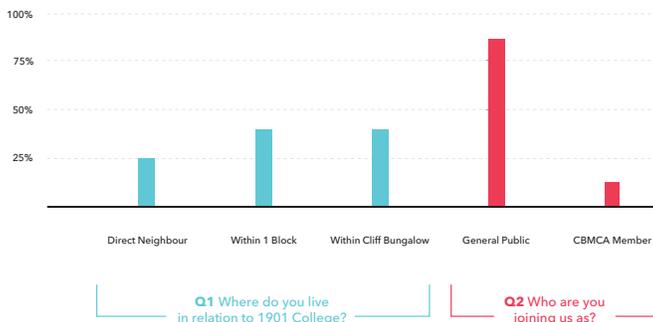
- The project website with registration and event information;
- Updates to the custom on-site signage to advertise the event and provide registration information; and
- Hand delivered event invitations to over 1700 surrounding area residents within 200m of project sites.

During a 27-day advertising and notice period, the Project Website received 125 page views and 8 registrations for the online event. A total of 8 participants attended the 1-hour Information Session on October 3rd, 2022.

Questions and feedback received by the Project Team through the online Information Session are highlighted in the following feedback themes with anonymous verbatim comments.

NOTE The Information Session was originally scheduled for September 19th, 2022 but had to be rescheduled due to the Federal Government announcing a national holiday to mark the funeral of Queen Elizabeth's death. The Information Session was rescheduled to October 3rd, 2022, and re-advertised through mailers, the custom on-site signage, and the project website.

INFORMATION SESSION INTRODUCTION POLL



PROJECT WEBSITE TRAFFIC (registration information)



Custom On-Site Signage & Mailers

Information Sharing



1901-1915 5 ST SW Proposed Land Use Change & Major Policy Amendment

M-CGd72 (Multi-Residential Contextual Grade-Oriented) to
M-H1 (Multi-Residential High Density Low-Rise)

HELLO, NEIGHBOUR!

1901 College is a proposal for a multi-residential development that reflects the evolving housing needs of Calgarians, just steps from transit options and local destinations including parks, schools and two of Calgary's premier Main Streets (17 AV SW and 4 ST SW), the development vision provides a range of housing options for future residents.

The proposed land use redesignation would allow for the development vision of a high-density low-rise residential building with 70 dwelling units with 87 parking stalls in a subgrade parkade, exceeding bylaw requirements. A minor, map-based amendment to the 20 year old Cliff Bungalow Area Redevelopment Plan (ARP), approved in 1993, will be required to facilitate the development vision.



Note: Design is subject to change based on municipal review of concurrent 1901 College Development Permit

GET IN TOUCH

If you have any questions, comments, or concerns, please get in touch with us via the contact information below.

Visit www.engage1901college.com
E-mail hello@engage1901college.com
Phone 587 747 0317

Scan this QR code with your mobile device to visit www.engage1901college.com



HELLO, NEIGHBOUR!

We are reaching out to share information about a development proposal in Cliff Bungalow. 1901 College is a proposal for a multi-residential development that reflects the evolving housing needs of Calgarians, just steps from transit options and local destinations including parks, schools and two of Calgary's premier Main Streets (17 AV SW and 4 ST SW), the development vision provides a range of housing options for future residents. For full information on the 1901 College planning rationale, development vision, and stakeholder outreach plan please visit our project team website at www.engage1901college.ca

GET IN TOUCH

Truman and the project team are committed to working with neighbours to build strong and complex communities through thoughtful planning, great design and robust stakeholder outreach.

CONTACT US

Contact the Project Team

Visit www.engage1901college.ca
Email hello@engage1901college.com
Phone 587 747 0317

Contact the City of Calgary
Visit drop.calgary.ca



1901-1915 5 ST SW

Proposed Land Use Change
M-CGd72 to M-H1



trumanbombs.com

PLANNING RATIONALE

The 1901 College development proposal aims to provide a wider range of housing options in close proximity to transit, community amenities and services. 1901 College is a four-story corner lot land assembly of 0.53 ac (0.23 ha) with a lot area that currently allows for residential development up to 3 stories. The proposed land use redesignation would allow for the development vision of a 5 story multi-residential building with 70 dwelling units. These 70 units are composed of a mix of one, two and three bedroom dwellings and will

be offered by Truman as condominiums at 10% below market value through their Liberty program to a wide market that could include young professionals, retirees or families. The building has been designed with corners in mind, with setbacks and setbacks that balance the green location with an eclectic neighbouring context of single detached heritage homes up to multi-residential apartment properties. 87 parking stalls will be provided for the 70 units in a subgrade parkade, exceeding bylaw requirements.



POLICY ALIGNMENT

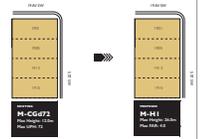
This proposed land use redesignation and associated development vision is consistent with the strategic goals and policies of the Municipal Development Plan (MDP), which encourage innovative and affordable housing options, efficient use of infrastructure, and compact built forms with easy access to transit and amenities.

A minor, map-based amendment to the 20 year old Cliff Bungalow Area Redevelopment Plan (ARP), approved in 1993, will be required to facilitate the development vision.

LAND USE CHANGE & DEVELOPMENT VISION

The subject site is currently designated as M-CG with a maximum Building Height of 12 metres in a grade-oriented (corner) form. To support the development vision for 1901 College, Land Use Redesignation from the M-CG District to the M-H1 District is proposed. The redesignation would allow for a multi-residential development five stories in height with setbacks and setbacks, amenity spaces, and an underground parkade. The M-H1 District is intended to be located in developed areas, generally near community nodes and transit corridors.

A Development Permit application will be submitted for review shortly following the Land Use Redesignation in August 2023. This concurrent application process allows for the City to review a comprehensive and thoughtful "bricks and mortar" development proposal alongside the proposed land use redesignation.



What We Heard + Team Response

PURPOSE

In total, the project team received feedback from 9 respondents by phone and email, 8 community members who joined the project team's Digital Information Session, and in meetings with the Cliff Bungalow Mission Community Association (CBMCA) and Ward 8 Office. Through review and analysis of all citizen and community group feedback received, the project team has identified 7 key themes of engagement interest. The following sections outline What We Heard about each key theme area along with a Team Response.

FEEDBACK THEMES

1. Parking + Traffic Safety
2. Building Height + Massing, Shadowing + Privacy
3. Historical Community Nature
4. Future Tenants + Future Uses, Affordability + Unit Mix
5. Community Amenity Contribution
6. Support + Interest in Units
7. Engagement + LOC Process

1. Parking + Traffic Safety

WHAT WE HEARD

The project team received one phone call in general outreach, feedback from four citizens at the Digital Information Session, and feedback from the CBMCA on existing traffic congestion, how the proposed parking and increased traffic would impact these conditions, and how they can be mitigated. Questions about the potential for Electric Vehicle stalls and charging stations were also raised to ensure the 1901 College proposal is future ready.

Verbatim Comments

"...further explore ways in which these adverse impacts (traffic) can be minimized wherever possible?"

"Have any traffic studies been undertaken?"

"Will there be EV charging stations?"

TEAM RESPONSE

Traffic / Parking Study

The expected traffic generation for a development of this size is approximately 30 trips per hour, which is well below the City of Calgary threshold of 100 trips per hour for a Traffic Impact Assessment (TIA) to be required by a Professional Transportation Engineer. Additionally, the proposed development is exceeding the bylaw-required vehicle parking supply (70 stalls required, 87 provided) so a Parking Study is not triggered. Team Transportation Engineer Bunt & Associates was consulted at the outset of the project to determine if any study would be required and came to these conclusions. City of Calgary Administration came to the same conclusion in their review of the proposed Land Use Redesignation (LOC2022-0153), determining that the impact to area traffic and parking from 1901 College is not substantial.

Traffic Calming Measures

Despite no traffic or parking study requirement, the project team recognizes that there are opportunities for all modes streetscape improvements in the Inner City that can mitigate traffic increases associated with the proposed 1901 College development. The CBMCA suggested the team review potential intersection controls (stop or signal) at the intersection of 5A ST SW and 19 AV SW or the installation of speed bumps along 5A ST SW. Project team Transportation Engineer Bunt investigated these streetscape improvement opportunities against the City's street standards and due to the roadway width and associated traffic volumes, neither suggested improvement could proceed with the expectation that The City would support these changes. Instead, Bunt explored streetscape improvements along 5 ST SW (a Neighbourhood Boulevard with higher traffic capacity) and came to the conclusion that pedestrian bulbouts at the northwest and southwest corners of the 19 AV SW and 5 ST SW intersection would be the most effective tools to slow traffic and improve all modes safety for community members. The bulbouts reduce crossing distances for walkers and wheelers, further improving the safety of the laddered rapid flash crossing adjacent to the site that crosses 5 ST SW. This is a voluntary, cost and time intensive process that Truman is undertaking in response to identified concerns.

Electric Vehicle Charging / Stalls

Truman is committed to providing a sustainable and environmentally conscious building design and lifestyle for future residents. Electric vehicle charging will be provided for several stalls in the underground parkade and building infrastructure will be designed to allow for future charging stalls if needed.

2. Building Height + Massing, Setbacks, Shadowing + Privacy

WHAT WE HEARD

The project team heard from two citizens in general outreach, two at the Information Session, and the CBMCA regarding the proposed height of the building, its massing, and how this change in scale would impact neighbouring properties from a sun-shadow and overlooking perspective. The CBMCA also expressed a preference for a deeper setback onto 5 ST SW. The CBMCA generally provided feedback that the proposed scale could be considered appropriate, as long as modifiers are applied to the M-H1 District to ensure the developable outcome transitions closely with neighbouring land uses.

Verbatim Comments

"it is important to the CBMCA that there are tight modifiers on the MH-1 zoning to limit any future development to the confines of the proposed project"

"I believe 5 stories with a roof top patio (essentially 6 stories), far to high to fit in with the neighbouring houses and apartment buildings of the historic Cliff Bungalow neighbourhood."

"I remain concerned about the fact that the building exceeds the current zoning limits. You have done a good job of trying to camouflage the mass of the building, but that doesn't change the fact that it is, in fact, massive compared to the other buildings on the block and across 5th St"

TEAM RESPONSE

Height, Massing, Setbacks

The project team has designed the proposed 5-storey building to respond to differing built form edge conditions, gathering mass toward 3-4 storey multi-residential neighbours zoned for 5 storey redevelopment and away from lower density neighbours across the lane. This in turn opens the opportunity to reduce sun-shadow and overlooking impacts on neighbouring properties through the integration of a rear yard courtyard and a series of sensitive setbacks and stepbacks on the building's western edge. In order to achieve this type of responsive massing, 1901 College proposes using the M-H1 District, which allows for more creative shifting of mass across a site through increased height and reduced setback rules in comparison to similar nearby land uses, such as the M-C2 District. 1901 College incorporates a street-oriented design that aligns with M-H1 District setback requirements and municipal public realm setback requirements on 5 ST SW and 19 AV SW edges at 2.134m. While the setbacks are shallower than some neighbouring properties, a better massing expression and more active street frontage is created by this design decision, through integration of at-grade street-oriented

units, an enhanced public realm, and a treed boulevard that separates wide sidewalks from the street. The perception of mass on the more prominent street frontages is broken down through the application of different materials: bright brick grounds the first 2-3 storeys of the proposal and provides an articulated street rhythm, while a more uniform darker panelling on the upper storeys provides a simpler and quieter feel in comparison to the brick.

Shadowing + Privacy

Any redevelopment beyond what currently exists on site (three single family homes on four parcels) will result in changes to sight lines and will have sun-shadow and overlooking impacts on neighbouring properties. The project team is working hard to ensure these are mitigated as much as possible. The massing strategy creates a western edge of 1901 College that is set and stepped back further away from direct neighbours, as shown in the Mass Carving Study provided in the Application Brief. Window sizes are also much smaller on the west and south elevations to reduce overlooking on building edges that directly interface with neighbours. While mature trees will be removed from the subject site to allow for the integration of an efficient parkade that provides an oversupply of stalls and reduces on street impacts, new trees and landscaping will be incorporated along street edges and in the courtyard in line with bylaw rules to provide shade and a vegetative screen for neighbouring properties at grade. Finally, the rooftop amenity space has been designed so that overlooking cannot happen onto direct neighbours.

Maximum Height and FAR Modifiers

Project team architect FAAS has been working diligently on a concurrent Development Permit (DP2022-06477) that aligns with the bylaw rules of the proposed M-H1 District. In response to CBMCA feedback on adding modifiers to M-H1 to ensure a contextual fit with neighbours, the project team is happy to do so. A maximum height modifier of 24m and a maximum FAR modifier of 3.0 are proposed, reduced from the M-H1 maximums of 26m and 4.0 FAR respectively. The proposed 1901 College building is largely 19.0m in height as reflected in the Development Permit, however, the additional height in the modifier is being requested to capture elevator and stair access to the rooftop, in addition to rooftop furniture including pergolas, none of which will have a sun-shadow impact on neighbours beyond the 5 storey building mass.

3. Historical Community Nature

WHAT WE HEARD

Two citizens through general outreach and the CBMCA brought forward concerns about preserving the existing historical homes on the site and how the proposed development could reflect the heritage nature of the community.

Verbatim Comments

"Calgary is a young city and I would hate to see historical homes being ripped down when there are so few of them to begin with"

"the look and the feel of the building is more commercial than residential feeling and would not fit in with the neighbourhood"

"These parcels are located within the "Conservation and Infill" area of Cliff Bungalow.... allowing for a portion of Cliff Bungalow-Mission to retain its original character"

TEAM RESPONSE

Preserving Historical Homes

Despite none of the three existing homes on the site being identified as "significant" in the City of Calgary Heritage Inventory or having heritage designation, Truman has made efforts to respect Cliff Bungalow's heritage feel. The name, 1901 College, recognizes Cliff Bungalow's historic street naming program undertaken by the Community Association Heritage Committee, and the use of brick masonry reflects the materiality of surrounding homes and apartment buildings.

The project team feels that young cities such as Calgary need to encourage smart growth and Inner-City redevelopment to reduce urban sprawl, private vehicle trips, and the economic impacts to all Calgarians of overextending the City Budget (maintaining new roads, piped servicing, parks etc in greenfield communities that have a direct impact on property taxes).

Conservation and Infill Area

The Conservation and Infill area of the Cliff Bungalow Area Redevelopment Plan is intended to allow for a family-oriented area within the neighborhood (diversity of housing and family types) and for a portion of Cliff Bungalow-Mission to retain its original character. This family-orientation objective of the Conservation and Infill Area will be achieved through Truman's provision of 1, 2, and 3 bedroom units, allowing for differently sized family units to grow and age within the community. The second objective, to maintain the community's original character, is an important consideration. As none of the three existing structures on the subject site have Municipal Heritage Designation, they are ineligible for protection and maintenance through the City of Calgary Historic Resource Conservation Grant. With these structures coming to the end of their lifecycles at approximately a century old, the project team believes that the more efficient use of these lands for the next century is the proposed 1901 College Development, a change in scale that supports the growth and vibrancy of Cliff Bungalow and adjacent Main Streets. 1901 College will celebrate the historical sense of community in Cliff Bungalow through materiality, street-orientation, at grade entries, and a high quality public realm.

4. Future Tenants + Future Uses, Affordability + Unit Mix

WHAT WE HEARD

Questions were raised by two citizens in general outreach, two folks at the Digital Information Session, and the CBMCA regarding the proposed range of unit typologies, the affordability of future units, and the future uses of the building such as the potential for commercial units in the 1901 College development proposal.

Verbatim Comments

"We always stress affordable housing for new families and young professionals and want to continue a diversity of income in the community."

"Will there be commercial?"

"Can you explain the 10% price reduction in the flyer?"

TEAM RESPONSE

Unit Mix for a Diverse Group of Tenants

The 70 dwelling units are composed of one, two, and three-bedroom units to support young professionals, retirees, families, and a range of other household compositions to attract a diverse community.

Affordability

Liberty Homeownership is a non-profit that was established in 2015 to address the growing housing affordability gap in Canada. It works to empower Albertans with a steady income who do not have the funds for a down payment but want to purchase their own homes. For prospective homeowners who meet income and employment criteria, qualify for a mortgage, and can come up with a down payment of \$1,500.00, the rest of a 5% down payment for a unit will be covered through Liberty. These savings are achieved by Truman providing Liberty with a reduced purchase price from the fair market value of the home. Truman plans to offer 10% of the proposed units in 1901 College through the Liberty Homeownership program.

Future Uses

The proposed Land Use Redesignation to M-H1 allows for commercial uses, however, Truman Homes intends to provide only residential units within this development. This decision creates a contextual use fit with neighbouring properties and continued clustering of commercial uses on the 17 AV SW and 4 ST SW Main Streets only a block away from 1901 College. The concurrent Development Permit provides certainty to Citizens, Community Groups, Administration, and City Council that Truman intends to build what is proposed.

5. Community Amenity Contribution

WHAT WE HEARD

The CBMCA and one citizen inquired regarding how 1901 College benefits Cliff Bungalow-Mission and whether Truman would be willing to make a monetary community amenity contribution in exchange for density bonusing.

Verbatim Comments

"Have you considered voluntary density bonusing in relation to community benefits?"

"What is Truman homes doing to contribute to the community?"

"a voluntary contribution by the Applicant would also act as a gesture to acknowledge that the project does have some negative impacts on the community"

TEAM RESPONSE

Community Amenities

There is no formal requirement to provide a Community Amenity Contribution for this development, as the proposed FAR will not exceed the 3.0 FAR threshold identified in the Cliff Bungalow Area Redevelopment Plan that encourages provision of a community amenity. Until a Local Area Plan is created that incorporates

This said, the project team has carefully considered a comprehensive design that reflects the heritage nature of the community through materiality and naming, increases the number of public boulevard trees, and reduces massing to mitigate adverse impacts on adjacent neighbours. In response to feedback from area residents and the CBMCA on street network safety through the outreach timeline, the project team has also refined the at-grade public realm design, revising landscaping to create a treed boulevard that will separate wider sidewalks from the 5 ST SW and 19 AV SW roadways and result in a considerably more pedestrian friendly and safe environment. Multiple driveway entries, fencing, and sidewalk conditions along busy streets will be changed to improve the walking and wheeling experience along the site's edges.

Despite no requirement or known precedent to provide a community benefit for a project of this magnitude, Truman has also committed to providing voluntary off-site traffic calming measures at significant expense in the form of traffic bulb outs at the northwest and southwest corners of the intersection of 5 ST SW and 19 AV SW. These bulb outs will reduce crossing distances for walkers and wheelers, improve the safety of the existing laddered crosswalk and rapid flash beacon across 5 ST SW, and slow vehicle speeds in response to the narrower roadway. Administrative review will determine if these community-serving traffic calming measures can ultimately be integrated.

6. Support + Interest in Units

WHAT WE HEARD

Three community members and interested parties reached out through general outreach to express support for the 1901 College proposal, primarily in relation to scale and diversified housing opportunities that would allow Cliff Bungalow residents to age in place.

Verbatim Comments

"I live in the block of this proposed development and am supporting it as it is the perfect next place for me when I can no longer manage my home. It allows me to stay in a neighbourhood that I love."

"I live in Roxboro just a couple minutes away. I love the potential for this low rise type of development in that location."

TEAM RESPONSE

Application Support

The project team believes that 1901 College efficiently uses the existing site to bring an appropriate amount of density within a thoughtful design that is responsive to differing neighbouring built form scales and is supportive of the growth of two of Calgary's premier Main Streets. Truman plans to deliver diverse, high quality homes that cater to a diverse range of prospective homeowners. Infill developments of this nature allow more people to enter the home-ownership market than single-detached homes which currently exist on the site, including high-end shared amenities. We are excited to share this proposed development with Cliff Bungalow and the rest of Calgary and appreciate the support we have received from local residents.

7. Engagement + LOC Process

WHAT WE HEARD

Questions were raised at the Digital Information Sessions and at the CBMCA meeting regarding the LOC process and how feedback from the various outreach feedback channels would be used by the project team and in Administration decision-making processes. Citizens were curious if they had the capacity to contribute to the project design at this point in the timeline.

Verbatim Comments

"What is the LOC Process so far, what guidance has administration given? Will this be concurrent?"

"How will the feedback from this session be used?"

"I live less than a block away, and I love the design, but I want to understand what action the community has to participate in the rest of the process"

TEAM RESPONSE

Outreach Process

Our Applicant-led Outreach process has followed the guidance of the City of Calgary's Applicant Outreach Toolkit, by notifying citizens and community groups and inviting feedback via a range of communication channels including hand-delivered postcard mailers, on-site signage, digital community meetings, a project website, phone line, dedicated email inbox, and by following up with engaged citizens.

The outreach conducted to date has resulted in measurable change to the public realm design and to active modes safety in and around the 1901 College site. At the publishing of this What We Heard Report, formal outreach closure will occur. However, the project team will keep open all feedback mechanisms so that citizens and community groups can provide feedback on the Development Permit and stay up to date on Administrative review and municipal decision making stages.

Concurrent Process

A concurrent Development Permit (DP) for 1901 College was submitted shortly after the Land Use Redesignation (LOC) Application. The two applications are running closely together so that citizens and community groups have a fulsome bricks and mortar understanding of the design associated with the proposed land use, and so feedback collected during outreach for the proposed LOC can be reflected in the subsequent building design of the DP. DP2022-06477 cannot be approved by the Development Authority until such time that approval is attained for LOC2022-0153, should City Council vote in favour of the proposed change at Public Hearing.