

Applicant Outreach Summary



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The City of Calgary
Development Applications
Review Team (DART)
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ATTN:

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RE:

Detailed Team Review (DTR1) | LOC2023-0046 (1224 20 AV NW) | R-CG to H-GO

APPLICANT-LED OUTREACH SUMMARY

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout the 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 interested parties. As part of our process, we contacted the local Ward 7 Councillor's Office, Capitol Hill Community Association, and surrounding area residents at the outset of the application process to encourage them to share questions or concerns. Additional elements of our outreach process also included:

Custom On-site Signage: *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed March 1, 2023). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox, phone line and project engagement website. The signage will be updated to notify residents of outreach closure, which coincides with the publishing of this report.

Neighbour Postcards: *Delivered to surrounding area residents and businesses within a ±200 metre radius at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residents and businesses (delivered March 1, 2023) to outline the proposed change and ultimate development vision for the subject site, and direct interested parties to get in touch with the project team directly via a dedicated phone line, email inbox and project engagement website. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner. A second round of mailers will be hand delivered to the same radius to notify citizens of outreach closure, and that a copy of the Outreach Summary is available for download at the project engagement website.

Project Engagement Website: *Launched at application submission*

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team shared project details, preliminary plans and concept drawings online at:

www.ecliving.ca/ch1224-1224-20-av-nw



Visitors to the engagement website were encouraged to download relevant project information, including the Applicant Statement and Site Plan, and to submit any inquiries, questions or comments via an online feedback form. A total number of 20 citizens visited the website since it went live on March 1, 2023. A copy of the Applicant-Led Outreach Summary will be made available for download prior to Calgary Planning Commission and Public Hearing.

WHAT WE HEARD

Community Feedback

The project team did not receive any comments or inquiries from the public on this proposal.

Capitol Hill Community Association

An information rich project summary memo was shared with the Capitol Hill Community Association at the outset of the application, along with an invitation to discuss the proposed Land Use Change. The project team followed up in early April to provide an update on outreach and another meeting invitation. The project team did not receive any response, comments or inquiries from the Capitol Hill Community Association at the publishing of this Outreach Summary and will provide closure messaging shortly, which will include a copy of this Outreach Summary.

Ward 7 Councillor's Office

An information rich project summary memo was shared with the Ward 7 Councillor's Office at the outset of the application, along with an invitation to discuss the proposed Land Use Change. The project team followed up in early April to provide an update on outreach and another meeting invitation. The Ward 7 Councillor's Office did not have any comments regarding this proposal at the publishing of this Outreach Summary, and the project team will provide closure messaging and a copy of this report shortly.



OUTREACH MATERIALS


Custom On-Site Signage





OUTREACH MATERIALS

Neighbour Postcards



Proposed Land Use Change

1224 20 AV NW
R-CG to Housing - Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2023-0046

Hello Neighbour

We are proposing a land use change at **1224 20 AV NW** from the existing Residential - Grade-Oriented Infill (R-CG) District to the new Housing - Grade-Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.

More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

ecliving.ca/engage
engage@civicworks.ca
587.747.0317
Reference: CH224
1224 20 AV NW

City of Calgary Application Info:
dmap.calgary.ca





OUTREACH MATERIALS

Project Engagement Website

[HOME](#)
[COMMERCIAL](#)
[INDUSTRIAL](#)
[LAND](#)
[CONCEPT](#)
[TOWNERS](#)
[CONTACT US](#)

CH1224 – 1224 20 AV NW (LOC2023-0046)

Proposed Land Use Change

On behalf of City Living, CivicWorks has made a Land Use Rezonation (LUR) application to transition the property at 1224 20th Ave NW from the existing Residential – Single-Detached (R1S) District to the Medium-Density Residential (M2) District. The proposed land use change and development vision will enable new and much-needed housing options in the City of Vancouver. City Living will develop the proposed project using the City's Housing & Planning Corporation's Rental Construction Financing Program, which enables the delivery of well-located, high-density, and affordable rental housing options for the City of Vancouver.

Why Here?

The M2 District is only appropriate in inner-city areas along higher order streets or near to Activity Centres, Main Streets and transit stations, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific policy boundaries for the M2 District, including criteria met by the project site, are listed below:

1. An area within an approved Local Area Plan (e.g., North Hill Communities Local Area Plan) identified as a "Neighbourhood Connector" or "Neighbourhood Plan" Urban Form; or
2. If not within an approved Local Area Plan, an area within the "Central City" or "Urban City" as identified in the Municipal Development Plan Urban Structure Map, that is also within one or more of the following:
 - a. 200m of a Main Street or Activity Centre;
 - b. 600m of an existing or capital-funded BRT station;
 - c. 400m of an existing or capital-funded BRT station; or
 - d. 200m of a station that hosts Primary Transit Service.

Project Visuals

Downloadable Documents

Full details currently available for this proposal rezoning can be downloaded below:

[Application Statement](#)
[Site Plan](#)

Project Engagement Website (cont'd)

www.civicworks.ca