

# Applicant Outreach Summary

CPC2023-0553  
Attachment 3



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2023.05.05

**ATTN:**

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The City of Calgary  
Development Applications  
Review Team (DART)  
800 MacLeod Trail SE  
PO Box 2100 Station M  
Calgary, AB T2P 2M5

**RE:**

Detailed Team Review (DTR1) | LOC2023-0048 (1531 20 AV NW) | R-C2 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 any questions or concerns. Additional elements of our Applicant-led outreach process also include:

**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 the proposed land use change (installed March 1, 2023). The signage outlined project details and directed interested parties to get in touch with the project team directly via a dedicated email inbox, phone line or 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 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:

<https://www.ecliving.ca/ch1531-1531-20-av-nw>



Visitors to the engagement website were encouraged to download relevant project details, including the Applicant Statement and Site Plan, and to submit any inquiries, questions or comments via an online feedback form. A total number of 75 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 by interested citizens at outreach closure.

## OUTREACH MATERIALS

### Custom On-Site Signage





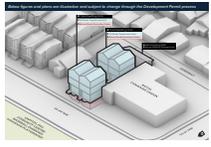
## Proposed Land Use Change

**1531 20 AV NW**  
R-C2 to Housing - Grade Oriented (H-GO) District

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**Hello Neighbour**

We are proposing a land use change at 1531 20 AV NW from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 4 larger townhouse units, 4 smaller flat-style units, 4 parking stalls in a garage, and 4 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 like this one, 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](http://calgary.ca/housingchoice)

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**Get In Touch**

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

[ecliving.ca/engage](http://ecliving.ca/engage)  
[engage@civicworks.ca](mailto:engage@civicworks.ca)  
 587.747.0317  
 Reference: CH1531 - 1531 20 AV NW

City of Calgary Application Information Portal: [dmap.calgary.ca](http://dmap.calgary.ca)  
 Application Reference: LOC2023-0048

### Neighbour Postcards



## Proposed Land Use Change

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R-C2 to Housing - Grade Oriented (H-GO) District  
City of Calgary Application Reference: LOC2023-0048

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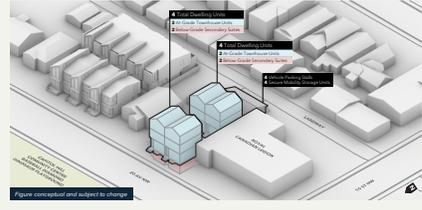
**Find Out More**

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](http://ecliving.ca/engage)  
[engage@civicworks.ca](mailto:engage@civicworks.ca)  
 587.747.0317  
 Reference: CH1531  
 1531 20 AV NW

City of Calgary Application Info: [dmap.calgary.ca](http://dmap.calgary.ca)





**Figure conceptual and subject to change**



## Project Engagement Website

RESIDENTIAL   COMMERCIAL   ENGAGE   ABOUT   CONTACT   TENANTS   TENANT LOG IN

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### CH1531 – 1531 20 AV NW (LOC2023-0048)

#### Proposed Land Use Change

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning, LOC2023-0048) application to transition the property at 1531 20 AV NW from the existing Residential – Contextual One / Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Capitol Hill. EC Living will develop the proposed project using the Canada Housing & Mortgage Corporation's Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

#### Why Here?

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

1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner 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 LRT station;
  - c. 400m of an existing or capital-funded BRT station; or
  - d. 200m of a roadway that hosts Primary Transit Service.

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#### Project Visuals

#### Downloadable Documents

Full details currently available for this proposed rezoning can be downloaded below.

Applicant Statement

Site Plan



Project Engagement Website (cont'd)

## Project Details

Community	Capitol Hill
Current Land Use	Residential – Contextual One / Two Dwelling (R-C2) District
Proposed Land Use	Housing – Grade-Oriented (H-GO) District
Local Area Plan Amendment	The project site is located within the boundary of the North Hill Communities Local Area Plan (2021) and falls within the "Neighbourhood Flex" Urban Form and "Low" scale category, allowing for future multi-residential development of up to 6 storeys. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.
Development Permit	Forthcoming from project team Architect FAAS
Building Height	3 storeys (12m maximum building height)
Residential Buildings	2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)
Residential Units	8 (4 larger 2-3 bedroom upper townhomes and 4 smaller 1-2 bedroom secondary suites)
Vehicle Parking Stalls	4, contained within a garage (0.5 parking stalls per unit/suite)
Secure Bike / Scooter / Stroller Storage Units	4 (1 per unit/suite without an assigned vehicle parking stall)
Resident Amenity Space	6.5m wide interior common courtyard

## Share Your Thoughts

### Contact the City of Calgary

File Address [LOC#: LOC2023-0048](#)  
Visit [dmap.calgary.ca](#)

### Contact the Project Team

Reference - CH1531  
Email [engage@civicworks.ca](mailto:engage@civicworks.ca)  
Phone [587747.0317](tel:5877470317)

Name \*

First Name Last Name

Email \*

File Reference \*

Message \*



## APPLICANT-LED OUTREACH FEEDBACK

### Community Feedback

The project team engaged in conversations with the local community throughout the Applicant-led outreach process, receiving direct feedback from two citizens on the 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 report. The project team will provide outreach closure messaging shortly, which will include a copy of the Applicant-Led Outreach Summary for public review.

### 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, at which point the applicant team engaged in correspondence with the Ward 7 Office on H-GO District-specific information like affordability and sustainability considerations. The project team will provide closure messaging shortly along with a copy of this report to the Ward 7 Office.

## CITY OF CALGARY OUTREACH FEEDBACK NOT RECEIVED BY PROJECT TEAM

### Community Feedback

City of Calgary Administration received community feedback as part of its own separate outreach process for the LOC2023-0048 proposal. At the Detailed Team Review (DTR) stage, City Administration notified the applicant team of seven opposition comments received from citizens on this proposal.

## FEEDBACK THEMES

Between the feedback received in the Applicant-led and City of Calgary outreach processes, a number of key feedback themes emerged that will be responded to in the "What We Heard" section of the report:

- **Proposed Land Use, Density & Community Fit**
- **Traffic, Parking, Site/Neighbour Access Considerations & Laneway Conditions**
- **Building Tenure & Affordable Housing**
- **Waste & Recycling**
- **Landscape Plan & Protection of Mature Trees**
- **Public Engagement Process**
- **Infrastructure Capacity**

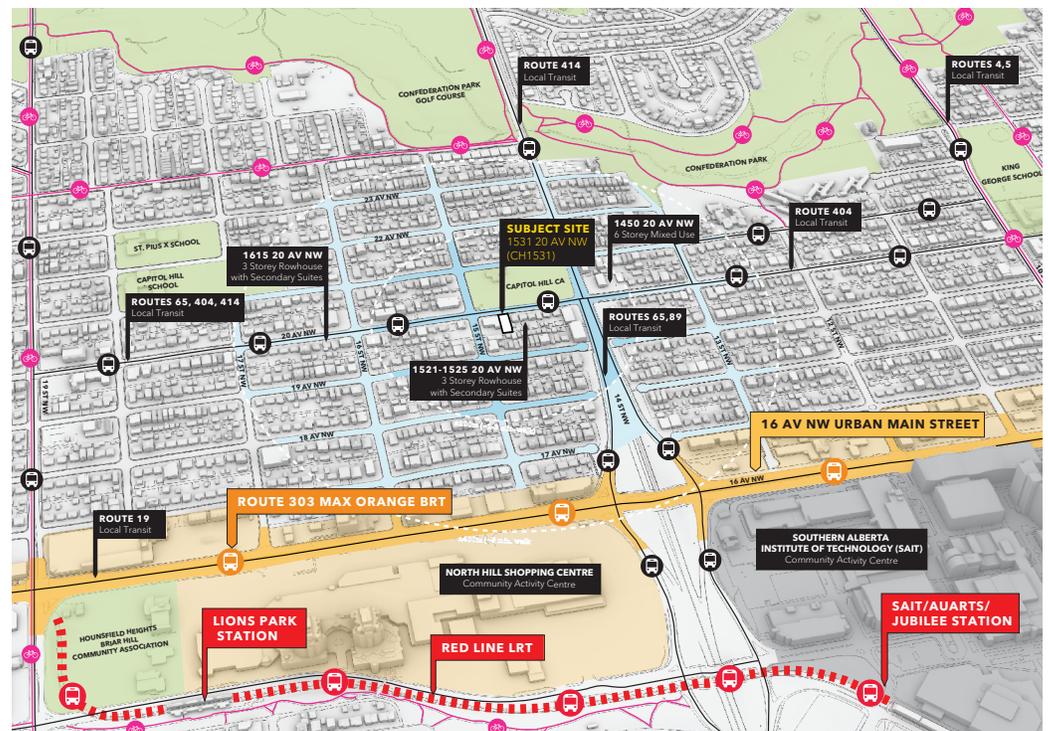


## WHAT WE HEARD

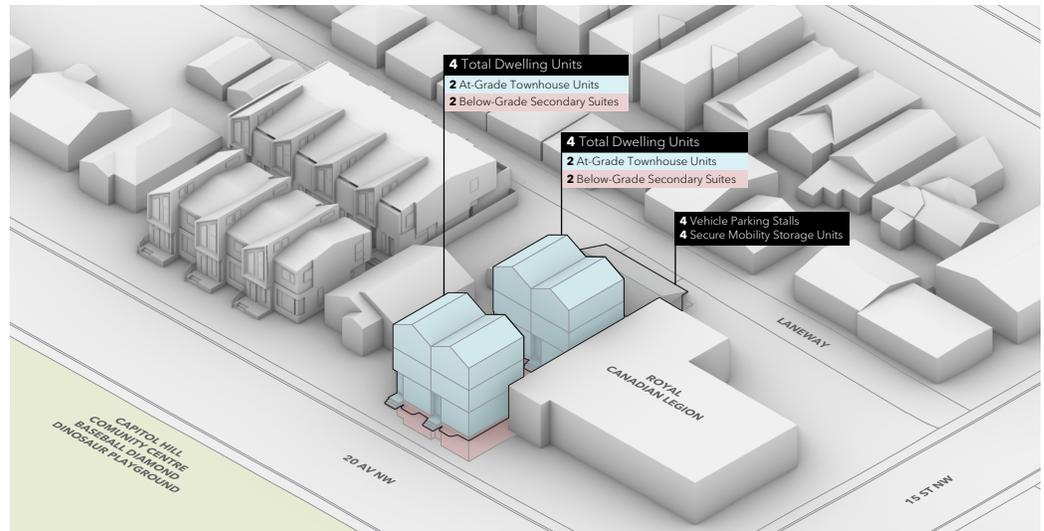
### Proposed Land Use, Density & Community Fit

The project team heard feedback from one respondent on the proposed land use and density. City Administration also received feedback related to the community fit of the proposal. Concerns focused on the proposed use, site layout and building scale lacking compatibility with the surrounding community context and land uses.

- Applicant Response:** The project team stands by the proposed land use and density considering applicable local policy and access to nearby services/amenities. The North North Hill Communities Local Area Plan (2021) designates the site within the “Neighbourhood Flex” Urban Form and “Low” Scale category, allowing for future multi-residential development of up to 6 storeys. The proposed land use and development vision are fully aligned with local area policy and City-led direction on neighbourhood growth, proposing a development vision that fits better contextually with its neighbours than the maximum allowable height permitted by local area policy.
- There are a number of key locational adjacencies that help to support a modest increase in density. The site is located within an amenity-rich area that features walking access to public transit, including the MAX Orange BRT and nearby LRT stations, alternative transportation options, Confederation Park, SAIT, AUArts, North Hill Shopping Centre and the 16 AV NW Urban Main Street.



- The low density residential character of the community is preserved through alignment with rules from the proposed H-GO District, which is intended to accommodate grade-oriented development in a range of housing forms. The development vision seeks to achieve a more contextually-sensitive three-storey built form to minimize impacts to surrounding residents while providing housing options for people of all ages, incomes and lifestyles to access Capitol Hill.



- The detailed design to be submitted as part of a forthcoming Development Permit application will demonstrate how the rules of H-GO Districts are being met. This includes considerations for development density, building height, lot coverage and setbacks to ensure that the development vision adheres to all applicable rules and regulations.

#### Traffic, Parking, Site/Neighbour Access Considerations & Laneway Condition

One respondent contacted the project team with feedback on potential parking and traffic issues with the proposal. The proposed parking supply of 4 stalls for 8 dwelling units was perceived as too low, leading to concerns of added traffic along 20 AV NW and a lack of available on-street parking in the area. City Administration also received feedback from citizens concerned with access to neighbouring properties and poor conditions in the laneway.

- **Applicant Response:** Local area policy and transit-oriented policy in Calgary encourages low-scale intensification along 20 AV NW, a City-defined Collector Street. Collector streets connect surrounding residential areas and generally see higher levels of vehicle, cyclist and pedestrian activity.
- A total of four on-site vehicle parking stalls are proposed in a garage along the rear lane. Vehicle parking is proposed at a rate of 0.5 stalls per unit, in line with requirements for H-GO Districts under Calgary's Land Use Bylaw 1P2007. To supplement vehicle parking requirements, four mobility storage lockers and Class 1 bike stalls have been proposed for units without an assigned vehicle parking stall.
- On-street parking along 20 AV NW is currently restricted to two hours. The subject site is also located within Residential Parking Zone 'F', allowing further restrictions to be placed on residential parking in the area. Although no restrictions are currently in place along this portion of 20 AV NW, requests for signage and parking restrictions can be made by citizens to The City of Calgary by calling 311.
- The accessibility of local transit and cycling routes supports a reduction of vehicle dependence for new residents. The project site is located within easy walking distance to local transit Routes 19, 65, 89, 105, 404 & 414, MAX Orange Bus Rapid Transit (BRT) services along 16 AV NW, and nearby cycling infrastructure along 10 ST NW and Confederation Park. The provision of on-site parking and alternative transportation options will sufficiently address City Bylaw requirements, accommodate demand for the proposed development, and minimize impacts to on-street parking conditions in the area.
- Maintaining clear access to neighbouring properties, including the Royal Canadian Legion, is a priority for the project team. The risk of illegal parking from the development proposal will be mitigated by providing sufficient vehicle and alternative mode parking



options on-site, and by maintaining existing on-street parking restrictions along 20 AV NW. The risk of construction works impacting access to the Legion may also be addressed as a condition of future Development Permit approval, with appropriate practices in place to minimize access issues into the Legion or any other neighbouring property.

- Although there are no plans to re-finish the existing gravel lane as part of the proposal, The City of Calgary has programs and initiatives in place to address any concerns about the condition or use of the laneway. This includes the City-administered Gravel Lane Repair and Backlane Paving Programs. The Gravel Lane Repair Program is city-funded, allowing citizens to report laneway condition or signage issues through 311 or the City's online service request form. The Backlane Paving Program is a privately-funded improvement initiative, that relies on all adjacent property owners paying into the costs of paving their rear lanes.

### **Building Tenure & Affordable Housing**

The project team heard feedback from one respondent seeking additional information about the tenure of units, as well as any considerations for affordable housing initiatives. The respondent wanted details on the building tenure and affordability to support the statement that the proposal would be accessible to people of various ages, stages and wages.

- **Applicant Response:** The proposal is for a purpose-built rental development, with a diversified mix of 1 to 3-bedroom units. Management of the rental units will be organized by the developer-builder, EC Living. The proposal will realize new and much needed "Missing Middle" rental housing options, contributing to housing diversity in the area and helping to address an increased demand for rental housing options in Capitol Hill.
- EC Living will develop the proposal using the Canada Housing & Mortgage Corporation's *Rental Construction Financing Program*. This program offers interest-free loans for the construction of sustainable rental projects in Canada, with eligible developments offering units at 10% below market rents for at least 10 years. The funding available through the *Rental Construction Financing Program* will enable the delivery of well-located, high-quality and affordable rental housing options in Capitol Hill.

### **Waste & Recycling**

One respondent contacted the project team with concerns related to the waste & recycling strategy for the proposal. The respondent noted that a similar courtyard-oriented townhouse development down the street was responsible for consistently blocking the rear lane with waste and recycling bins.

- **Applicant Response:** Private waste and recycling collection will be organized by EC Living and handled entirely on-site. Bins will be stored in a screened and fenced area located away from neighbours. All waste and recycling bins will be collected and returned to the designated storage area at the rear of the property by the private collection service based on demand. No laneway blockages are anticipated with the waste and recycling strategy for this proposal.

### **Landscape Plan & Protection of Mature Trees**

The removal and loss of mature on-site trees was identified as a concern from citizens as part of the City-Led outreach process. Although there are no public trees adjacent to the site, citizens sought to retain mature private on-site trees to maintain the existing vegetation and canopy in the neighbourhood.

- **Applicant Response:** The project architect FAAS always tries to retain as many mature on-site trees as possible. Details on the comprehensive landscape strategy will be included as part of a forthcoming Development Permit application. At that stage, the project team will work through the design of the site to retain mature front yard trees where possible,



pending feedback from an arborist. The comprehensive landscape strategy included in the future Development Permit application will demonstrate how specific landscape bylaw requirements for H-GO districts are being met (and exceeded), with considerations for the soft and hardscape design of the site and minimum number of plantings on-site.

### **Public Engagement Process**

One respondent provided feedback to the project team questioning the public engagement process for the application. The respondent noted a lack of clear definition between Applicant-led and City-led outreach which created confusion over who was responsible for what elements of public engagement.

- **Applicant Response:** As a requirement of all Land Use Change applications in Calgary, applicants must outline any public engagement methods used to date, and demonstrate how community feedback was used to shape the development vision. The applicant team used The City's Outreach Toolkit to tailor an appropriately-scaled public engagement strategy for this development proposal. A full outline of engagement methods used by the applicant team is provided in the "Applicant-Led Outreach Summary" section of this report, which is used to supplement City-led engagement processes.
- In addition to Applicant-led outreach, The City of Calgary also mandates its own public engagement strategy for development applications. On-site signage and online access to project details are shared directly with citizens to give them the opportunity to provide direct feedback to City Administration.

### **Infrastructure Capacity**

The capacity of City infrastructure was brought up as a concern by City Administration through the City-Led outreach process. Specifically, respondents noted that there were existing sewer and water problems within this area of Capitol Hill.

- **Applicant Response:** The capacity of City infrastructure, including sewer and water utilities, was reviewed by the Utility Engineering as part of the City's Detailed Team Review (DTR) for this proposal. In the DTR response, it was noted that water and sanitary sewers were available to service the future development. Details of the site servicing and stormwater management strategies will be reviewed by Utility Engineering through a Development Site Servicing Plan (DSSP) to be submitted at the future Development Permit stage.
- Off-site levies are owing on any future redevelopment of the site. These levies will be collected as part of the forthcoming Development Permit process, which allocates funds towards infrastructure upgrades in the area.