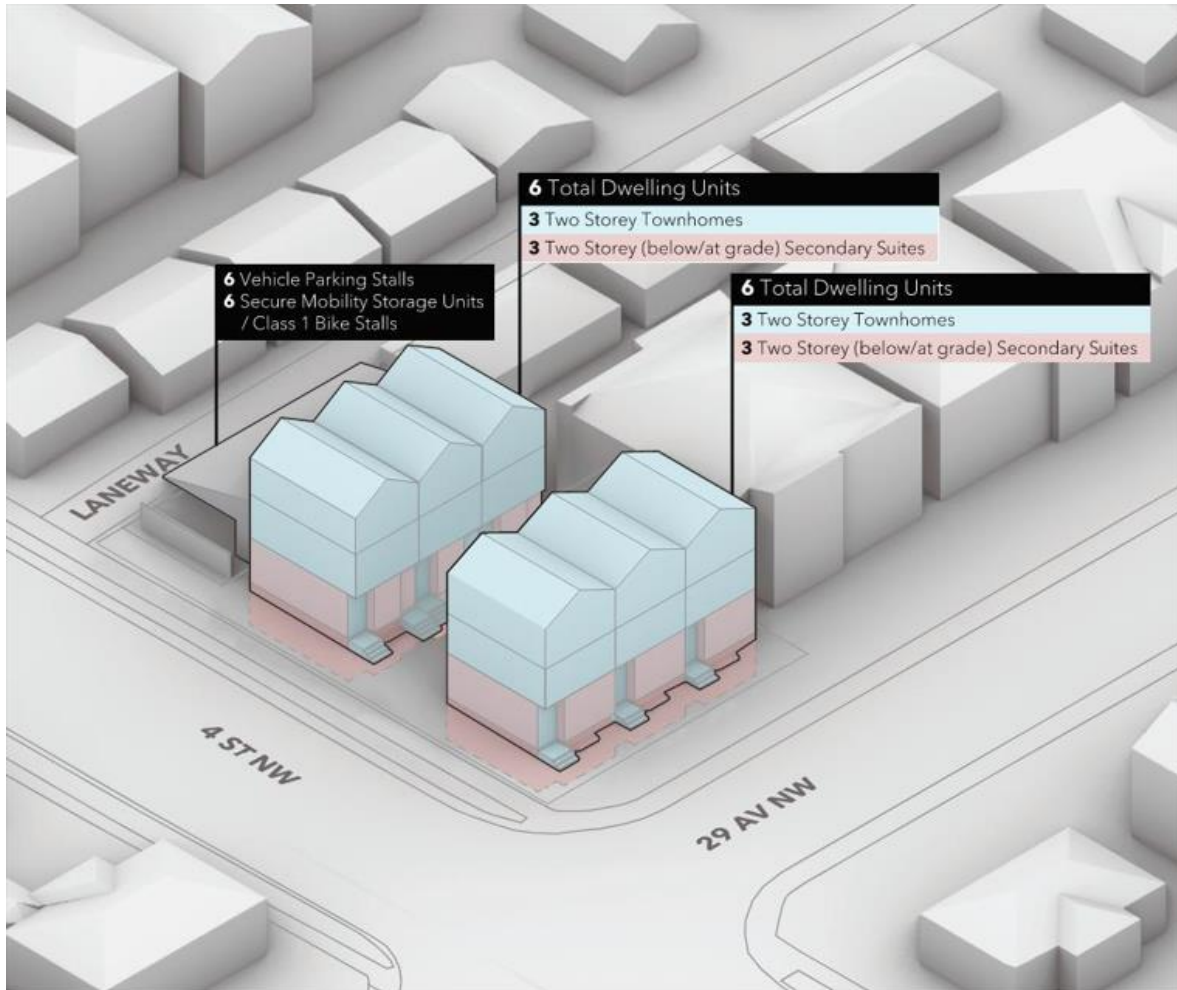


# Applicant Outreach Summary

2023-05-10



## APPLICANT-LED OUTREACH SUMMARY

466 29 AV NW  
LOC2023-0047



Issued:  
2023.05.08

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## SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 466 29 AV NW from the existing Multi-Residential - Contextual Low Profile (M-C1) District to the Housing - Grade-Oriented (H-GO) District to accommodate 6 upper townhome units and 6 below/at grade secondary suites with 6 parking stalls in a two building, three-storey, rowhouse-style development. The development concept places three townhome units and three secondary suites along 29 AV NW, and three units and three suites fronting an internal courtyard. End units of each building front onto the 4 ST NW Main Street.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between February - May 2023 and are further detailed below. Interested parties including the Mount Pleasant Community Association (MPCA) and Ward 7 Office were invited to participate in our process, which has focused on informative and fact-based engagement and communications. A digital webinar was also held where community members could engage directly with the project team.

### HOW WE ENGAGED

#### FEBRUARY 2023 - APPLICATION SUBMISSION

- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information;
- Displayed a sandwich board on the site, providing proposal details and contact information (ongoing);
- Activated and monitored a dedicated engagement email, phone line and website (ongoing);
- Shared project overview letter and site plan with the MPCA and Ward 7 Councillor's Office, offering virtual meetings.

#### MARCH - APRIL 2023

- Schedule and advertise public webinar via MPCA communication channels, on site signage, invitations hand delivered to neighbours within +/-200m of the subject site and online via dedicated website;
- On-going correspondence and direct responses provided to all interested parties including Ward 7 and the MPCA;
- March 30, 2022 Digital Information Session Public Webinar held over Zoom.

#### MAY 2023 - OUTREACH CLOSURE

- Hand delivered a second round of letters to neighbours within +/-200m of the subject site, providing outreach closure and project updates;
- Updated on-site signage provide notice of outreach closure and uploaded Outreach Summary to project website and available for review;
- Shared Outreach Summary Letter with City Administration, MPCA, and Ward 7 Office;
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

### INTERESTED PARTY FEEDBACK

Over the outreach timeline, the project team received direct feedback from 8 individual community members by phone, email, or through the online website feedback form. The project team also heard and recorded feedback during the question and answer portion of the online public webinar in March 2023 which had 29 attendees, 11 of whom lived within a block of the site. The project team shared Land Use Redesignation information packages with and the MPCA and the Ward 7 Offices, offering meetings to discuss the application. The Ward 7 Office provided a thank you message for the information sharing. During the outreach period, the MPCA was reorganizing their Planning Committee, and a public digital webinar was held in lieu of a meeting with the MPCA. The project team looks forward to continued dialogue with the MPCA and Ward 7 office through the future Development Permit review process.

Project feedback has been categorized into 5 categorized themes. Each theme begins with an outline of what the project team has heard and then provides a project team response.

#### FEEDBACK THEMES

- Parking, Traffic + Pedestrian Safety, Lane Paving
- Density, Tenure, Property Values
- City of Calgary Review & Project Outreach Process
- Height / Privacy, Unit Size, Materiality, Vandalism
- Landscaping & Lot Coverage



# WHAT WE HEARD

## PARKING, TRAFFIC + PEDESTRIAN SAFETY, LANE PAVING

### WHAT WE HEARD

The most common feedback theme related to the parking supply proposed for the development and potential implications for on-street parking congestion. Concerns with potential increased risk of danger for pedestrians were also shared and one respondent asked if any future lane paving costs would be shared by the units on the property.

### RESPONSE

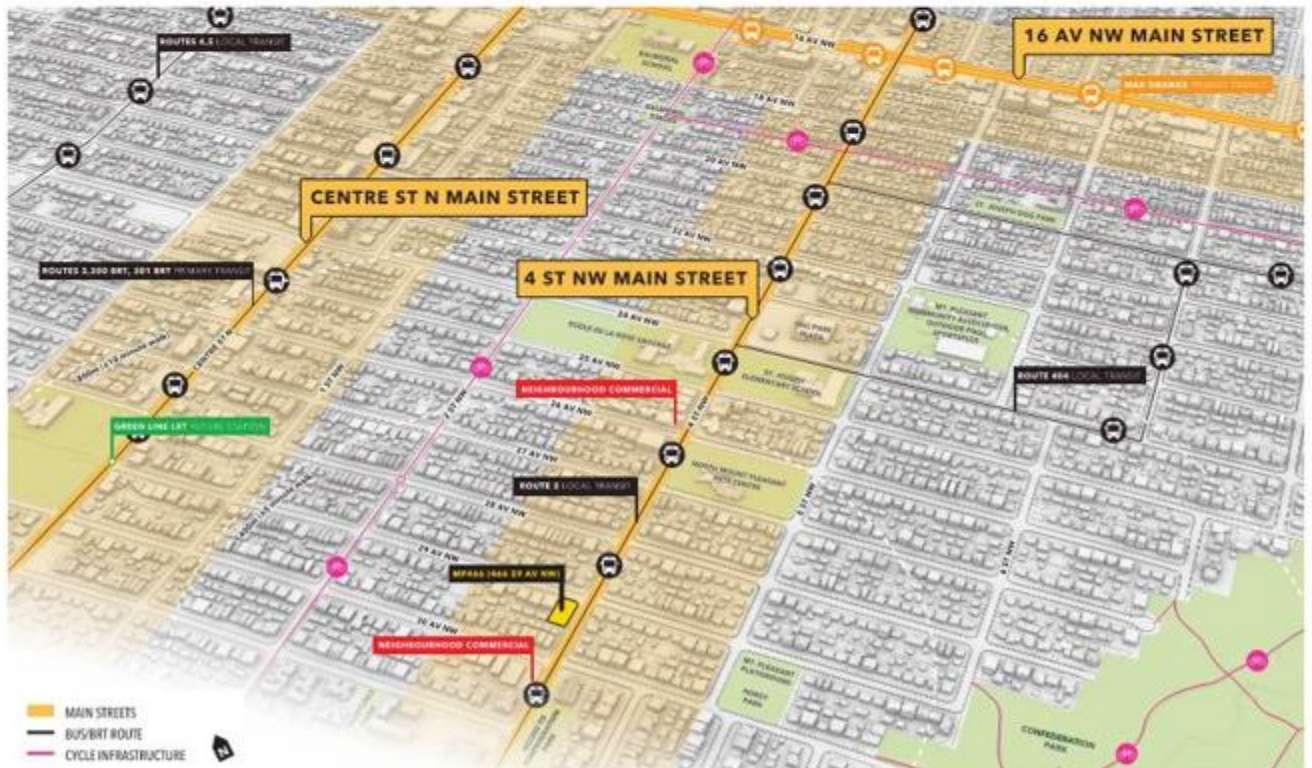
- There are 6 parking stalls proposed for MP466 in a garage accessed via the rear lane. The amount of parking proposed aligns with the Council approved Land Use Bylaw rules of the stock H-GO District with a ratio of 0.5 vehicle parking stalls for all units or secondary suites. Units not assigned a vehicle parking stall is provided with active modes storage lockers or enclosed bike parking (the mobility storage units are large enough for a cargo/e-bike, stroller, e-scooter, etc).

The project site is within 50m of bus stops for Route 2 local transit service on 4 ST NW and 800m (~10 min. walk) of additional Routes 3, 300, 301 primary transit

service on Centre ST N providing frequent transit travel options to future residents to access downtown Calgary and other parts of the city. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles. The site is also within 800m of the future 28 AV Green Line LRT station.

There are multiple cycle routes and regional pathways near the site along 2 ST NW, 10 ST NW, 19 AV NW, and Confederation Park connecting cyclists safely to the greater cycling and pathway network.

In response to feedback regarding on-street parking congestion, the project team is exploring the recommendation that all units be excluded from qualifying for Residential Parking Permits (RPP), which can be legally incorporated as a condition of Development Permit approval. While there are no on-street parking restrictions currently on the north side of 29 AV NW in Mount Pleasant in this area, the greater area to the south is within Residential Parking Zone JJ (RPZ). The Residential Parking Program (RPP) is a method that residents can request the City of Calgary implement



to manage on-street parking impacts to ensure there is a reliable and predictable amount of available space on each block. RPZs are established by The City using data and may be created when there is demonstrated, ongoing parking congestion in a residential neighborhood that is the result of a major parking generator, such as a commercial node or business that generates moderate to significant vehicular traffic. This theme was discussed at length during the March 30th online webinar. More information on how to establish a new zone can be found on The City of Calgary's website at [calgary.ca/roads/residential-parking-zones](http://calgary.ca/roads/residential-parking-zones).

- The project team has consulted with transportation engineers Bunt & Associates through similarly scaled projects within the inner-city where it was determined that proposals of this scale are not significant generators of traffic.

Further, The City of Calgary classifies 4 ST NW at this location as a Neighbourhood Boulevard, a higher order road classification that is intended to accommodate 12,500 - 22,500 vehicles per day. A recent 6 Hour Intersection Count Study performed by the City of Calgary in June 2022 at 29 AV NW and 4 ST NW found the total number of vehicles observed over a period of 6 hours was 5,779 at this intersection. Observation was conducted during three two-hour periods during the main peak traffic hours (7:00AM-9:00AM, 11:00AM-1:00PM, and 4:00PM-6:00PM). At current, this amount of volume is well below the intended general targets within the Calgary Transportation Plan (2020) which outlines guidelines for future planning of Calgary's road network.

- Regarding pedestrian movements at the nearest crosswalk at 30 AV NW and 4 ST NW, there is currently a rapid flash beacon and ladder crosswalk signaling to motorists that pedestrians are prioritized at this intersection. Future infrastructure improvements to the 4 ST NW roadway and streetscape is subject to review by The City of Calgary and capital budget planning. The project team would note that the 4 ST NW Main Street also has a Public Realm Setback, which is an area designated in the Land Use Bylaw intended to accommodate public realm improvements such as pedestrian environment and streetscaping enhancements (such as landscaping) or mobility improvements. The project team is highlighting this community feedback for consideration by the City of Calgary Mobility Engineering Department in future streetscape projects.
- While EC Living will retain ownership of the entire property, the cost and responsibility of backlane paving

falls on property owners within a citizen-initiated local improvement project. The City will assess each property owner's share of the project's cost based on the width of the property and width of the backlane.

## DENSITY, TENURE, PROPERTY VALUES

### WHAT WE HEARD

Six respondents provided feedback that the number of units proposed for the site is excessive and one respondent expressed support for increased density. The project team heard questions from three respondents about the tenure of the project, and how property management would be run, and two respondents had questions about how redevelopment might impact property values of adjacent properties.

### RESPONSE

- The H-GO District is a new land use district that regulates density based on building form (through Floor Area Ratio) rather than through units per hectare. As a result, the overall mass of building forms (through two- and three-storey buildings) can be enable a gentler transition to the surrounding community, opposed to larger apartment buildings that could achieve a similar density potential.

The H-GO District is not appropriate or eligible everywhere. The subject site meets the criteria for the H-GO District based on various policies, and is supported by frequent transit and surrounding amenities.

The 4 ST NW Main Street is identified in the North Hill Communities Local Area Plan as a Neighbourhood Connector Urban Form and Low Building Scale categories, which means multi-residential development of up to six storeys is supported. EC Living has specifically proposed rezoning to the Housing - Grade Oriented (H-GO) District for 466 29 AV NW because the proposed density and three storey scale balances municipal policy against creating a sensitive transition to neighbouring properties. The design intention is bylaw-aligned with the proposed H-GO District and meant to add density to the street in a manner that minimizes impacts to neighbours. The MP466 site is currently already zoned for multi-residential development as the M-C1 district which could allow for a 4 storey apartment-style development. The decision to propose the H-GO District is to achieve a more sensitive approach in the continued evolution along 4 ST NW and with the existing adjacencies both across the rear lane and along 29 AV NW that include a number of 2 storey semi-detached homes.



North Hill Communities Local Area Plan Map 3: Urban Form Category



LEGEND

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Parks + Open Space
- City Civic + Recreation
- Active Frontage
- Comprehensive Planning Site

North Hill Communities Local Area Plan Map 4: Building Scale Category



LEGEND

- Limited (up to 3 storeys)
- Low (up to 6 storeys)
- High (up to 26 storeys)
- Low - Modified (up to 4 storeys)
- Mid (up to 12 storeys)
- Parks, Civic + Recreation

- The proposed development vision intends to offer all units as two-bedroom which allow flexibility over 3-bedroom or smaller one-bedroom units for future residents whether they include small families, students, young professionals, couples, or downsizers who value vibrant and walkable neighbourhoods like Mount Pleasant.
- As the developer-builder, EC Living will retain ownership and provide property management for all units which will be offered as rentals. By taking this approach, EC Living has a vested interest in maintaining positive relationships with their neighbours and ensuring that future residents are carefully selected to protect their asset long-term. It is also in their best interest to address any necessary property maintenance to keep the development in a state of good repair. This includes the proper care of any new landscaping, snow removal, and privately contracted waste, recycling, and organics management, all of which comprise a significant overall and ongoing investment in the property.
- Any potential impact on property values is not a land use consideration of the City of Calgary land use redesignation process. Council members and Administration are limited to reviewing land use applications based on the merits of the planning considerations only, and property value does not fall within that category. The project team stands by the proposal and development vision, emphasizing the quality of design, attractive and durable materials, and abundant landscaping - all factors that are to be determined and refined through review of a future development permit application.

## **CITY OF CALGARY REVIEW & PROJECT OUTREACH PROCESS**

### **WHAT WE HEARD**

Feedback was received from three respondents with questions and concerns regarding the The City of Calgary's application review process and the project outreach strategy.

### **RESPONSE**

Approval of any land use redesignation application does not automatically approve any other properties/lands to also be redesignated. This application is solely for 466 29 AV NW and the application or LOC2023-0047 is reviewed and evaluated individually on its own merits. Any subsequent applications, including a Development Permit application, will have a separate application, review, and approvals process independent of LOC2023-0047.

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout the application process. CivicWorks undertakes an fulsome outreach process in support of all applications to ensure a clear and transparent process for all interested parties, exceeding The City of Calgary minimum outreach expectations for this type and scale of development.

In addition to contacting the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share questions or concerns, the project team also provides several options for nearby residents to get in touch directly with the project team including:

- Custom On-site Signage;
- Neighbour Mailers;
- Phone Line, Email Inbox, Dedicated Project Website;
- Digital Information Session Public Webinar.

## **HEIGHT/PRIVACY, UNIT SIZE, MATERIALITY, VANDALISM**

### **WHAT WE HEARD**

One respondent provided feedback to the project team with concerns regarding building height and potential overlooking and privacy concerns. One respondent had a question on the size and configuration of the upper and lower units. One respondent raised concerns that privacy screens will be vandalized.

### **RESPONSE**

The proposed development takes into account the site context, specifically with regards to shadowing and overlooking on neighbouring properties. While the existing Local Area Policy permits up to 6 storeys at this location, the application proposes a maximum building envelope height of 12.0m (equivalent to 3 storeys) in accordance with the rules of the H-GO District to ensure a contextual fit with neighbouring forms. This height offers a smooth transition to the adjacent low-density residential districts, which have a maximum height of 10.0m.

Furthermore, the H-GO District mandates a height chamfer along the shared property line to reduce the overall appearance of height and mass from neighbouring properties. The buildings are thoughtfully designed to be oriented towards the street or internal courtyard space, thereby minimizing overlooking on adjacent neighbours. Additionally, through a future development permit project architects FAAS will mitigate privacy or overlooking concerns by limiting the size and placement of windows where possible in consideration of the purpose of rooms

OUTREACH STRATEGY MATERIALS



## Proposed Land Use Change

**466 29 AV NW**  
**M-C1 to Housing - Grade Oriented (H-GO) District**  
City of Calgary Application Reference: LOC2023-0047

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**Hello Neighbour**

We are proposing a land use change at 466 29 AV NW from the existing Multi-Residential - Contextual Low Profile (M-C1) District to the new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-story courtyard-oriented stacked townhouse development, with 6 townhouse units, 6 secondary suites, 5 parking stalls in a carport and 6 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](https://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:

[caliving.ca/engage](https://caliving.ca/engage)  
[engage@cityworks.ca](mailto:engage@cityworks.ca)  
587.747.0317  
Reference: MP466 - 466 29 AV NW

City of Calgary Application Info: [dmisp.calgary.ca](https://dmisp.calgary.ca)



## Proposed Land Use Change

**466 29 AV NW**  
**M-C1 to Housing - Grade Oriented (H-GO) District**

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**Hello Neighbour**

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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](https://calgary.ca/housingchoice)




**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.

[caliving.ca/engage](https://caliving.ca/engage)  
[engage@cityworks.ca](mailto:engage@cityworks.ca)  
587.747.0317  
Reference: MP466 - 466 29 AV NW

City of Calgary Application Information Portal: [dmisp.calgary.ca](https://dmisp.calgary.ca)  
Application Reference: **LOC2023-0047**






Figure conceptual and subject to change.

Neighbour Mailer (Front and Back)

On-site Signage



RESIDENTIAL
COMMERCIAL
INDUSTRIAL
ABOUT
CONTACT
TRANSIT
TRANSIT (596.8)

## Digital Information Sharing Session

Thank you to everyone who attended the Digital Information Session for 505-585 39 AV NW (LOC2023-0059) and 466 29 AV NW (LOC2023-0047) on March 30, 2023.

We will be incorporating all feedback into an Outreach Summary Report in the next phase that will be published on this webpage as well as shared with City Administration and on the public record with Calgary Planning Commission and City Council to share their decision.

### MP466 – 466 29 AV NW (LOC2023-0047)

**Proposed Land Use Change**

On behalf of EC Living, CIVICWorks has made a Land Use Rezonation (Loc2023-0047) application to transfer the property at 466 29 AV NW from the existing Multi-Residential - Contextual Low Profile (M-C1) District to the Housing - Grade Oriented (H-GO) District. The proposed land use

**Why Here?**

The H-GO District is only applicable to 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 policy boundaries for the H-GO District include:

Dedicated Project Website

with windows on the second level or above, such as bedrooms that have lower traffic and activity during the day.

MP466 will be designed with a focus on high-quality materials to ensure its longevity and durability. The potential for vandalism and steps to mitigate any damage that may occur will be taken into consideration through a future development permit application. EC Living makes use of high quality and durable building materials, and is committed to providing a safe and secure living environment for future residents of the development.

## **LANDSCAPING & LOT COVERAGE**

### **WHAT WE HEARD**

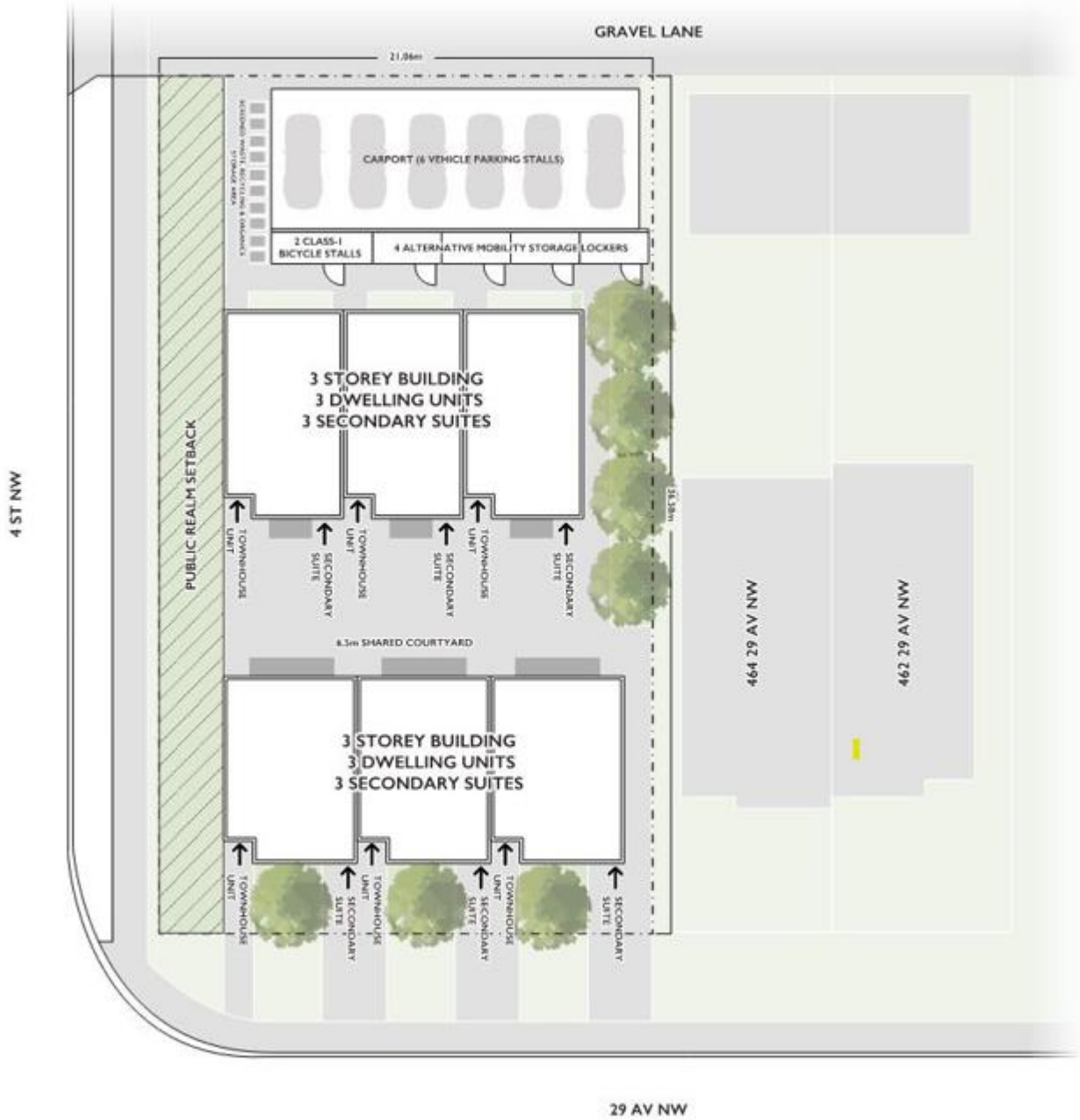
One respondent provided concern to the project team regarding the existing tree canopy and replacement landscaping. The project team also heard concerns regarding parcel lot coverage.

### **RESPONSE**

- The H-GO District is a new land use district that includes specific rules about landscaping, such as minimum required number of trees and shrubs and their minimum size requirements, etc. As a requirement of the H-GO District the project team architects/landscape architects will complete the Landscape Plan which will add numerous new trees and shrubs to the site, replenishing the tree canopy. The Landscape Plan must include a variety of species of trees and shrubs of minimum size that are suitable to our hardiness zone, and will be thoughtful about the best locations for planting for both survival and aesthetics. All efforts to retain existing trees will be made. Additionally, there are 4 public trees/shrubs along 29 AV NW that are on City property which are protected by the City's Tree Protection Bylaw. More information about the requirements for protecting public trees when building or developing a property can be found in the Tree Protection Plan on the City of Calgary website. The Tree Protection Plan rules are in place to protect the root beds and ensure the long-term health and survival of the trees.
- The H-GO district rules have a maximum lot coverage of 60 percent. Through a future Development Permit application (inclusive of the landscape plan) review process, The City of Calgary will ensure compliance with the Land Use Bylaw.



MP466 CONCEPTUAL SITE PLAN



Note: Conceptual in nature and subject to change through future Development Permit application review.