

# Applicant Outreach Summary

## RE: Land Use Amendment – 1625 23rd Avenue SW (LOC2022-0188) – Public Consultation Summary

In relation to our application to amend the City of Calgary's Land Use Bylaw (1P2007), CityState Consulting Group has undertaken consultation and outreach to relevant stakeholders and community leaders prior to and since the application submission.

As an application to facilitate low-density redevelopment of a single corner lot in the Bankview neighbourhood, the Community Outreach Assessment Tool enclosed in our application submission graded this project 1A, "likely of low impact to the community and is not proposing a major change or disruption." Based on this grading, two to three public consultation approaches are recommended, directed to a targeted audience.

Prior to identifying the best approach for redevelopment of this lot, the property owner undertook direct, informal discussions with neighbouring property owners along 16 Street SW. Based on these discussions, it was determined that there is no immediate opportunity to include these properties in a consolidated application, and no direct opposition to an application for our standalone lot.

Following submission of our application, we contacted the Ward 8 Office to offer a meeting to discuss our intentions for this site. We received a response from Alicia Ta, Policy and Planning Strategist, on October 20, indicating that they "understand [our] planning rationale and intent for proposing this land use amendment from R-C2 to M-CG, and do not feel that we need a meeting at this time." They encouraged us to offer a similar meeting to the Bankview Community Association (BCA). We met virtually with Michael Waissman, Director at Large, Development Committee, on the evening of November 16. He had priorly collected input from other BCA members and forwarded two questions/requests he had received from the community:

**1. Request that all proposed parking spaces will be provided on site to avoid reliance on street parking.**

**Response:** Conceptual layout showing ground-level unit configuration and parking stalls to be provided by our in-house design team to Mr. Waissman for distribution to inquiring party. On site parking provisions to meet or exceed City of Calgary bylaw requirements.

**2. Request that design of all buildings take into account traditional architectural stylings reflected in houses along 16 Street SW.**

**Response:** Detailed design to take place prior to submission of Development Permit application. Design will consider the varied architectural stylings found in the Bankview neighbourhood, with particular attention to the unique character aesthetic of the 2400-block of 16 Street SW. Features such as hipped roofs, panel siding, articulated mouldings, and muntin bars on windows may be considered to create an aesthetic which is complementary to the site's surroundings.

Mr. Waissman expressed his personal support for the gentle infill approach to our project and the 5-unit limit that the M-CG designation would establish. He noted the prevalence of similar developments in Bankview and felt that our approach is consistent with the direction of new housing supply. In response to the above two requests, he felt that our proposed solutions will satisfy the community's concerns and result in support for this project.

Finally, we shared with Mr. Waissman one of the comments received from City staff regarding the concern around shadowing on Buckmaster Park and the Bankview Community Garden. Mr. Waissman noted that he is very familiar with Buckmaster Park. He did not share staff's concern and felt that the scale of development proposed is in line with the community's expectations and would not negatively impact park users by way of shadowing. A conceptual shadow study will be provided to staff along with the preliminary layout.

Overall, feedback towards our proposal has been supportive from all parties. No further correspondence has been received by our firm or, to our knowledge, by City staff since the development sign was posted on October 28. The lack of concern from neighbours and the surrounding community reflects the gentle scale of the proposed land use change and suggests passive support for incremental density in this location.

Any questions regarding this summary or our application can be directed to Aidan Shirley at [aidan@citystate.ca](mailto:aidan@citystate.ca) or by phone to (778) 707-3659.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aidan Shirley', with a stylized flourish extending from the end.

Aidan Shirley  
Development Planner, CityState Consulting Group