



7111 14 Avenue SW Land Use Redesignation

Engagement Summary

LOC2023-0003

Engagement Summary

Project Overview	3
Engagement Overview	5
Summary of Community Input	6
What Has Changed	8



Figure 1. 7111 14 Avenue SW, Site Context

Project Overview

Live Well Communities intends to develop the parcel located at 7111 14 Avenue SW into a four-storey multi-residential building. This new application seeks to redesignate this parcel from the existing DC to the Multi-Residential – Low Profile (M-1) district.

Previous Application Background

A previous application (LOC2021-0143) to redesignate from Direct Control (DC 12Z96) to a Direct Control (DC) designation based on Multi-Residential - Medium Profile (M-2) district was refused by Council in a split decision on September 13, 2022. The revision to the application has been informed by the questions, comments, and concerns expressed by the public and Council during the September 13 public hearing and subsequent public engagement.

What We've Changed

The proposed M-1 presents a substantially different application from the one heard by Council in September 2022. The changes outlined below are the result of and a response to the concerns of height, density, massing, and commercial use expressed by the public and Council throughout the previous application and during this application's engagement phase. These changes include:

- » **Reduction of Permitted Density:** The previous application contemplated no maximum density, whereas the new proposal has a maximum density of 148 units per hectare, or 73 total units.
- » **Reduction of Permitted Height:** The previous application used the maximum building height of the M-2 district (16.0 metres), whereas the new proposal uses M-1's maximum height of 14.0 metres.
- » **Reduction in Number of Storeys:** Due to the reduction in permitted height the new proposal will be four storeys, a reduction from the previously proposed five storeys.
- » **Elimination of all Commercial Uses:** Unlike the previous application that proposed the inclusion of medical professional and restaurant-style uses, the new proposal does not allow any commercial uses.
- » **Use of a Stock District:** Unlike the previous application, the proposed land use redesignation uses a stock Multi-Residential - Low Profile (M-1) district.

During this application's engagement phase a total of three main tactics were used to spread word about the application and gain community input. These included a project website, distributing information postcards to nearby neighbours, and hosting an in-person community open house. In addition to these applicant-led initiatives, the project website and application information was shared by local community leaders.

As with engagement from the previous application, the project team gained further insight into the values and concerns shared by the community throughout this process. In addition to the changes outlined above, the application now also commits to providing an easement over the western property line to accommodate a public pathway connection, to be secured at time of Development Permit.

Project Timeline



Figure 2. Project Timeline

Engagement Strategy

As with the previous application, steps were taken to ensure nearby neighbours were informed about the project and able to provide their feedback to the project team. The following key objectives framed the focus guiding engagement:

1. **Educate.** Help community members understand how the application has evolved from the previous proposal on the site.
2. **Explain.** Frame the application within the City's overarching planning policy context, providing a base level understanding for how it aligns with the overall direction of growth and development across Calgary.
3. **Understand.** Listen to community concerns related to the land use redesignation and seek to address them as possible, within the constraints of project viability.

Engagement Overview

Project Website

Original Live November 2021; Updated February 2023

To support project continuity, the existing project website from the previous application was maintained and updated in February 2023 with the revised application information. By allowing residents to provide feedback on the project from the comfort of their home and at their convenience, project websites foster greater opportunity for a wider range of the public's opinions to be heard when projects are compelling enough to warrant comment.

The website included a form through which feedback could be provided directly to the project team or to the City's file manager. The project website was viewed over 230 times by the public, and 3 comments were received through the website.

What Was Said

- » The proposed development is still too tall and too dense for the neighbourhood.
- » There is no need for increased density in the neighbourhood.
- » The proposed development will create too much traffic and on-street parking.

Community Open House

February 28, 2023

The project team distributed project postcards to surrounding nearby neighbours with a focus on informing those nearby about the in-person community open house, and to drive traffic to the project website. In addition to postcards, Chris Hodgson also circulated open house invitations to the community. While the original scheduled open house was postponed due to weather, the event was held the following week.

Approximately 65 people attended the event that featured open house panels explaining the new application, the changes that had been made from the previous application, and providing visual context and site plan examples of how the proposed development will likely look. The project team was present to discuss the proposed application and took questions from the community, seeking to address concerns related to the land use redesignation.

What Was Said

- » The proposed reduction in height and density was not enough.
- » Support for the removal of commercial uses.
- » The proposed site plan did not provide enough green space.

Website Goals:

- » Discuss the development proposal and how it has changed from the previous application.
- » Gain comments, concerns, and feedback from the public to enhance the proposal moving forward.

Meeting Goals:

- » Provide community members with information about the proposed development, including how it has changed from the previous application.
- » Discuss the development proposal with directly impacted adjacent neighbours.
- » Gain comments, concerns, and feedback from neighbours to further enhance the proposal moving forward.

Summary of Community Input

Through the engagement tactics outlined in this summary the project team interacted with dozens of community members and gained insights into the values and concerns those community members have regarding the proposed rezoning. Common themes arose from engagement and are summarized in the table below:

Theme	What Was Said	Project Team Response
Height	» Concern the building is still too tall.	The proposed land use permits a maximum height of 14.0 metres. This is a 2.0 metre reduction from the previous application, and now only 2.0 metres taller than what can be contextually permitted in the R-1 district. It is the project team's belief that given the isolated context of the site and it's location on a major entrance to the community, this is an appropriate height for the site.
Commercial uses	» Support for the removal of commercial uses.	The proposed development intentionally uses a stock land use district that does not allow commercial uses in the development in response to previously communicated concerns from the community.
Renters	» Strong belief that renters do not belong in Aspen Woods.	Land use decisions in the City of Calgary are made independent of the type of user contemplated.
Use of stock district	» There is no guarantee that what has been shared will be built. » Seeking greater clarity on what will actually be built.	The previous application originally sought a Direct Control district to provide this greater level of certainty. Despite this, the community's prevailing opinion was that a Direct Control district is an inappropriate tool for permitting this type of development in the community. It is also the perspective of City Administration that a stock district is more appropriate than creating a new Direct Control. In recognition of this, the new application pursues the stock M-1 district.
Traffic	» The proposed development will make traffic at the 69 St. SW and 14 Ave. SW intersection worse. » The road network in the area is unsafe.	As part of the original application the project team completed a Traffic Analysis for the 69 St. SW and 14 Ave. SW intersection. This study found that the proposed development has minimal impact on intersection operations. This study was prepared in coordination with the City's Transportation Development Services branch, was stamped by an independent professional engineer, and was reviewed by the City's engineers with its findings accepted by the City. As part of the new application, this analysis has been reviewed against the revised proposal, with its findings upheld.
Lack of Green Space	» The proposed development does not include enough green space.	The proposed M-1 designation includes minimum landscaped area requires that any future development will be required to adhere to. Additionally, as part of this new application, an easement to enable a future multi-use pathway connection along the west side of the property has been included.
Does not follow ASP	» Concerned that the density proposed does not respect the ASP.	As with the previous application, an ASP amendment is proposed as part of this land use redesignation to ensure future development on the site complies with the ASP. The East Springbank ASP broadly enables this form of development, with only minor text amendments necessary. In addition to this, the proposed development is directly supported by the City of Calgary's Municipal Development Plan, Calgary Transportation Plan, Guide for Local Area Planning, Climate Change Program, and many other policy initiatives and directives that support continued diversification of housing options, and the efficient use of existing City infrastructure investments.

What Has Changed

Through the previous application significant learnings from community engagement, Council, and the public hearing helped inform this revised application. Findings from this previous application are included as an appendix to this summary report. In addition to the reduced permitted density, reduced height, reduced number of storeys, elimination of commercial uses, and use of a stock district, over the course of this present application the project team has also agreed to incorporate a multi-use pathway along the western extent of the property to facilitate a future connection to the south.

We believe the proposed development is a respectful, contextual project that improves upon the original and responds positively to the feedback and community concerns heard to date. As presented, the proposed application will help positively shape the future of this changing community in a manner that is in keeping with the City's planning framework, MDP, CTP, and best practices of design and planning.

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