

Applicant Outreach Summary

2023 July 21



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APPLICANT-LED OUTREACH SUMMARY

CivicWorks and 13 Capital are committed to being good neighbours and working with citizens and community groups throughout this application for land use redesignation at 2822-2828 11 AV SE (project name AP2822). As part of our process, we contacted surrounding area residents, the local Ward 9 Councillor's Office, and Albert Park / Radisson Heights Community Association (APRHCA) at the outset of the application (May 2023) to encourage them to share questions or concerns.



Front yard elevation: subject to change via municipal review of future Development Permit Application.

Custom On-site Signage: *Installed on-site at application submission, updated at outreach closure*

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 May 19, 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 and phone line. 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 within a ±200 metre radius at application submission, another round of mailers delivered at outreach closure*

Paired with on-site signage, neighbour postcards were hand delivered to local area residents (May 18, 2023) to outline the proposed change and development vision for the subject site and directed interested parties to get in touch with the project team directly via a dedicated phone line and email inbox with any questions or feedback. 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 will be available to anyone requesting a copy.



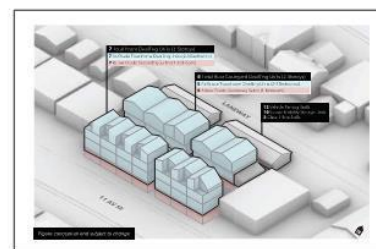
Community Group Notification/Meeting Offers: *First point of contact at application submission, follow up contact at outreach closure*

The AP2822 Applicant Statement and Site Plans were shared with the APRHCA and Ward 9 Office in primer emails (sent May 16, 2023), which included invitations to meet with the project team regarding the proposed redesignation. The project team will connect with these groups again to notify them of outreach closure and to share a copy of this Outreach Summary, outreach materials

OUTREACH MATERIALS
Custom On-Site Signage



Neighbour Postcards





WHAT WE HEARD

Community Feedback

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

APRHCA + Ward 9 Councillor's Office Feedback

The project team did not receive any response, comments or inquiries from the APRHCA. A response email from the Ward 9 Office was received, noting that a meeting was not necessary.

CITY OF CALGARY OUTREACH FEEDBACK NOT RECEIVED BY PROJECT TEAM

Community Feedback

The City of Calgary received separate feedback as part of its standard outreach notification process for the AP2822 proposal. City Administration notified the project team on July 17, 2023 in their Detailed Team Review (DTR) document that they had received one phone call from a citizen objecting to the proposal during their outreach period. Feedback from this citizen has been categorized and responded to by the project team below.

Proposed Land Use, Density, + Community Fit

The citizen opposed to the land use change noted they would prefer a development that aligns with the R-C2 District currently applying to the site. They felt that a townhouse development is too dense and out of character with surrounding dwellings, specifically from a height and overlooking perspective. They also had specific questions pertaining to land use bylaw requirements for the proposed R-CG District: if density rules would be met for suites, if there was enough amenity space for residents, and whether there would be enough landscaping to create a post-development aesthetic that would match the current neighbourhood feel.

The project team feels strongly that the proposed R-CG District is a good fit for the community based on the AP2822 site's proximity to Blue Line LRT service, parks and open spaces, and the commercial-retail and employment opportunities available on the International Avenue Main Street. R-CG is a low density land use district meant to contextually blend with other low density built forms, including single and semi-detached dwellings like those that neighbour the subject site. While R-CG allows more units and suites than the current R-C2 District applying to the site, there are a variety of Land Use Bylaw 1P2007 setback and height rules that set parameters on what can be constructed to ensure a sensitive fit within a low density built form context. The R-CG District has a maximum front yard building height of 11m, 1m higher than what is allowable on neighbouring R-C2 District properties (maximum height 10m). The maximum height of a rear yard building using R-CG is 8.6m to reduce shade and overlooking impacts. The proposed redesignation pairs with a soon to be submitted Development Permit (August 2023) by project team architect FAAS that will highlight other strategies meant to reduce overlooking, including smaller windows on elevations that share a property line with a neighbour; locating less actively used rooms along these elevations including bedrooms and bathrooms; and orienting upper level balconies to 11 AV SE or a courtyard between buildings.

The FAAS Development Permit will comply with R-CG District rules. Secondary suites do not count toward density in the R-CG District, and suites will be located in a manner that they are secondary to a primary dwelling unit, have grade access, and will be sized/parked according to Land Use Bylaw 1P2007 rules. Amenity space will be provided as a combination of private (upper level balconies) and common (shared courtyard between buildings) space. A Landscape Plan that meets bylaw requirements for new trees (15) and shrubs (45) will be included in the forthcoming Development Permit. If possible, FAAS will retain mature trees in the Development Permit application.



Courtyard visualization: subject to change via municipal review of future Development Permit Application.

Parking

The citizen also noted their belief that there is currently inadequate area street parking and that higher density development will make it worse.

The project team is proposing 12 vehicle parking stalls and 12 mobility storage units for bikes or strollers, in line with what is required in the land use bylaw for the R-CG District. It is the team's professional opinion that this parking supply is right-sized due to excellent transit and active modes adjacencies that make vehicle reduced or vehicle free lifestyles possible at the AP2822 site. Nearby local transit (route 155, 50m away) and primary transit options (Blue Line LRT, 500m away; Route 1 + MAX Purple BRT 600m away) serve the site, in addition to cycle network infrastructure (10 AV SE; 28 ST SE). Beyond this infrastructure that will efficiently connect residents within Albert Park / Radisson Heights and to the greater city, the 17 AV SE Main Street 450m away from AP2822 hosts a significant variety of commercial-retail, employment, and institutional uses that future residents can use to conduct their days within walking or cycling distance of the site.

Regarding on street parking availability, a Google street view search (imagery from June 2023) and site photos (March 2023) confirm that there is ample on-street parking available at different times of the day within the City-owned right of way near the subject site.



Google, June 2023 (Looking west down 11 AV SE in afternoon: AP2822 site signage on right)



Site Photo, March 2023 (Looking east on 11 AV SE in morning; 2816 11 AV SE on left)



Site Photo, March 2023 (Intersection of 12 AV SE/28 ST SE in morning; note 28 ST SE has bike lane/school parking restrictions)