

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2639 28 ST SW

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

CivicWorks and Riverview Custom Homes 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 contact 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. Additional elements of our outreach process also include:

- Custom On-site Signage: Installed on-site at application submission.
- Neighbour Mailers: Delivered to surrounding area residents within ±200m at application submission
- Phone line and email Inbox to enable citizens to connect with the project team to ask questions and provide feedback, advertised via site signage and mailers.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Ward 8 Councillor's Office
Killarney/Glengarry Community Association
Surrounding Area Residents

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

TBD. Feedback to be received after application submission and considered throughout the application process. All feedback via the dedicated project phone line and email inbox will be responded to by a member of the project team to provide an opportunity for more detailed discussion. Any email correspondence will be copied to the assigned File Manager. A fulsome Outreach Summary will be published and available to the KGCA, Ward Office, and anyone who requests it when formal outreach concludes.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

TBD. Feedback to be received after application submission and considered throughout the application process. The Outreach Summary will describe common feedback themes and provide project team responses that describe rationale for both project refinement and areas of non-change.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

A second round of project advertisement (signage update, mailers) will close the loop with citizens, noting the outreach summary is available for download. Community groups will receive closure notification by email, along with a copy of the Outreach Summary.

calgary.ca/planningoutreach



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

2023.07.04

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The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

ATTN:

Jennifer Miller | Planner 2, Community Planning - South Area
Email Delivery: Jennifer.Miller@calgary.ca

RE:

Detailed Team Review (DTR1)
LOC2023-0084 (2639 28 ST SW): R-C2 to R-CG

APPLICANT-LED OUTREACH SUMMARY

CivicWorks submitted an application in April 2023 to redesignate the subject property from the R-C2 District to the R-CG District to facilitate a 2 storey, grade-oriented development vision inclusive of 4 dwelling units and 4 basement suites with 4 vehicle parking stalls within a garage off the lane and 4 active modes storage units or class 1 bicycle stalls.



Conceptual project visualization, looking northwest across 26 AV SW toward subject site, subject to change based on municipal review of Development Permit (DP2023-02307) submission.

CivicWorks and Riverview Custom Homes 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 stakeholders. As part of our process, we contacted the local Ward 8 Councillor's Office, Killarney-Glenarry Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions, or concerns. Additional elements of our outreach process also include:



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 a proposed land use change (installed April 14, 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 has been updated to notify residents of outreach closure and that this Outreach Summary is available by request.

Neighbour Brochures: Delivered to surrounding area residents within a 200m radius at application submission and at outreach closure

Paired with on-site signage, information-rich neighbour brochures were hand delivered to local area residents (delivered April 14, 2023) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line and email inbox. 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 has been hand delivered to the same radius to notify citizens of outreach closure and that this Outreach Summary is available for anyone requesting a copy.

APPLICANT-LED OUTREACH FEEDBACK

Community Feedback

The project team received one inquiry from a community member opposed to the project, with the main concerns relating to density, building height, and landscaping.

Killarney-Glengarry Community Association

A comprehensive project summary memo and plans were shared with the Killarney-Glengarry Community Association (KGCA) at the outset of the application, along with an invitation to meet and discuss the proposed redesignation. The project team received a message from the KGCA Planning & Development committee thanking the team for the information package. The project team provided closure messaging to the KGCA including a copy of this Outreach Summary.

Ward 8 Councillor's Office

An information rich project summary memo and plans were shared with the Ward 8 Councillor's Office at the outset of the application, along with an invitation to meet and discuss the proposed redesignation. The Ward 8 Community Liaison thanked the project team for introducing the project and sharing information. The project team will provided closure messaging to the Ward 8 team including a copy of this Outreach Summary.

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 LOC2023-0084 proposal. At the Detailed Team Review (DTR) stage, City Administration notified the applicant team of 6 comments received from citizens in opposition of this proposal.

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

- **Density & Building Height**
- **Parking & Traffic Parking**
- **Landscaping, Tree Canopy**



WHAT WE HEARD

Density & Building Height

The project team and City Administration received feedback related to the community fit of the proposal. Concerns focused on the proposed density and building height.

Applicant Response:

- The proposed land use and density has been proposed based on local policy and context of nearby services/amenities. The proposed land use and development vision is aligned with the existing Westbrook Communities Local Area Plan (LAP, 2023) falling within the Neighbourhood Flex policy area, allowing for future multi-residential development of up to 3-4 storeys, and the Low (up to 6 storeys) building scale. The proposed land use change does not require an amendment of the ARP.
- 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, neighbourhood commercial nodes, alternative transportation options, parks, and schools.
- Riverview Custom Homes has specifically proposed rezoning to the Residential - Contextual-Grade Oriented (R-CG) District for 2639 28 ST SW because the proposed density and two storey scale balances municipal policy against creating a sensitive transition to neighbouring properties. Although local policy supports for up to 6 storeys, the decision to propose the R-CG District rather than a much higher and taller development was strategically selected to achieve a more sensitive approach to the existing community that is low scale and density. The design intention is bylaw-aligned with the proposed R-CG District and meant to add density to the street in a manner that minimizes impacts to neighbours while providing housing options for people of all ages, incomes and lifestyles to access Killarney-Glengarry.



Area Context Map



Parking & Traffic

City Administration received feedback related to potential impacts on parking and traffic.

Applicant Response:

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 and suite and is in line with requirements for the R-CG District under Calgary's Land Use Bylaw 1P2007. To supplement vehicle parking requirements, four mobility storage lockers or class 1 bicycle stalls have been proposed for units without an assigned vehicle parking stall.

- On-street parking along 28 ST SW is currently unrestricted, however, is within an established Residential Parking Zone (Zone 'T'). Residents may petition the City of Calgary to implement on-street parking restrictions (where a permit is required) on a block-by-block basis to manage on-street parking.
- The project site is directly adjacent to nearby cycling infrastructure along 26 AV SW helping to support vehicle free or vehicle reduced lifestyles by connecting to several cycling routes and regional park pathways allowing for easy and safe access to nearby destinations such as Mount Royal University, park spaces, or commercial areas offering daily needs, shops, and restaurants. The project site is within a 1-2 minute walk of transit service for Route 6 on 26 AV SW with connections to the MAX Yellow BRT and the greater Calgary Transit network.
- 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.
- 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.

Landscaping, Tree Canopy

The project team heard feedback regarding the existing tree canopy and replacement landscaping. The project team also heard concerns regarding parcel lot coverage.

Applicant Response:

- While there are always efforts by the project team architects to maintain existing private trees and shrubs, this is not always possible. The site design proposes to introduce new landscaping along 26 Avenue and 28 ST SW. No public, City-owned trees are located nearby to the site. The proposed landscaping is subject to City review of the concurrent Development Permit application (DP2023-02307).



OUTREACH MATERIALS
Custom On-Site Signage

Proposed Land Use Change

2639 28 ST SW
R-C2 to Residential - Grade-Oriented Infill (R-CG) District

Hello Neighbour

We are proposing a land use change at 2639 28 ST SW from the existing *Residential - Contextual One/Two Dwelling (R-C2) District* to the *Residential - Grade-Oriented Infill (R-CG) District*. The proposed change will enable a two-storey rowhouse development, with 4 townhouse units, 4 secondary suites, 4 parking stalls in a garage, and 4 secure bike / scooter / stroller storage units.

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The R-CG District is a low density district intended to facilitate grade-oriented development that is compatible with other low density building forms.



Get In Touch

engage@civicworks.ca
587.747.0317
Reference: 2639 28 ST SW



City of Calgary Application Information Portal: dmap.calgary.ca



Neighbourhood Mailers

Hello Neighbour

We are proposing a land use change at 2639 28 ST SW from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District (LOC2023-0084).

The proposed change will enable a two-storey rowhouse development, with 4 larger townhouse units, 4 secondary suites, 4 parking stalls in a garage, and 4 scooter / scooter / stroller storage units.

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The R-CG District is a low density district intended to facilitate grade-oriented development that is compatible with other low density building forms.

A supporting concurrent Development Permit (DP) application will be submitted in the following weeks by the project team, reviewed for compliance by The City of Calgary, and available to surrounding area residents and broader public for additional review and comment.


Find Out More



Riverview Custom Homes is committed to being a good neighbour and working with the communities where we build. We look forward to working with you to realise our vision.

Find out more about our projects and share your thoughts with us below.

Contact Us
Email enquiries@civicworks.ca
Phone 587.747.0317

Proposed Land Use Change
R-C2 to R-CG: 2639 28 ST SW



Land Use Change

A Land Use Redesignation (also referred to as "rezoning") application has been submitted to the City of Calgary to change the land use that applies to this property. If approved, the proposed land use change will transition this site from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District.

The R-CG District is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The R-CG District is a low density district intended to facilitate grade-oriented development that is compatible with other low density building forms.

Development Vision

The proposed land use change would enable rowhouse development that includes a total of 4 townhome units and 4 secondary suites with 4 associated parking stalls (one per townhome unit) within a two-storey rowhouse-style built form.

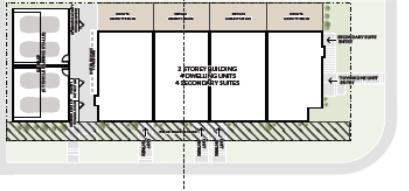
Planning Rationale

The subject site is located along 26 AV SW - a Collector road - ensuring both ease of access and traffic capacity for future residents. A bus stop for Route 6 is within 200m of the site, and within 600-800m (a 5-10 minute walk) of stops along the Primary Transit Network on 28 AV SW and Crowchild TR SW (Routes 20, 22, 46, and MAX Yellow SRT). Numerous amenities are located nearby to the subject site including local commercial/retail, schools, and parks, including the Killarney/Glenmary Community Association Park and Playground.

Policy Alignment

The project site is located within the boundary of the Killarney/Glenmary Area Redevelopment Plan (1984), and falls within the "Conventional Infill" policy area, which allows for single-family detached, semi-detached, duplex and converted structures. To ensure alignment with the contemporary city-wide goals and policies of the Municipal Development Plan, a review may be required to transition the project site to the "Low Density Townhousing" policy area.

Conceptual Site Plan



Note: This conceptual site plan is for informational purposes only. All site conditions are subject to site inspection and are shown for illustrative purposes only. Final site plan and proposed development will be submitted at the Development Permitting stage.

Emerging Policy

The project site also falls within the boundary of the proposed Westbrook Communities Local Area Plan, which has been granted first reading by Calgary City Council after a Public Hearing and is now under review by the Calgary Metropolitan Region Board (CMRB). If the plan is approved by the CMRB, a walk return to Council for second and third reading, after which it will replace the Killarney/Glenmary ARI. If the Local Area Plan is approved prior to the proposed redesignation going to Public Hearing, no amendment will be required. The Westbrook Communities Local Area Plan (WCLAP) supports a Low to 6-storey Building Scale at this location. The subject site is also within the Neighbourhood Plan Urban Form, providing additional policy considerations for building forms containing three or more units when coupled with the Low Building Scale. An amendment to the WCLAP is not required to achieve the proposed development vision.

Track Progress & Share Feedback

If you would like to follow the Land Use Redesignation application progress or submit comments directly to the City of Calgary, you can do so by visiting the City of Calgary's Development Map at data.calgary.ca and entering the site address (2639 28 ST SW) or the project number (LOC2023-0084) in the search field.