

Applicant Outreach Summary

Glendale17

Applicant-Led
Outreach Summary

LOC2022-0117 at 4935 & 4931 17 AV SW
June 2023



About this Document

This Applicant-Led Outreach Summary provides an overview and project team response to feedback collected on the Glendale17 proposal from initial outreach efforts in July 2022 through to June 2023.



Applicant-Led Outreach Methods



PROJECT WEBSITE, VOICEMAIL & EMAIL ADDRESS

A Project Website (www.newgenhomes.ca/glendale17), project voicemail inbox, and dedicated email address served as a direct line to the project team, where citizens and community groups were invited to ask questions and share their feedback. The website was updated in May 2023 to reflect the revised H-GO application.



PROJECT MEMO SHARED WITH STAKEHOLDERS

A summary of the development vision, including the planning and design rationale and a conceptual site plan was shared with the Community Association and the Ward 6 Office in July (2022). The project team shared additional information about the revised H-GO application with the Community Association in May 2023.



COMMUNITY ASSOCIATION MEETING

The Project Team met with the local Community Association on November 2nd, 2022, to discuss the development vision, provide an update on the H-GO land use, hear feedback, and answer questions.



NEIGHBOUR MAILERS

Paired with on-site signage, mailers were hand-delivered to ±180 surrounding neighbours in July 2022 and May 2023 to outline the proposed change and ultimate development vision for the subject site and share information on the revised H-GO application. Mailers directed interested parties to get in touch with the project team via the dedicated project website, phone line and email inbox.



CUSTOM ON-SITE SIGNAGE

To supplement the City of Calgary's standard large format LOC notification signage, the project team deployed additional on-site signage (installed July 2022 and May 2023) that outlined the development vision and Land Use application, provided information on the revised H-GO application and directed interested parties to get in touch with the project team via a dedicated email inbox and phone line.

Feedback & Process

OVERVIEW

Our outreach process was designed to provide multiple opportunities for interested parties to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, no individuals have reached out directly to the project team; however, Administration noted 8 letters were received as part of the initial engagement in 2022, and 3 letters were received through the recirculation of the application in May 2023. Administration provided a summary of this feedback.

The Project Team met with the Glendale Community Association in November 2022, to discuss the application, hear early thoughts and feedback, and answer questions.

In reviewing the common themes of feedback provided by Administration and the Community Association, the themes outlined in the following pages are broken into What We Heard and the project team's response.

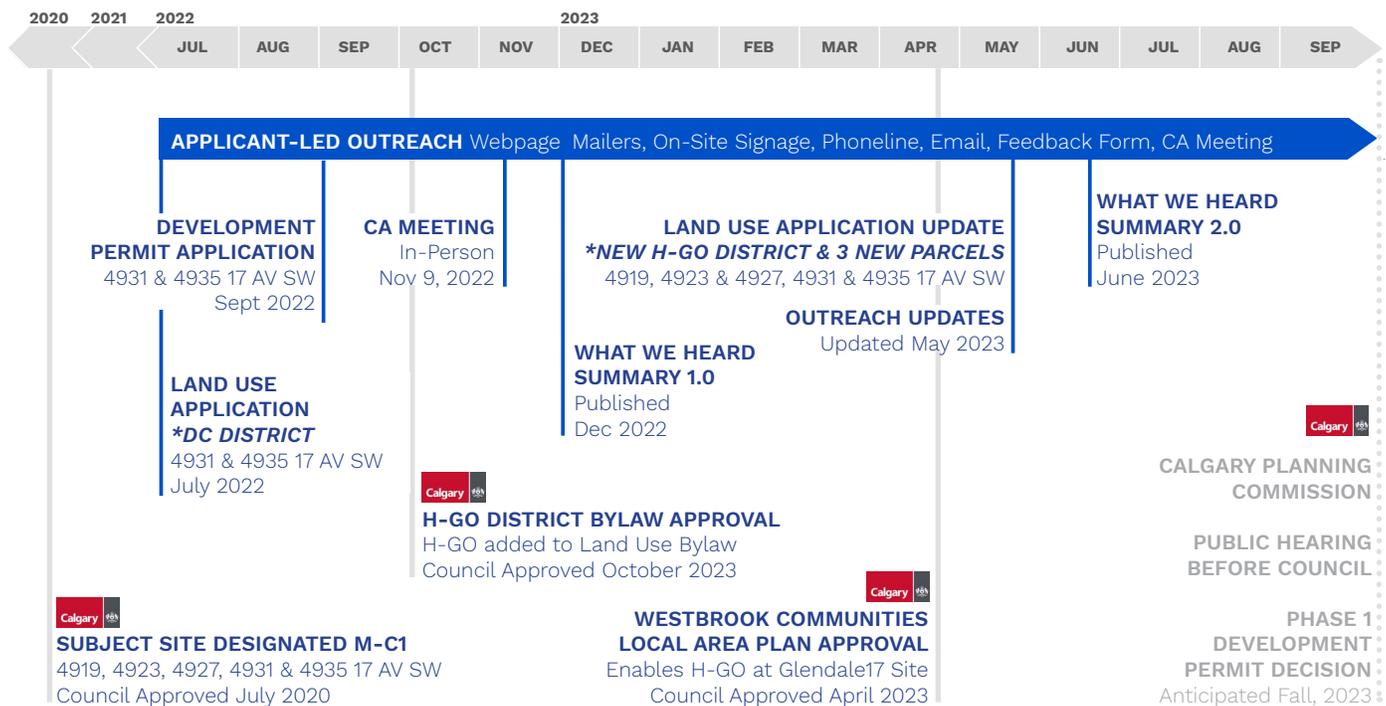
OUR COMMITMENT

Since no single design solution can satisfy all stakeholder groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**

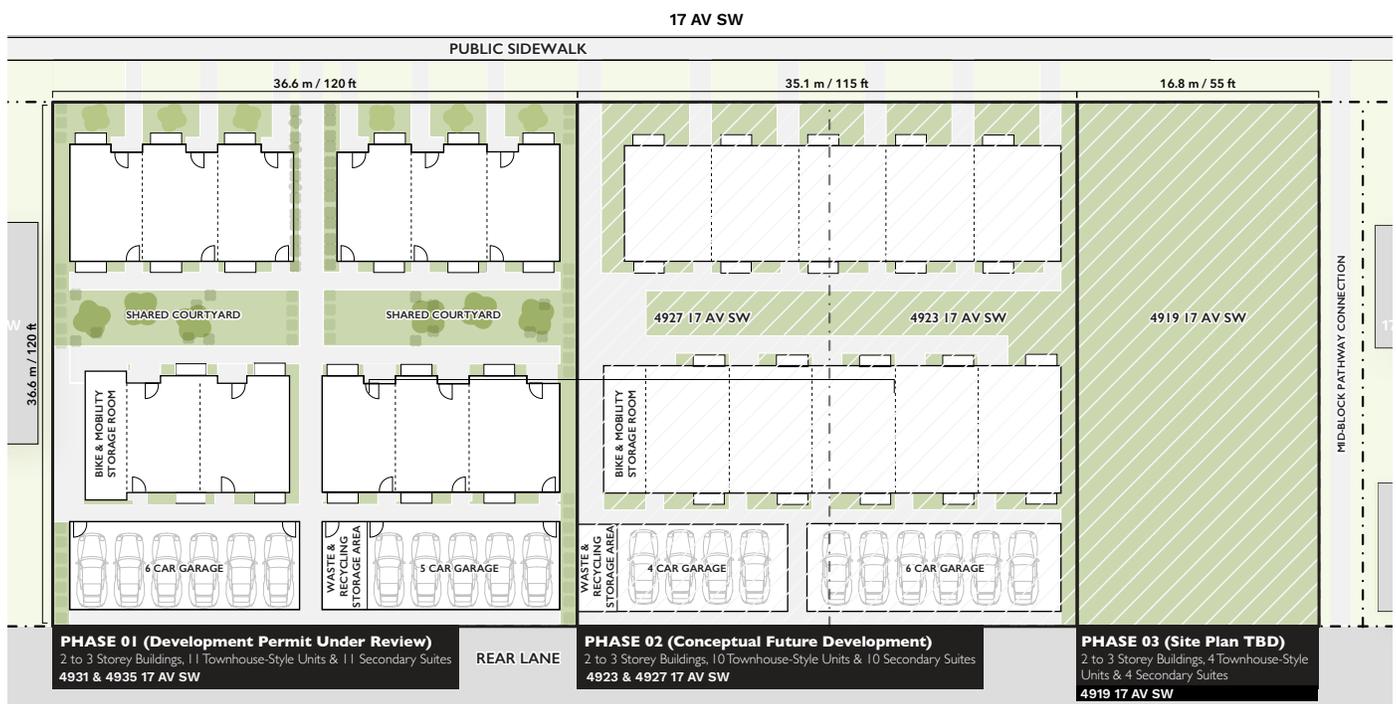
What Has Changed

The Glendale17 Land Use Application and Development Vision was revised in May 2023. The new land assembly now includes five properties rather than two (all of which are currently designate as M-C1); and the Land Use Application now proposes the newly approved H-GO District rather than a bespoke Direct Control District.



Revised Development Vision

A Concurrent Development Permit for Phase 1 (4931 & 4935 17 AV SW) is currently under review, and future development proposals for the remainder of the site will be submitted to the City of Calgary in a phased manner.



What We Heard + Team Response

1

RESIDENTIAL DENSITY

WHAT WE HEARD

Administration noted public comments specific to the proposed development's residential density, and the local Community Association raised questions regarding how Secondary Suites are being considered and how they will function.

TEAM RESPONSE

Density

The proposed density of Glendale17 is about half of what is currently allowed to be developed on this site. This land assembly is currently designated as the multi-residential M-C1 district (approved by Council in 2020), which currently allows for up to 47 dwelling units and 47 secondary suites to be developed on this site (148 units per hectare). Glendale17 is proposing 25 dwelling units and 25 secondary suites (77 units per hectare).

Given the well-connected and amenity rich location of Glendale17, the project team believes that this site is an appropriate location for additional missing middle housing options within the community.

Development Phasing

Glendale17 is proposed as a phased development. The first phase is currently under review by the City and is proposed as eleven (11) courtyard-oriented townhouse-style Dwelling Units and eleven (11) Secondary Suites within a two to three storey built-form at 4931 and 4935 17 AV SW. Future phases are proposing an additional fourteen (14) courtyard-oriented townhouse-style Dwelling Units and fourteen (14) Secondary Suites at 4919, 4923, and 4927 17 AV SW.

Secondary Suites

Secondary suites are considered "part of and secondary to" a dwelling unit and are intended to support a greater range of housing options such as multi-generational housing, student housing, or downsizing homes within a community.

Policy Alignment

This Land Use Application seeks to redesignate 4919, 4923, 4927, 4931 & 4935 17 AV SW (Glendale17) from the Multi-Residential - Contextual Low Profile (M-C1) District to the Housing Grade-Oriented (H-GO) District.

This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools, and other community services.

The recently approved Westbrook Communities Local Area Plan designates the site as a "Neighbourhood Connector" and supports low-scale building forms up to 6 storeys in height for the subject site. The development vision for Glendale17 proposal is in alignment with the Westbrook Communities Local Area Plan and the proposed H-GO District is specifically intended for sites designated as a "Neighbourhood Connector".

What We Heard + Team Response

2

CONTEXTUAL FIT

WHAT WE HEARD

Administration noted that they received public comments specific to the proposed development's height, privacy consideration, and fit with the community "character". The local Community Association also noted concerns regarding the contextual setback of the development along 17 AV SW.

TEAM RESPONSE

Building Height

The proposed building height for Glendale17 is lower than what is currently allowed for this site. Under the site's current M-C1 District rules the maximum allowable building height of 14.0m (±4 storeys). The recently approved Westbrook Communities Local Area Plan supports developments up to 6 storey (±22m) at this location.

The maximum building height allowed under the proposed H-GO District is 12.0m (3 storeys). This decrease in allowable building height creates a built form that is more contextually sensitive to the surrounding low-density residential homes.

Building Setbacks & Lot Coverage

Glendale17 proposes standard front and side setbacks found within the H-GO rules and is not proposing any setback relaxations. The proposed minimum 3.0m front yard setback supports an interior courtyard space while still accommodating quality front landscaping. This configuration allows for greater amenity space per unit - resulting in 7.5m² of amenity space per unit compared to the site's current M-C1 District which only requires 5.0m² per unit .

Community Character and Sensitive Transitions

The H-GO District includes built form policies that result in low scale missing middle homes that fit within established low density neighbourhoods. These policies provide sensitive transitions to neighbouring homes by reducing building mass and limiting shadow impact with neighbours through "stepped-back" building height, angled roof lines, and the provision of a central courtyard landscaped area.

To address concerns regarding overlooking and shadowing, the project team has scaled down the rear townhomes along the East and West property lines to prevent onlooking into neighbouring backyards. In addition, the buildings have been designed to provide privacy by strategically placing and generally limiting the scale and number of windows that overlook adjacent properties. Landscaping will be planted along the property line on either side of the shared courtyard to ensure privacy for new and existing residents alike.

What We Heard + Team Response

3

PARKING + TRAFFIC + LANE

WHAT WE HEARD

A common theme from the public feedback received by Administration and the meeting with the Glendale Community Association was a concern that the number of parking stalls provided is too low, potential traffic impacts such as noise, congestion, dust and speeding, and concerns about the quality of the rear lane.

TEAM RESPONSE

Site Connectivity

The Glendale17 site is well connected and future residents of this development will be within close walking distance (± 5 minutes) of multiple transportation options such as the 45 ST Light Rail Transit (LRT) Station, local bus routes, bike paths, and a number of community amenities including parks, commercial sites, and a school.

Parking Stall Supply

The proposed development follows the H-GO District parking requirements and is not seeking any relaxations to these rules. The H-GO parking ratio was approved by Council in acknowledgment of the low rate of car ownership associated with Secondary Suites, particularly when located near quality transit options.

The H-GO District requires 0.5 parking stalls be provided per Dwelling Unit and Secondary Suite when located within close proximity to primary transit. Once fully built out, this five (5) parcel assembly will feature a total of twenty five (25) enclosed parking stalls and twenty five (25) secure bike stalls / mobility storage areas.

Spillover Parking

There is a low risk of spillover parking from this development because of local on-street parking restrictions (including permit-only and time-restricted parking zones along 17 AV SW and in the surrounding area) which limit onstreet parking options for those without a Parking Permit. New residents of Glendale17 will not be eligible for a parking permit as a condition of the development permit.

Traffic Impacts

The Glendale17 location offers a range alternative modes of transportation that make it convenient to get around without a personal vehicle. A development of this low scale and density is anticipated to have a minimal impact on the surrounding transportation network, given it's low parking ratio, direct access to 17 AV SW, and close proximity to active transportation routes.

Lane Paving

Laneway paving is determined through the development permit review process and it is not a typical requirement for low density developments of this scale. The City has a long-running and successful program in place that enables laneway paving through a cost-sharing agreement with surrounding homes. The cost of paving is determined by the length of each property's frontage onto the lane. This option is available should neighbours determine that lane upgrades are desired, and NewGen Homes would be open to participating in this program to cover the cost of paving along the rear of the Glendale17 property.

What We Heard + Team Response

4

WASTE & RECYCLING

WHAT WE HEARD

We received questions from the Community Association and neighbours related to specific to the storage and handling of waste & recycling on site.

TEAM RESPONSE

Bin Storage

Waste, recycling, and organic matter storage will be located at the rear of the property in a secure room attached to the garage. The waste and recycling room will service all residents of the proposed development.

The project team explored installing a Molok system as an alternative waste solution. However, because there are overhead power lines in the rear laneway, it is not possible to use Moloks as a waste & recycling option for this site.

Private Waste Collection

Our Client has arranged for private waste and recycling collection, which has frequent collection that can be adjusted as needed to accommodate fluctuation in demand. Private collection allows for fewer garbage, recycling, and organic waste bins which are shared among the future residents.

When waste is collected, private contractors will enter the secure waste room to collect the bins and will be responsible for replace the bins in the waste room afterward collection. This process ensures that the bins don't clutter the lane. The private waste agreement will be a condition of the development permit approval with the City and, as a result, will be bylaw enforce-able.