

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1539 22 Ave NW

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)

The applicant reached out to the Capitol Hill Community Association and provided the President, Owen Mchugh with a presentation of the Land Use Amendment application.

The applicant also provided this same presentation to the neighboring properties . Attached is the presentation for your reference. The applicants provided a letter to the neighboring properties which outlined the purpose of the application and provided them with an email address in order for them to contact us directly with any questions or concerns.

Stakeholders

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

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What did you hear?

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

Parking Study: The proposed development will provide enclosed parking stalls for each unit. Additional street parking will not be anticipated. Current street parking it does not appear to a concern, as multiple inspections indicate parking is not scarce with no sign of future lane-way congestion. The proposed development is along many bicycle paths, which will ensure alternate means of transportation. As such, each suite will contain self contained bicycle storage.

Massing Study: The proposed Land Use Zoning (R-CG) restricts setback 3.0m from adjacent property line to ensure massing does not impede dwelling to the east and provide green space of amenity. As indicated on the rendering, the roof is pitched on the east facade to ensure the shadow paths have limiting affects on eastward neighbor. The current Land Use Zoning (RC-2) allows for development to be setback only 1.2m from adjacent property line, which will drastically impede dwelling to the east. The proposed development is a two story row-house, which will not exceed the maximum allowable height currently allowed for under RC-2 zoning.

Urban Green Canopy Study: The current dwelling does not have mature boulevard trees, compared to other dwellings along the street. The proposed Land Use Zoning (R-CG) ensures further coniferous and deciduous trees are planted compared to a (RC-2) application.

Increased Density: The proposed Land Use Zoning (R-CG) allows more attainable options for Calgarians to live inner city without disrupting existing services. Attentional density will provide support to existing neighborhood, schools and community services.

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.

See above full detail of studies.

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)

See above full detail of studies.

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LAND USE AMENDMENT
LOC2023-0032

PRESENTATION
February 22, 2023



Harnoop Gosal,
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Project Manager
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Agenda



1. Introduction of Goaldex Builders
2. Land Use Amendment Application (LOC2023-0032)
3. Proposed Development (4 Row Houses with Suites)
4. Capitol Hill – Community

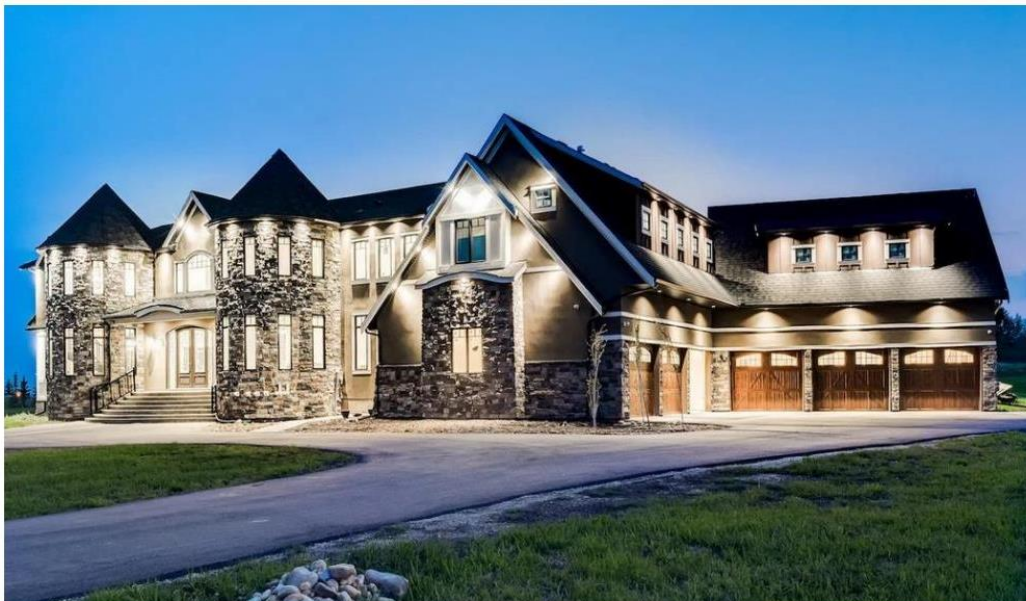


Who is Goaldex?

- Real estate developer that has been building in the inner communities of Calgary for the past decade.
- Goaldex is committed to working with all key stakeholders when developing new properties to ensure every stakeholder benefits.
- A brand that employs superior quality and craftsmanship.
- In collaboration with our team of architects, trades and designers, our homes have been engineered & designed to consistently over deliver and raise the bar of inner city living.
- As a boutique home builder, Goaldex develops a select number of homes in Calgary's premiere communities in order to have a hands-on approach.



Past Projects



Goaldex Builders

4



Past Projects



Past Projects





Past Projects



Land Use Amendment

- The municipal address of the lot is 1539 22 Avenue NW, which is one block west of 14 Street.
- The lot is corner parcel located off 22 AV NW and 15 ST SW with a size of 15.24m x 36.58m.
- The current land use currently is R-C2 and the land use amendment application is for R-CG.



Current Dwelling- 1947 1,318 Sqft. Bungalow

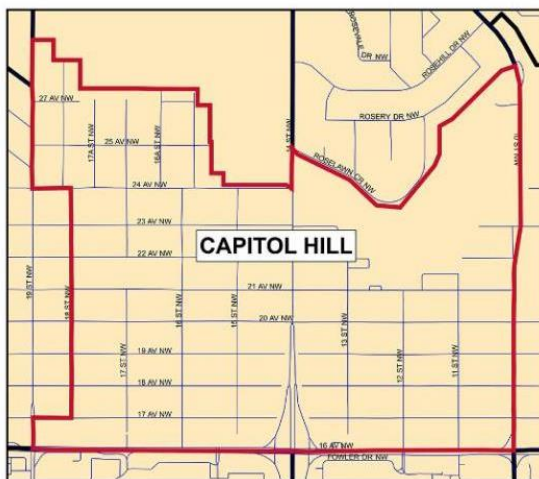


Proposed Development

- This low density residential project will consist of 4 separate dwelling units with basement suites, with each unit having an enclosed parking stall located off the alley. Each dwelling will contain its own covered entry, (3) facing 14 ST NW and (1) facing 22 AV NW.
- The development will also enhance the surrounding neighborhood compared to the current dated bungalow



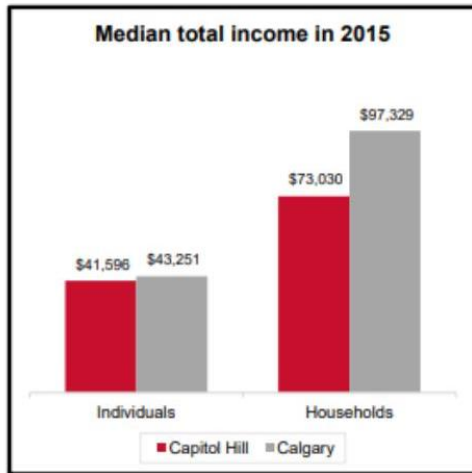
Capitol Hill - The Community



- Capitol Hill is a small vibrant inner-city community.
- The community is comprised of multi and single-family dwellings. SAIT is located just south of Capitol Hill.
- Capitol Hill is a desirable inner-city neighborhood that is a wonderful place to live.



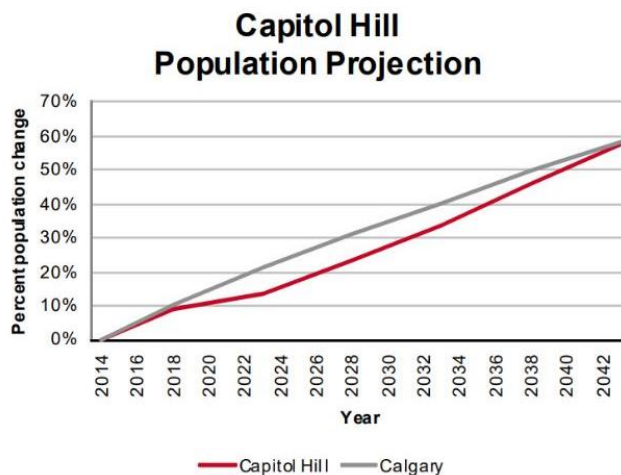
Capitol Hill - The Community



- The new row-house development will provide more attainable living within the up and coming Capitol Hill community for current and new residents of the community
- A new semi-detached or duplex dwelling will cost on average \$800K - \$900K per unit
 - In order for a family to qualify to purchase this they need to earn a household income of \$85K - \$95K
- A new row house dwelling will cost on average \$500K - \$600K per unit
 - In order for a family to qualify to purchase this they need to earn a household income of \$55K - \$65K



Capitol Hill - The Community



- The new row-house development will provide more attainable living within the up and coming Capitol Hill community for current and new residents of the community
- Population growth is expected to increase significantly over the upcoming years as shown in the adjacent chart.
- This development will allow the area to increase density to meet the population projections.



Summary



- The proposal will enhance the surrounding area by the design conforming to the existing community
- The development will allow for more attainable living in the community of Capitol Hill
- The developer (Goaldex Builders) has been developing in inner city communities around Calgary for the past decade with a reputation of building a high-quality product
- The development is in line with the City of Calgary's trend for encouraging new row house developments

