

Applicant Outreach Summary



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

2023.08.28

APPLICANT-LED OUTREACH SUMMARY

—

The City of Calgary
Development Applications
Review Team (DART)
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout this application for Land Use Redesignation at 2416 37 ST SW (project name KG2416). As part of our process, we contacted surrounding area residents, the local Ward 8 Councillor's Office, local Killarney-Glengarry Community Association (KGCA), Ward 6 Councillor's Office, and Glendale-Glendale Meadows Community Association at the outset of the application (May 2023) to encourage them to share questions or concerns.

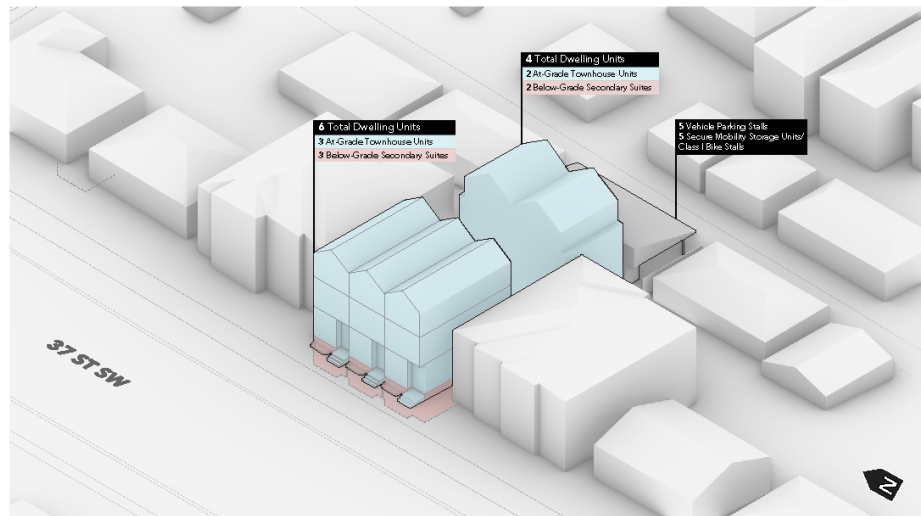


Figure conceptual and subject to change via municipal review of Development Permit application anticipated to be submitted shortly.

OUTREACH STRATEGIES

Custom On-site Signage: Installed on-site at 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 June 2, 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, and project website, ecliving.ca/engage. 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 (June 2, 2023) to outline the proposed change and 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, and project website (ecliving.ca/engage) 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 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 project team shared information with the KGCA, Ward 8 Councillor's Office, Ward 6 Councillor's Office, and Glendale-Glendale Meadows Community Association in introductory emails (sent May 31, 2023), which included invitations to meet with the project team regarding the proposed redesignation and a link to the project website for more information. The project team will connect with these groups again to notify them of outreach closure and to share a copy of this Applicant-led Outreach Summary.

OUTREACH MATERIALS

Custom On-Site Signage

Proposed Land Use Change

2416 37 ST SW
M-C1 District to Housing – Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 2416 37 ST SW from the existing Multi-Residential – Conventional Low Profile (M-C1) District to the new Housing – Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

The City of Calgary's new HGO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas like this one, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.

More information about the new HGO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

Get In Touch

You can review all publicly available materials for the proposed land use change and share questions or feedback directly with the project team.

ecliving.ca/engage
engage@civicworks.ca
587.747.0317

Reference: IG2416 – 2416 37 ST SW

City of Calgary Application Information Portal: dmap.calgary.ca
Application Reference: LOC2023-0136

Neighbour Postcards

Proposed Land Use Change

2416 37 ST SW
M-C1 District to Housing – Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2023-0136

Hello Neighbour

We are proposing a land use change at 2416 37 ST SW from the existing Multi-Residential – Conventional Low Profile (M-C1) District to the new Housing – Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

The City of Calgary's new HGO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.

More information about the new HGO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via: ecliving.ca/engage
engage@civicworks.ca
587.747.0317
Reference: IG2416
2416 37 ST SW

City of Calgary Application Info: dmap.calgary.ca

Proposed Land Use Change

2416 37 ST SW

Get In Touch

You can review all publicly available materials for the proposed land use change and share questions or feedback directly with the project team.

ecliving.ca/engage
engage@civicworks.ca
587.747.0317

Reference: IG2416 – 2416 37 ST SW

City of Calgary Application Information Portal: dmap.calgary.ca
Application Reference: LOC2023-0136



Project Outreach Website

[HOME](#)
[CONTACT](#)
[ABOUT](#)
[FAQ](#)

KG2416 – 2416 37 ST SW (LOC2023-0136)

Proposed Land Use Change

The proposed change involves converting the existing residential lot to a mixed-use development. This includes a multi-story residential building with ground-floor retail and office space. The project is located in a designated urban area and is consistent with the city's growth strategy.

Why Here?

The location is ideal for this project due to its proximity to public transit and existing infrastructure. The area is well-served by schools, parks, and shopping centers, making it a prime location for a mixed-use development. The project will contribute to the city's goal of creating a vibrant, walkable neighborhood.

Project Visuals

Downloadable Documents

Additional documents available for download:

- [Application](#)
- [Site Plan](#)

Project Details

Concept	Community
Current Land Use	Residential - Attached Townhome Units
Proposed Land Use	Residential - Attached Townhome Units
Land Use Plan Number	The project is consistent with the city's land use plan for this area, which allows for mixed-use development.
Development Permit	Development Permit is required for this project.
Building Height	Maximum building height is 10 meters.
Building Footprint	Maximum building footprint is 1000 square meters.
Building Massing	Building massing must be consistent with the surrounding context.
Public Parking	Public parking is required for this project.
Public Space	Public space is required for this project.

Share Your Thoughts

Contact the City of Calgary:

Address: 1000 17th St SW, Calgary, AB T2M 0K8

Contact the Project Team:

Address: 1000 17th St SW, Calgary, AB T2M 0K8

Name:

Phone:

Email:

Message:

Let's Discuss Your Thoughts

Name:

Phone:

Email:

Message:



WHAT WE HEARD

Community Feedback

The project team heard from 7 community members on this proposal, who provided feedback on laneway conditions, tenancy type, density and community character, vehicle parking, Main Streets Project efforts, and landscaping.

KGCA + Ward 8 Councillor's Office Feedback

The project team did not receive any response, comments or inquiries from the KGCA, Glendale-Glendale Meadows Community Association nor Ward 8 Councillor's Office. A response email from the Ward 6 Councillor's Office was received requesting a meeting on June 19, 2023, where the Ward 6 Councillor's Office indicated no concerns to the application.

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 KG2416 proposal. City Administration notified the project team on June 29, 2023 in their Detailed Team Review (DTR) document that they had received feedback from 4 respondents on the application. All feedback received has been summarized below within key themes, each responded to by the project team.

KEY THEMES HEARD AND APPLICANT TEAM RESPONSES

Laneway Conditions

Multiple outreach respondents noted that the gravel laneway is in poor condition and that paving would help with increased usage. The project team was also contacted by a respondent seeking to utilize The City of Calgary's "Backlane Paving Program".

Typically, for a single-parcel redevelopment of this scale, the paving of the laneway is not a required component of redevelopment. Through The City of Calgary's review of the land use redesignation application, no requirement for laneway paving was identified. However, along with other residents who share the laneway, there are other active development applications that may also benefit from laneway paving. The project team is committed to providing a fair and equitable solution and has voluntarily signed the City-administered Backlane Paving Program, which is a privately-funded improvement initiative that relies on all adjacent property owners paying into the costs of paving the rear lane.

Tenancy Type

One outreach respondent asked if the development was anticipated to be available to renters or owners.

The project team can confirm that the proposed land use change and development vision is intended to realize new and much needed 'Missing Middle' rental housing options in Killarney-Glengarry. EC Living plans to develop the proposed project using the Canada Housing & Mortgage Corporation's Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.



Density and Community Character

Some outreach respondents shared that they felt that the application was too dense, too tall, or otherwise did not fit within the existing community character.

The proposed building height of 3 storeys (12 metres) aligns with the rules of the H-GO District and is in fact lower than the existing Multi-Residential – Contextual Low Profile maximum building height (14 metres). As part of a forthcoming Development Permit application for the site, project architect Formed Alliance Architecture Studio (FAAS) will design the building within the H-GO District bylaw envelope, which by design provides contextually sensitive transitions to adjacent residences, reduces shadowing impacts on nearby properties, and will orient windows in the design exercise to mitigate privacy concerns. The design itself is anticipated to utilize peaked roofs, respectfully playing off of a common design seen throughout the Killarney-Glengarry neighbourhood.

It is the professional opinion of the project team that the proposed land use and density makes sense considering applicable local policy and strong locational adjacencies that support growth and density on this site. Most notably, the Westbrook Communities Local Area Plan designates the site as the “Neighbourhood Connector” Urban Form Category and “Low Scale”, which encourages multi-residential development up to six storeys in height. The proposed land use change and development vision are fully aligned with local area policy and City-led direction on growth.

Vehicle Parking

Vehicle parking was a common theme among the outreach respondents, specifically that the proposed H-GO-aligned parking supply was insufficient for the number of units proposed and that there is limited nearby parking available due to partially restricted on-street parking.

The project team is proposing 5 vehicle parking stalls and 5 mobility storage units for bikes or strollers or Class 1 bike stalls, in line with what is required in Land Use Bylaw (1P2007) for the H-GO District. It is the team’s professional opinion that this parking supply is appropriate due to excellent transit and active modes adjacencies that make vehicle-reduced or vehicle-free lifestyles possible at the KG2416 site. Nearby primary transit (Route 9 ±100m distance from site and MAX Teal BRT ±250m distance from site) and local transit (Route 6 ±450m) serve the site, in addition to cycle network infrastructure adjacent to the site (37 ST SW; 26 AV SW; 19 AV SW). Beyond this infrastructure that will efficiently connect residents within Killarney-Glengarry to the broader city, the 17 AV SW Neighbourhood Main Street is ±600m away from KG2416, which hosts a significant variety of commercial-retail, employment, and institutional uses within walking or cycling distance that future residents can use.

The proposed redevelopment is not seeking any vehicle parking relaxations and the proposed density is not anticipated to have a significant impact on the local network nor on-street vehicle parking supply.



Main Streets Project Efforts

The City of Calgary shared that they received feedback that the existing M-C1 District currently applicable to this parcel was the result of a significant Main Streets project and should therefore be retained.

The project team appreciates that The City of Calgary undertook notable efforts to redesignate this parcel in 2017 to the M-C1 District. While the City of Calgary contemplates and redesignates Land Use Districts to enable market growth and provide for well-planned communities, future market conditions are difficult to predict and certain Land Use Districts can hinder developability based on what the market seeks to build. In this case, the developer-builder, EC Living, is seeking to develop a courtyard-oriented project with a more limited height than possible under the existing M-C1 District. Due to nuances in the Land Use Bylaw, a redesignation to the H-GO District is proposed to enable a courtyard-oriented stacked townhouse development.

Landscaping

One outreach respondent indicated that they would prefer for the existing privately-owned trees located on the subject site to be retained if possible.

Existing privately-owned trees in the yard of the subject site will be required to be removed with redevelopment, but The City of Calgary has standards for landscaping and tree planting. A Landscape Plan will be required at the Development Permit application stage, which must be in accordance with the Land Use Bylaw (1P2007).