

Applicant Outreach Summary

2023 June 14



Community Outreach for Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 956 Radnor Ave. NE, Calgary, AB

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

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

This is an update to our original outreach submission describing subsequent outreach initiatives undertaken since the original application was made. The update record is in **green** throughout the original text below.

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)

Original Outreach: The week of May 17, 2021 was used to distribute a handout to all residences within a roughly 400m radius of the site. This resulted in +/- 500 residences getting a handout which made them aware of an information drawing package describing the site location, streetscape, setbacks and potential massing posted on GoDaddy, which would be up for the week of May 21st to May 27th, 2021, and instructions on how to access it.

The information handout also advised of a virtual meeting which would be held on Microsoft Teams on June 2nd, 2021 from 7:00 - 8:30 pm. An email address was included in the handout to which requests for an invitation to the virtual meeting should be sent. During this time 48 unique users visited the general website site with 50 sessions.

48 comments were left on the website as e-mailed correspondence and 62 requests to attend the virtual Public Information Meeting (PIM) were received representing about 10% of the invitations distributed, **and about 1% of the population of Renfrew.**

The intent of this event was to show what the proposed rezoning to M-C2 would mean, primarily with respect to setbacks and height.

Second Outreach: Input from the first engagement resulted in changes to the original application from pursuit of M-C2 to M-H1, thus the second community engagement was undertaken. On March 4, 2023 a handout was distributed to the Community Association and to eleven(11) residences within closest proximity to the site, a radius of about 60m. The reduced scale of this distribution was based on what was learned in the first engagement, and insight from the planning department. This handout invited them and their neighbours to an in-person event to be held at the Wild Rose United Church in Crescent Heights on April 5, 2023 from 7:00 - 8:30 pm.

In an effort to achieve a different outcome from what happened at the first virtual meeting a facilitator was engaged and an agenda prepared to attempt to give the meeting some structure, direction and hopefully a more constructive outcome.



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This engagement was attended by approximately 66 individuals representing about 47 residences.

The intent of this event was to show what the revised proposed rezoning to M-H1 rather than M-C2 would mean, primarily with respect to setbacks and height, and a suggestion of F.A.R. The revised zoning designation was a direct result of the comments received at the original outreach.

We did not have the opportunity to present the Vision Boards (re-submitted under separate cover) due to the very focused nature of the crowd, and thus to explain to those gathered how the current submission addressed the issues raised at the first engagement. Post-meeting conversations indicated that not all the attendees were as opposed as the vocal majority suggested.

Stakeholders

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

Original Outreach: Renfrew Community Association was the initial point of contact as the official representatives of the community in the eyes of the City. At the time of this outreach the Renfrew Community Association was not well represented with a number of volunteer positions not filled including that of President and Planning Liaison.

As noted above, the outreach made direct contact with 62 residents through a virtual meeting on Microsoft Teams.

We were made aware of the Renfrew Resident's Association which is also made up of Renfrew residents but is not recognized as official entity. They were well represented at the virtual meeting.

A meeting was held with the Ward 9 Councilor who represents the neighbourhood on City Council.

We met with City of Calgary Planning Department representatives who were involved in the development of the North Hill Local Area Plan which created and opened the door to the possibility of this particular site opportunity.

All of these initiatives were undertaken prior to approval of the North Hill Local Area Plan by Council.

Second Outreach: Meetings were held with the Ward 9 Councilor to ensure their awareness of our intentions and process.

Attempts were made to contact the Renfrew Community Association as the official representatives of the community but due to continued vacancies in their board positions this proved to be a challenge. Leaders from the Community Association were ultimately in attendance at the second outreach as described above, and offered to meet us at a follow-up meeting which was arranged for May 13, 2023 where we then were able to present the Vision Boards. A summary package of 5 boards highlighting community comments and subsequent project decisions was sent to the Community Association after the meeting. These



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Boards are attached to form part of this engagement summary.

What did you hear?

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

Original Outreach: The main issues/ideas expressed, related somewhat to the participant's proximity to the site, may be summarized as follows:

- .1 concern for this as the tip of the density iceberg for the neighbourhood where the highest developments to date are only in the 3-storey range and inclined to townhouse-style, not apartment-style.
- .2 height, given the leap from the more familiar 3-storey structures in the neighbourhood.
- .3 impact on traffic, particularly with proximity to a school drop zone.
- .4 rental vs owned had support for both - rental to provide greater variety of housing options in the neighbourhood, as in apartments (note that the area is approximately 49% rental); preference for owned as it tends to see better maintenance.
- .5 Interest was expressed in small-scale retail/commercial as there is very little in the area within walking distance. None is proposed in this application.
- .6 by the immediate neighbours, shadowing was a concern.

No constructive ideas were raised by participants.

Second Outreach: The second outreach garnered identical comments to the first as the attendees were essentially the same:

- .1 "It's too big",
- .2 Traffic around the school,
- .3 Parking,
- .4 Shadowing of immediate neighbours.

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.

Original Outreach: The community outreach was undertaken in anticipation of a land use re-designation from the current R-C2 to M-C2 based on the suggestion in the North Hill Local Area Plan that this site might be suitable for development up to 6 storeys. M-C2 does not offer quite enough height but offered enough other features that an economically viable density could be achieved within a 5-storey volume.

Subsequent to the community outreach, acceptance by Council of the North Hill Local Area Plan, and further conversations with the City planner on our file it was determined that it may be better suited to all parties' objectives that we pursue a re-designation to M-H1 with site-specific modifiers for height and F.A.R., entrenching certain limits over and the above the M-H1 maximums.

This option still provides for the economically viable density but within a smaller footprint and more restrictive setbacks which go along with the additional height potential. The height



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potential is 26m which would allow for up to 8 storeys. The economics of the project, however,

only allow for wood construction which is limited by Code to a 6-storey height. The influence on project decisions resulting from the outreach input relates to the smaller footprint which results in more setback under M-H1, and the introduction of more than one height modifier resulting in a stepped face significantly reducing shadowing of the immediate neighbours.

The smaller footprint also allows for more flexibility in positioning on the site opening the opportunity for more contextually appropriate siting.

Second Outreach: The second outreach engagement was intended as an opportunity to present the change designation pursuit from M-C2 to M-H1 and how this addressed the issues raised at the engagement events. The Renfrew Community Association has since filled the President and Planning Liaison positions so this provided the opportunity to engage them in this process as well through an additional meeting held on May 13, 2023, as noted under 'Stakeholders' above. This meeting proved more fruitful as civility prevailed and we were able to present the new proposed designation Vision Boards and how the comments heard at the engagements influenced project decisions. Our efforts to address concerns were noted and appreciated.

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)

Original Outreach: The loop has not been closed with stakeholders given the ongoing nature of the application.

Second Outreach: The loop is being closed with continuation of the official process. The comments recorded at the Community Outreach sessions have resulted in the revised designation being pursued with specific modifiers being added, in particular to F.A.R. and height, as presented on the updated supporting material with this application.

The community has been advised that a Traffic Impact Assessment and parking study will form part of the Development Permit requirements/conditions to address the parking and traffic concerns, and shadowing has been reduced by the greater required north side setback of the M-H1 zone and by the proposed height modifiers being applied to permanently step the north side of the site to neighbouring development.

Other items raised at the engagements will be more appropriately addressed through the Development Permit process.