

Applicant Outreach Summary

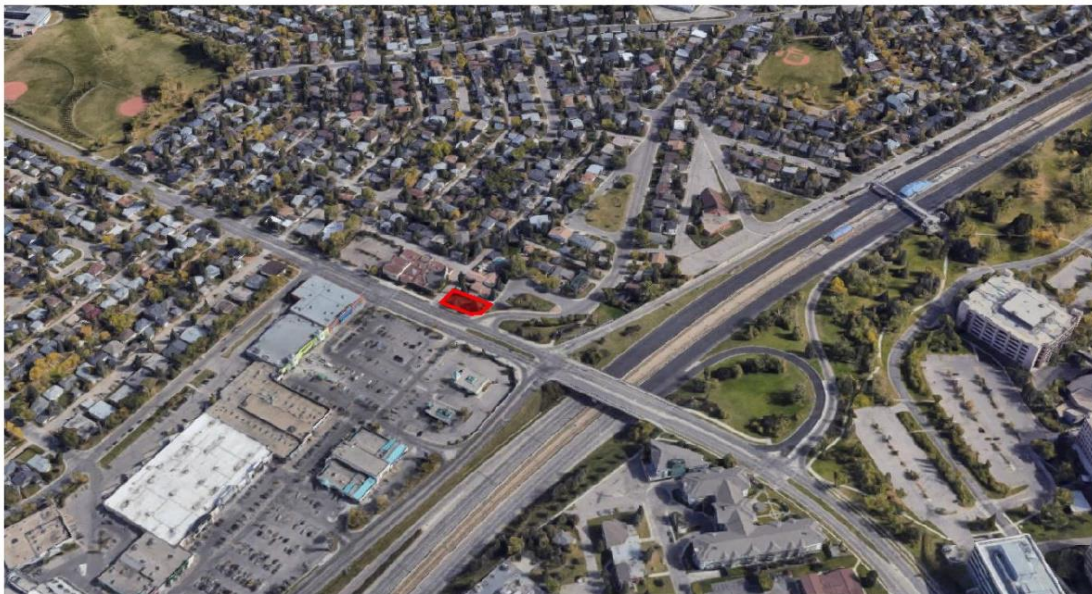


Applicant Outreach Summary

Land Use Redesignation - LOC2022-0098

3502 Charleswood Dr NW

R-C1 to H-GO





Application Summary and Background

Real Estate and Development Services (RE&DS) original Land Use Redesignation application (LOC2022-0098) was submitted in June 2022 and proposed to redesignate 3502 Charleswood Dr NW from the Residential – Contextual One Dwelling District (R-C1) to a Direct Control (DC) District based on the Multi-Residential – At Grade Housing (M-G) District.

Since our original submission, City Council approved amendments to the Land Use Bylaw, which added the Housing – Grade-Oriented (H-GO) District. The new H-GO district is intended to expand housing opportunities for Calgarians by accommodating a range of grade-oriented “missing middle” housing in inner city communities. As a result of the amendments, in February 2023, RE&DS transitioned its application from a DC based on M-CG to the new Housing – Grade Oriented (H-GO) District.



Outreach Strategies and Application Timeline

In alignment with Council direction and expectations, RE&DS has undertaken an applicant led outreach process in support of our land use application LOC2022-0098 to gather community feedback. RE&DS adopted a variety of outreach strategies for interested parties to learn about the application, share their feedback and ask questions. The following is a summary of the outreach strategies that were adopted as part of this application:

June 2022

- Submit initial Land Use Application (LOC2022-0098) to redesignate from R-C1 to DC(M-CG)
- Deliver letters to neighbours within ~100m of the property providing application details and contact information
- Shared initial applicant submission with Triwood Community Association – Planning Committee (TCA-PC) and Ward 4 Councillor's office, offering to meet
- June 22, 2022 - met with TCA-PC to discuss intent of DC(M-CG) application and collect feedback
- Collect and respond to all feedback from interested parties

July 2022

- Placed application on hold pending creation of new H-GO district

October 2022

- Council approved the new H-GO district

January 2023

- H-GO effective January 2, 2023

February 2023

- Amend application to: R-C1 to H-GO
- Deliver letters to neighbours within ~100m of the property providing application update on new proposed land use district and contact information
- Shared amended applicant submission with TCA-PC and Ward 4 Councillor's office, offering to meet
- On-site signage erected on site, providing application details and contact information

March 2023

- March 15, 2023 - met with TCA-PC and interested community members to discuss transition of application to H-GO district and collect feedback
- Shared application details with University of Calgary's Students' Union
- Collect and respond to all feedback from interested parties

April 2023

- Met with the University of Calgary's Students' Union to discuss application and collect feedback
- Provide Outreach Summary to TCA-PC, Ward 4 Councillor's Office, and interested parties, summarizing key feedback themes and project team response



What We Heard & Applicant Responses

Over the course of the application, RE&DS received feedback via email, virtual meetings, formal responses, and phone conversations from a variety of interested parties, including area residents, Triwood Community Association – Planning Committee (TCA-PC), and the University of Calgary’s Students’ Union. The project team also shared application information packages and updates with the Ward 4 Councillor’s office. The Ward 4 Councillor’s Office acknowledged receipt of the package but did not provide a formal response or request a meeting.

The project team also met with the University of Calgary’s Students’ Union to discuss potential opportunities for accessible, safe and affordable student housing enabled through the proposed land use. On behalf of its ~26,000 members, the SU provided the attached letter of support.

The TCA-PC met with the project team on two occasions to ask questions about the application and provided feedback, which has been included with other community member feedback received below. The TCA-PC provided a letter of non-support on March 27, 2023, which the applicant team has responded to and has attached to this document.

Community member feedback has been categorized into 5 key themes (Parking; Building Scale (Height, Shadows, Privacy); Housing Form and Community Character; Perceived Loss of Park; and Inner City Boundaries).

Parking

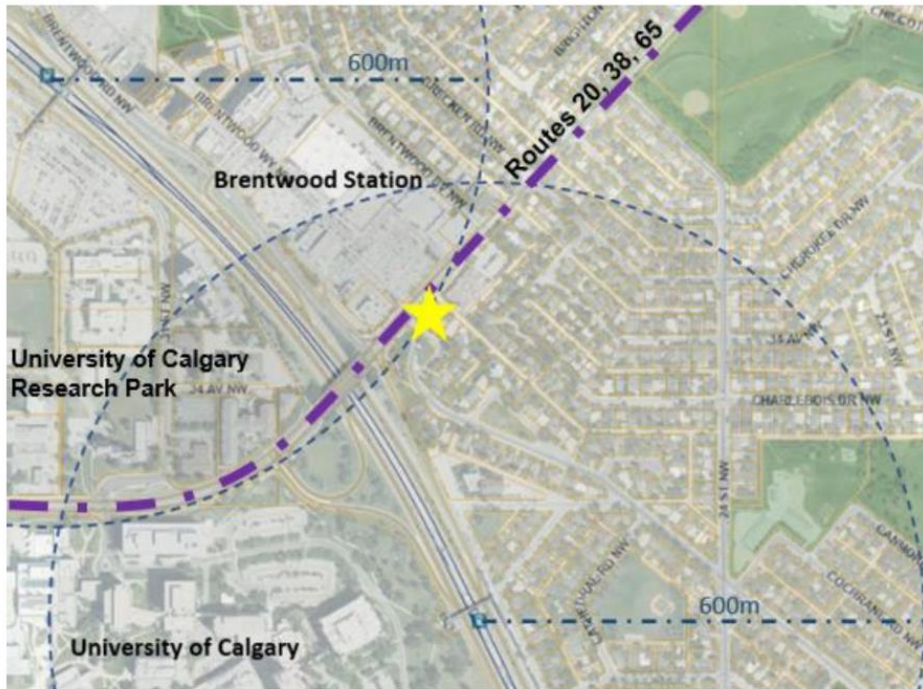
- **What We Heard:**

We heard concerns about the parking requirements of the H-GO district and increased on-street parking congestion.

- **Applicant Response:**

The H-GO district requires a minimum of 0.5 parking stalls for each unit or suite. The district also requires storage lockers (for bikes, strollers, scooters, etc.) for each unit that does not have a parking stall to encourage mobility alternatives.

The site is located within 600m of two LRT stations (Brentwood and University), directly adjacent to primary transit (routes 20, 38, 65) on Charleswood Drive NW and within walking distance to three Major Activity Centres (University of Calgary, Brentwood Station, and University of Calgary Research Park). With a wide variety of mobility options within walking distance and major institutional, employment and commercial areas nearby, future residents will be less automobile dependent, which will provide the opportunity for residents to not need a car and decrease demand for on-site and street parking.



RE&DS completed a high-level parking analysis of the parking supply for the six residences addressed to Charleswood Cr NW. Based on a conservative estimate, there are approximately 30 on-site and street parking stalls (~15 street stalls; ~15 on-site lane and road accessed stalls). With a current average of 5 stalls per residence, RE&DS believes there is sufficient available parking to meet current and future parking demand.





Building Height, Shadow, and Privacy

- **What We Heard:**

We heard concerns about increased building height, shadows and loss of privacy.

- **Applicant Response:**

The proposed H-GO district includes a modest increase in the allowable building height to 12m (increase of 2m from 10m), while maintaining the existing 3-storey maximum of the existing R-C1 district. The H-GO district contains contextual height, chamfer and building separation requirements to reduce the appearance of building height/scale and shadowing on nearby properties.

We believe the proposed maximum height of 12m or 3-storeys is contextually appropriate given the site context and building height limits of adjacent parcels to the north along Charleswood Dr NW under the M-C1 land use, which permits 14m or 4 storeys. Furthermore, given the site is situated to the northwest of nearby low-density residential properties, shadow impacts will be limited and principally impact Charleswood Dr and the lane to the north. See comparative shadow study below.

Future development will require a Development Permit. Issues relating to loss of privacy and overlook will be reviewed and assessed at the DP stage.



SUN-SHADOW STUDIES

SHADOWS - BASE RC-1 BYLAW ENVELOPE
SHADOWS - PROPOSED H-GO BYLAW ENVELOPE

SHADOWS - PROPOSED & EXISTING
SHADOWS - RC-1/H-GO BYLAW ENVELOPE OVERLAP



March 21 - 10am



March 21 - 1pm



March 21 - 4pm



June 21 - 10am



June 21 - 1pm



June 21 - 4pm



September 21 - 10am



September 21 - 1pm



September 21 - 4pm





Housing Form and Changing Community Character

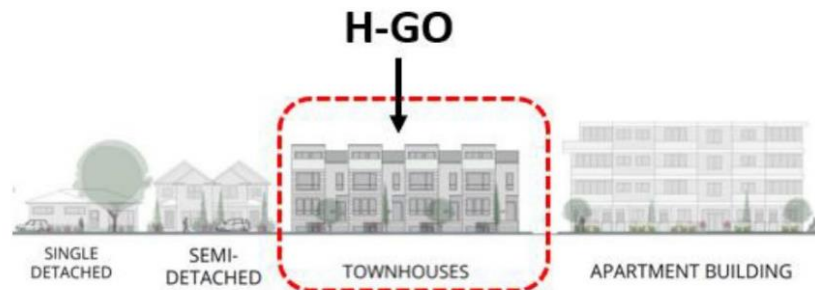
- What We Heard:

We heard concerns that the proposed land use would allow for apartment style housing and erode the single-family character of the area.

- Applicant Response:

The H-GO district fills a housing typology gap between single-family and apartment style land use districts, by enabling a range of grade-oriented housing such as townhouses in inner city communities. It does not allow for apartments.

To foster sustainable, diverse and equitable communities, encourage transit supportive land use, and ensure continued vibrancy and growth of the surrounding activity centres, it is important to provide a range of housing options for Calgarians, including missing-middle housing. The proposed H-GO district is well-suited to the subject site, given its proximity to LRT and primary transit, surrounding area context and location.



According to the City of Calgary’s [Charleswood Community Profile](#), there are currently no rowhousing developments in the community. Therefore, there is a need to diversify the existing housing stock to provide suitable housing for a variety for residents’ needs.

Charleswood		
	Number	Per cent
Occupied private dwellings	1,460	100%
Single-detached house	1,290	88%
Semi-detached house or duplex	60	4%
<i>Semi-detached</i>	30	2%
<i>Duplex</i>	30	2%
Row house	0	0%
Apartment	110	8%
<i>Less than 5 storeys</i>	110	8%
<i>5 storeys or more</i>	0	0%
Other dwelling	0	0%

Source: City of Calgary’s [Charleswood Community Profile](#)



Perceived Loss of Park Space

- What We Heard:

We heard concerns that the subject site is a park and should therefore not be developed.

- Applicant Response:

The subject site was previously developed with a single-detached house, prior to the construction of the NW LRT extension and Crowchild Tr/Charleswood Dr overpass in the late 1980's. The parcel was acquired by The City due to back-sloping impacts to the previous development and to accommodate a temporary access road during construction.

With the realignment of Morley Tr in the 1980's, a portion of the original (pre 1960's) road right-of-way for Morley Tr (now addressed as 3569 Morley Tr NW) was closed by Council decision (Bylaw 12C92) to provide a functional, consolidated and equivalent sized park along the south side of Morley Tr, that incorporates 3565 Morley Tr NW. A consistent Special Purpose – School, Park and Community Reserve (S-SPR) land use was assigned to 3569 Morley Tr NW as part of the road closure in order to identify the appropriate use of 3569 Morley Tr NW as off-setting park space.

Current Council direction has designated the property as R-C1 to accommodate single detached residential development.





Inner City Boundaries

- What We Heard:

We heard concerns that the subject site and community of Charleswood are not Inner City communities, and therefore H-GO is not suitable for the subject site.

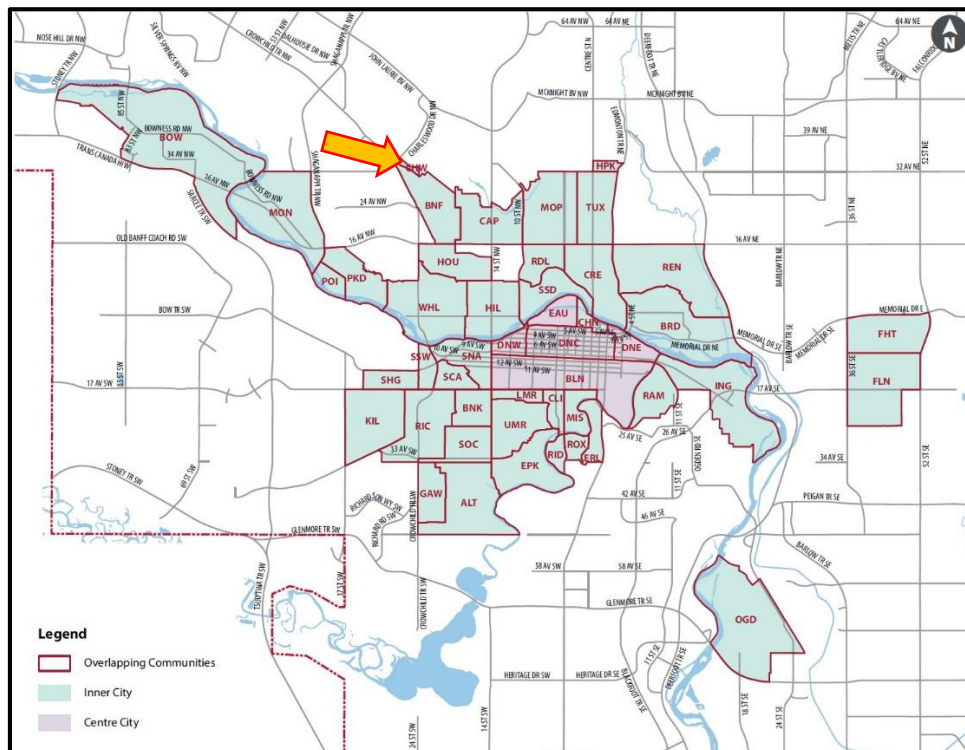
- Applicant Response:

Council expressly included the following location criteria in the purpose statement of the H-GO district to help determine where the district is or is not appropriate:

Within Centre City or *Inner City* as identified on Map 1 of the Municipal Development Plan ([MDP](#)) and located:

- ✓ 200m from a Main Street or Activity Centre;
- ✓ 600m from an LRT platform;
- 400m from a BRT station; or
- ✓ 200m Primary Transit Network

The subject site is located within the *Inner City* as identified on Map 1: Urban Structure of the MDP and meets multiple distance criteria. Therefore, the H-GO district is considered appropriate for the site.





Attachment 1 – University of Calgary Student's Union Formal Response Letter



Mr. Adam Sheahan
Development & Planning Advisor
City of Calgary

Dear Mr. Sheahan,

On behalf of the University of Calgary Students' Union, we would like to share our strong support for this land use redesignation at 3502 Charleswood Drive NW.

At the University of Calgary, students are looking at a second consecutive year where our on-campus residence buildings are full. New buildings are only just entering the planning process and its unlikely new student housing stock will be available any time soon. Last summer and into the fall, Calgary was experiencing a less than 1% vacancy rate for rental housing across the city.

In addition, new university developments like the University District remain largely unaffordable for students.

Students are facing a housing crisis with fewer and fewer affordable dwellings available in proximity to campus. Housing safety is a growing concern as student struggle to pay their tuition along with basics like food and housing. That's why we are excited to see this latest designation and future development. The new designation will allow for secondary suites to exist and for those to be potentially rented out to students.

This redesignation and future development will create a greater availability for students and the opportunity for individuals to engage and participate in the vibrant university community. Further redesignations, developments, and work are essential to provide real and affordable solutions to the student housing crisis. Students and Calgarians alike will benefit from increased housing opportunities and prioritizing developments and redesignations like this in proximity to the university is crucial.

Our hope is this project will not be a one and done change. Land use redesignations like this are an important tool to ensure that increased housing options and densification in communities surrounding large institutions like the university can become more commonplace and increase the supply of housing around the university.

It is a privilege to provide our support for a project that will further the process of creating more accessible, safe, and affordable housing near our beautiful university campus.

Sincerely,

Nicole Schmidt
President

Mateusz Salmassi
Vice President External

The Students' Union, The University of Calgary

251 MacEwan Student Centre, 2500 University Drive NW, Calgary, Alberta T2N 1N4

Phone: (403) 220-6551 Fax: (403) 284-1653 www.su.ucalgary.ca



Attachment 2 – Triwood Community Association Feedback and Applicant Response



Triwood Community Association “The Heart of the Community”

March 27, 2023

Re: LOC2022-0098 (3502 Charleswood Drive NW) Land Use Redesignation from R-C1 to H-GO

The Triwood Planning Committee (TPC) is not supporting this land use designation for the following reasons:

1. The City previously converted the land to Park to compensate for a loss of greenspace when an adjoining rectangular park was bisected by the widening of the Crowchild Trail right-of-way. The land was not redesignated as a municipal reserve to avoid seeking approval from the Joint Use Committee to utilize Community Reserve Funds, but it was agreed that it would become park under its historic land use of R1.

Applicant Response: RE&DS has reviewed the TPC’s position and comments herein thoroughly against all available information, including internal and external communications, the land use bylaw, and relevant Council decisions affecting the subject parcels, and provide the following in response:

3502 Charleswood Dr NW was previously developed with a single-detached house, prior to the construction of the NW L.R.T. extension and Crowchild Tr/Charleswood Dr overpass in the late 1980’s. The parcel was acquired by The City in 1987 due to backsloping impacts to the previous development and to accommodate a temporary access road during construction.

As previously discussed with members of the TPC at our initial meeting on June 22, 2023, as part of the infrastructure project, a portion of Morley Tr/Charleswood Cr was realigned, resulting in it bisecting 3425 Charleswood Cr NW, which is designated Community Reserve/Municipal Reserve. To compensate for a loss of reserve, a portion of the original (pre 1960’s) road right-of-way for Morley Tr (now addressed as 3569 Morley Tr NW) was closed by Council decision (Bylaw 12292) to provide a commensurate amount of reserve and continuity of the surrounding park space along the south side of Morley Tr. See images of various alignments of Morley Tr NW and road closure area below).



Pre 1960’s - Original Alignment and right-of-way of Morley Tr



1960’s-1980’s - Morley Tr alignment prior to LRT extension and overpass



1990’s-Present – Current Morley Tr alignment (bisects 3425 Charleswood Cr NW)



Through the closure of the original Morley Tr road right-of-way, a consistent PE – Public Park, School and Recreational District under Bylaw 2P80 was assigned (which became the Special Purpose – School, Park and Community Reserve (S-SPR) district with the adoption/transition to Land Use Bylaw 1P2007) to 3569 Morley Tr NW in order to identify the appropriate use of the parcel as commensurate reserve/park space. As per Section 1025(2) of Bylaw 1P2007, *“the Special Purpose - School, Park and Community Reserve District should only be applied to land dedicated as school reserve, municipal school reserve, community reserve, public reserve, and reserve pursuant to the Municipal Government Act or its predecessors”*. 3569 Morley Tr NW was transferred to Calgary Parks stewardship where it remains to this day.

In addition to the road closure and exchange of reserve/park land between a portion of 3425 Charleswood Cr NW and 3569 Morley Tr NW, an offer to purchase the residual R-C1 parcel left over from the L.R.T extension (3502 Charleswood Dr NW) was made to the Joint Use Coordinating Committee (JUCC). JUCC declined this offer in March 1989.

As noted in communications dated March 17, 1989, below to the Councillor (Alderman) of the area at the time, Theresa Baxter, from R. L. Ward, Commissioner of Operation, designating 3502 Charleswood Dr NW as reserve is not required or appropriate given the future redevelopment opportunities of the site (additional Church parking, seniors living or single-detached). Furthermore, once the detour is removed, the site would be grassed and maintained as a green area (not designated as reserve/park), to temporarily satisfy concerns of residents, and not prematurely rule out future redevelopment opportunities and recovery of L.R.T. project costs. The site was left in Transportation Infrastructure’s stewardship for future disposition and maintained as a temporarily grassed and landscaped area as an interim use, until the parcel could be sold. It has remained in this condition to this day. To assist in the interpretation of materials reviewed to inform the disposition of the subject property and proposed land use change, addresses have been added [in brackets and highlighted] to the relevant sections of the memo below.



"A written response has not been provided by the Parks/Recreation Department. The Land Department did obtain a verbal refusal to recommend funding from the Reserve Fund to acquire the land [3502 Charleswood Dr NW], presently charged to the LRT Project.

Although the sale to the Church may not suit the wishes of the residents at this time; it may not be appropriate to designate the site Municipal Reserve. Given time, the Church may assemble all of the necessary homes and obtain the necessary land use changes to accomplish a re-development.

Upon removal of the detour, the site [3502 Charleswood Dr NW] can be grassed and maintained as a green area. This should satisfy the concerns of the area residents and not prematurely rule out the wishes of the Brentview Church and the potential of recovering the land portion of the site cost."

*- R. L. Ward, Commissioner of Operation to Cllr. Theresa Baxter
March 17, 1989*

An excerpt from internal City of Calgary meeting minutes below, dated July 11, 1989, substantiate the intent to exchange a commensurate amount of reserve between 3425 Charleswood Cr NW and 3569 Morley Tr NW, and temporarily landscape/grass 3502 Charleswood Dr NW. To assist in the interpretation of materials reviewed to inform the disposition of the subject property and proposed land use change, addresses and comments have been added [in brackets and highlighted] to the relevant sections of the memo below.

- o The Land Department will proceed with a plan of subdivision re-establishing the boundary of the reserve lands and designating the present and future road area at this time. [reserve/park boundary established via road closure of 3569 Morley Tr NW. No road plan for existing alignment of Morley Tr ever registered by City for unknown reasons]
-
- o Maintenance of the land
The existing Community Reserve parcel [3425 Charleswood Cr NW] would not be accepted by today's standards due to location, size, and utility as a park site. The land is however designated reserve.

The Parks Department do not want to accept the new site configuration [3425 Charleswood Dr, 3569 & 3565 Morley Tr NW] as reserve due to future maintenance costs and existing policy which directs such lands not be accepted [3569 Morley Tr NW was therefore never designated as Reserve, but instead assigned the PE/S-SPR land use as part of road closure]. On the provision the Engineering Department include these lands in their maintenance budget the equal exchange of lands [3565 Morley Tr NW for 3425 Charleswood Dr] would not be opposed by Parks Department.

This would save the L.R.T. project the \$2800 fee for an independent appraisal and may avoid the need to hold a public hearing on disposition of reserve land.

- The L.R.T. Construction Division will landscape the lands [3569 Morley Tr NW] comparable to the park site prior to construction, including the vacant lot at 3502 Charleswood Drive N.W. In consideration of the maintenance obligation and the equal land area [3569 Morley



Tr NW for road portion of 3425 Charleswood Cr NW] the Parks Department will not seek a cash contribution for the disposed reserve lands as had been their previous position.”

- *City of Calgary meeting minutes*
July 11, 1989

Based on the contents of the aforementioned documents and relevant Council approved decisions, there is no agreement or formal direction from Council that 3502 Charleswood Dr NW was to become reserve/park in exchange for lost reserve on a portion of 3425 Charleswood Cr NW. There is direction to exchange a commensurate amount of reserve/park between 3425 Charleswood Cr NW and 3569 Morley Tr NW to compensate for the amount of reserve land impacted by the road realignment. A decision was also made to landscape and grass 3502 Charleswood Dr NW on an interim basis to satisfy concerns of residents, and not prematurely rule out future sale, redevelopment opportunities, and recovery of LRT project costs. Furthermore, the parcel is currently designated R-C1 to accommodate single detached housing, and there is no Council approved decision to the contrary that identifies the parcel as a park/reserve. Therefore, RE&DS is proceeding with the proposed land use and disposing of a surplus parcel.

If the TPC has additional information regarding a previous Council decision that identifies 3502 Charleswood Dr NW as reserve/park, RE&DS would be happy to review that information.

2. The proposed change in zoning advances the land to an extremely high density of use, allowing a prudent developer to install up to 21 units with a need for only 10 parking spaces in a neighborhood with predominantly low height bungalows. Furthermore, the property has only lane access for parking, deliveries, and garbage.

Applicant Response: The Housing – Grade Oriented (H-GO) district is a low to medium density land use district that is intended to accommodate grade-oriented development (townhouses, stacked townhouses, etc.) in a form and at a scale that is consistent with low density residential districts, such as the adjacent R-C1 district to the east.

There is no maximum density (expressed as units to hectare) within the H-GO district. Instead, the district regulates density and intensity of the use through the use of Floor Area Ratio (a form-based approach that prioritizes high-quality building design and allows for viable project densities that create affordable and diverse housing opportunities in Calgary’s Inner City) and supporting development regulation (minimum parking, building setbacks, height, building separation, site coverage, grade oriented units, etc.).

In RE&DS professional opinion, the TPC’s suggested development potential of 21 units with 10 parking stalls on a single site is excessive and inconsistent with approved and constructed missing middle projects in Calgary. RE&DS has completed a high-level analysis of the TPC’s suggested development potential to demonstrate its challenges and that it is not feasible:

- **Parking:**
 - Insufficient lane frontage to accommodate 10 at-grade stalls. Therefore, underground parkade required.
 - Site size and dimensions unable to accommodate single level parkade with 10 parking stalls, ramping and vehicle circulation/drive isles



- Underground parkade is very expensive to construct (\$115-\$140/sq ft – Altus 2022 Canadian Cost Guide) and typically not market feasible in low-density residential projects
- FAR & Unit Size:
 - Site size is 7,083ft²
 - Gross Floor Area is (7,083ft² * 1.5) 10,625ft²
 - Average unit size is (10,625ft² / 21units) ~500ft²
 - Unit size is significantly smaller than typical townhouse unit size (1,300-1,500ft²) for approved and constructed missing middle projects elsewhere in Calgary
 - Proposed unit size is more akin to secondary suite size only.
- Site Coverage & Unit footprint:
 - Site size is 7,083ft²
 - Maximum site coverage is (7,083ft² * 0.6) 4,250ft²
 - Grade access units only, therefore units can only be stacked two high at most
 - If units are stacked two high, 11 stacked unit footprints are required (21/2 =10.5 (11))
 - Maximum footprint of staked unit is (4,250ft²/11) 385ft²
 - Unable to orient 11 - 385ft² unit footprints on site while maintaining required setbacks (0.6-3m), building separation (6.5m), and parkade access

RE&DS would be pleased to review the conceptual designs and analysis used by the TCP to arrive at the suggested development potential of the H-GO district on this site. RE&DS believes that the true development potential for this site is more likely in the range of 4 to 6 units, with the potential for secondary suites. Any proposed development and density will be subject to review and approval at the Development Permit stage.

3. The change will result in negative effects to the neighbor's property and appears to be opposed by all nearby neighbors. The designation of this parcel to a high-density 'Inner City' land use is inappropriate given the age, use and experimental nature of the proposed H-GO zoning. Furthermore, there has been insufficient consultation by the City of Calgary Real Estate department. The TPC has been forced to FOIPP several tranches of information and is currently awaiting a decision by the Access to Information officer as to why we cannot have access reports underpinning the application. We ask that the City at least provide the requested background materials and hold a public meeting before proceeding with a decision.

Applicant Response:

H-GO experimental – While the H-GO district may be a new district in the land use bylaw, it was developed based on extensive research and understanding of the regulatory barriers with existing land use districts, reviewing emerging Direct Control districts that were being used to fill a previous gap in land use districts, reviewing comments and concerns raised at Public Hearings of Council for recent Direct Control applications, and rigorous design testing workshops.

Insufficient consultation - In alignment with Council direction and expectations, RE&DS has undertaken an applicant led outreach process in support of our land use application LOC2022-0098



to gather community feedback. RE&DS adopted a variety of outreach strategies for community stakeholders to learn about the application, share their feedback and ask questions. The following is a summary of the community outreach completed as part of this application:

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March 2023

- March 15, 2023 - meet with TCA - Planning Committee and interested community members to discuss transition of application and H-GO district
- Collected and responded to all feedback from interested parties

Project feedback has been categorized into 5 key themes (Parking, Building Height, Housing Form, Perceived Loss of Park, decreased property value, and Inner City Boundaries). A forthcoming 'What We Heard Report' will summarize the key themes and respond to each. If the TPC and/or community members would like to provide additional feedback or discuss any of the items in greater detail, the project team would be happy to discuss further.

Access to Information - As per our discussions at our meeting with the TCA – Planning Committee and community members on March 15, 2023, requested documents are classified as confidential. Only the Access & Privacy Office can determine what information can be shared from a document that is classified as confidential. The standard process for requesting information from The City is by way of a FOIP request, which has been made. RE&DS is following City policy regarding the release of confidential information. We trust that the Access & Privacy Office will release any information that can be shared.

If the TPC have any further questions regarding The City of Calgary's FOIP process or access to information, please contact the Access & Privacy Office directly. We are unable to share confidential documents outside of a FOIP request.

