

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

May 31, 2023

Project Name: 2309 23 Av NW & 2304 23 Av NW

This is an update to the original community outreach summary dated November 1 2022. Updates will be indicated by **highlight**.

### Did you conduct community outreach on your application?

Yes.

### Outreach Summary

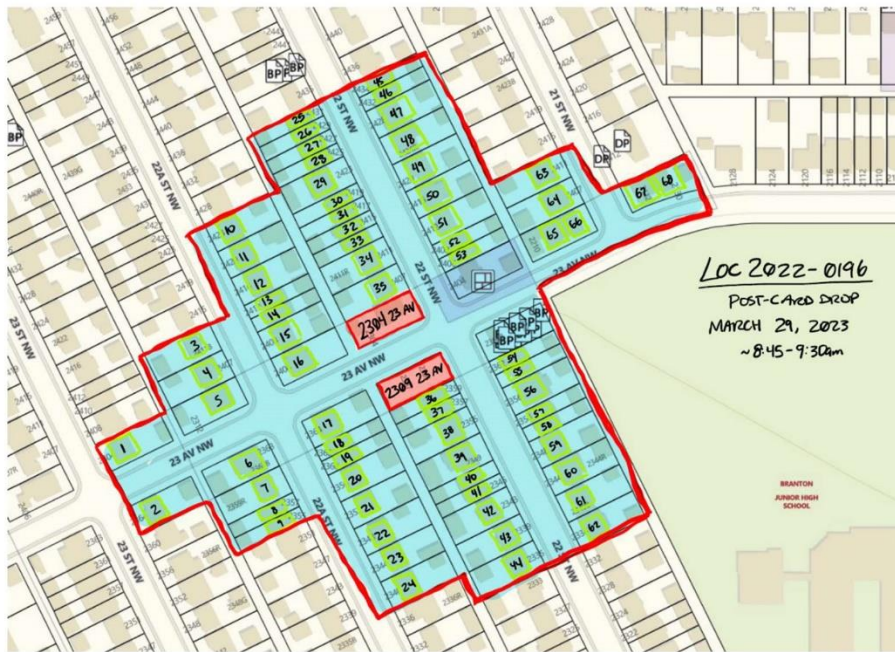
As this land-use amendment includes a property with a previously approved DP at 2309 23 Av NW, the DP itself handled several pieces of outreach, including:

- A letter from the City was sent to adjacent landowners notifying them of a development under review
- A notice posting was positioned on-site informing nearby residents of a DP under review with contact information to the file manager for further information
- The DP was circulated to the community association and councillor's office during the review period
- After the DP was approved, it was advertised on the Calgary website and no appeals of the approval were received

Specifically pertaining to this land-use amendment, as this letter is being written before the submission of the application, our outreach has not yet fully begun. However, after the application is submitted and an LOC reference number is created with a file manager, the plan for community engagement includes:

**Update May 31:** This update is being made after submission and prior to CPC. Refer to updates indicated by highlight noted May 31, below.

- A postcard drop to the closest 50 neighbours informing them of the land-use amendment, complete with some basic information on what a DC is, the properties included, and contact information for Ellergodt Design for more information requests, as well as contact information for the file manager for any additional information
  - If any questions or comments are received, they will be responded to with answers and clarifications (if any), and compiled for an update to this document prior to CPC
- **Update May 31:** The postcard drop was completed on March 29<sup>th</sup>, 2023, at approximately 8:45 to 9:30am. A total of 68 postcards were dropped to the approximate nearest and/or most affected neighbours. Refer to the map of postcard locations below.
  - **Update May 31:** An email address was provided on each postcard with our office's general inquiry email. As of May 31<sup>st</sup>, 2023, no emails have been received from nearby residents.
- **Update May 31:** The postcard itself is copied into this document below for reference.



File: A map showing locations of which homes were supplied postcards in their mailbox

**Hello Neighbour!**

Ellergodt Design is proposing a land-use amendment at  
2309 23 Av NW & 2304 23 Av NW in Banff Trail.

**ellergodt DESIGN** Web: [beginwithdesign.com](http://beginwithdesign.com)  
Email: [info@beginwithdesign.com](mailto:info@beginwithdesign.com)  
Instagram: [@EllergodtDesign](https://www.instagram.com/EllergodtDesign)

**How will this development affect parking?**

Parking is a consistent concern throughout the City and has been taken into consideration in this development. If approved, the future rowhouse design includes four parking stalls on each property, one for each dwelling unit. Furthermore, as these are corner properties there is ample available street parking in front of each. This development is located with close proximity to primary transit including bus stops and the Banff Trail LRT station, thus reducing the expected need for additional vehicle parking.

**How will this development affect crime in the area?**

This development may actually decrease crime in the area by increasing "eyes on the street" by means of windows and front doors directly adjacent to the public sidewalk. The idea of more "eyes on the street" may contribute to minimizing crime from happening as more residents are better able to surveil the public realm. This is a proven concept that is actively supported by the City of Calgary in communities going through active redevelopment, such as Banff Trail.

**How will this development affect the climate?**

Although constructing new dwellings does have an environment cost, the benefit from the lifetime of the dwelling far outweighs the initial cost. By modestly increasing density, this development will utilize already existing infrastructure, allow more residents to live adjacent to the LRT line which reduces the reliance on single vehicle transport, and reduces the need for further urban sprawl. Furthermore, each development will be built to a much higher efficiency standard than the older homes they are replacing, allowing more living space to be heated and operated with less energy. Given this location, this development will ensure that Calgary as a whole uses inner-city land more efficiently to help Banff Trail transition to a denser more walk-able neighbourhood, following the principles of the 'Calgary Climate Plan – Pathways to 2050'.

**Hello Neighbour!**

Ellergodt Design is proposing a land-use amendment at  
2309 23 Av NW & 2304 23 Av NW in Banff Trail.

These two properties are currently zoned R-CG (Residential - Grade-Oriented). This R-CG zoning supports development such as Single-Family Dwellings, Semi-Detached Dwellings, Rowhouse Dwellings, and Cottage Housing Clusters.

The proposed land-use zoning is Direct Control (DC) with an R-CG base. This means the zoning would effectively remain the same with typical R-CG rules and bylaws, however with a specific restriction on unit density. The restriction would allow a minimum of 3 units and a maximum of 4 units on each of these 50'x120' properties.

There is currently an approved Development Permit at 2309 23 Av NW for a 4-unit rowhouse with basement secondary suites. A similar rowhouse is planned for 2304 23 Av NW in the future.

**2304 & 2309 23 Av NW**

This application is currently under review by the City of Calgary planning department.

To learn more about the City land-use amendment process, this particular application, or land use zoning in general, please review information on:  
Calgary Development Map at [dmap.calgary.ca](http://dmap.calgary.ca)

**LOC2022-0196**

**What is Direct Control (DC)?**

A Direct Control is a customized land-use designation, or zoning, that has a list of allowable uses and a set of rules specific to a particular property or development. Most DCs include a cross-reference to the rules of one of the standard designations, as in this case R-CG.

**Any Questions?**

We'd love to hear your feedback, questions, comments, or concerns. Send Ellergodt Design an email with "2304 & 2309 23 Av" in the subject to: [info@beginwithdesign.com](mailto:info@beginwithdesign.com)

We look forward to hearing from you!

File: Front and Back of the postcard sized 6x8"



- The Banff Trail Community Association will be sent an email stating our intentions with the DC and to open up the conversation for feedback
- **Update May 31:** The Banff Trail CA was sent an email on April 6<sup>th</sup>, 2023, addressed to the president@, treasurer@, and secretary@ email addresses as indicated on the CA website. At the time of this email, there was no director of Planning and Development, so within the email I noted that the email would hopefully find who it needs to find through the President, Treasurer, and Secretary. Attached to the email was the postcard itself, the postcard drop locations, and our applicant submission, in addition to additional information about the LOC and a request to open the conversation. A copy of this email is attached below.
  - **Update May 31:** As of May 31<sup>st</sup>, 2023, no reply has been received from the Banff Trail CA.

**Ryan Cairns**

**From:** Ryan Cairns  
**Sent:** April 6, 2023 1:57 PM  
**To:** president@banfftrailcommunity.ca; treasurer@banfftrailcommunity.ca; secretary@banfftrailcommunity.ca  
**Subject:** LOC2022-0196 Planning Inquiry  
**Attachments:** LOC2022-0196 Applicant Submission.pdf; LOC2022-0196 postcard drop locations.pdf; LOC2022-0196 postcard.pdf

Good afternoon Banff Trail CA,

My name is Ryan Cairns with Ellergodt Design. I wanted to reach out to you today in regards to a Land-Use redesignation we have applied for in Banff Trail. You may have seen a circulation package from the file manager at the City for LOC2022-0196, with reference to 2 parcels at 2304 and 2309 23 Av NW.

I see on the Banff Trail CA website that the Planning and Development seat is vacant, so I send this note to the President, Treasurer, and Secretary in hopes that this will find whoever it needs to find.

These two properties in question are currently zoned R-CG as you may be aware. Both are subject to the caveat 1358GL, which we are aiming to remove through use of a legal proceeding once the land-use zoning is changed to a DC. The DC zoning we have proposed will limit density to a minimum of 50 units per hectare and a maximum of 75 units per hectare, to better follow the intent and goals of the City MDP, the Banff Trail ARP, and the City's 'Calgary Climate Plan - Pathways to 2050'.

The property 2309 23 Av NW (formerly 2363 22 St NW) has a previously approved development permit for a 4-unit rowhouse with secondary suites (DP2021-8595). There is currently no DP in place for 2304 23 Av, however, down the line a similar development will likely be done.

Please refer to the attached applicant's planning overview which goes into greater detail surrounding our intentions and reasons behind the LOC application, along with some more background information.

Last week I dropped off some postcard mailers with some basic information about the application and our intent to approximately 68 of the nearest homes. Please find attached the postcard itself and the locations. I have not yet received any emails from residents nearby.

I wanted to open the conversation to yourselves to see if you have any thoughts, feedback, or opinions on behalf of the CA. I assume through the LOC process, you'll have some form of communication with the City file manager, but I always like to have a more direct conversation if possible.

Have yourselves a nice easter long weekend and I'll look forward to chatting.

Thanks,  
**Ryan Cairns**  
Residential Designer

T 403.242.2704  
[beginwithdesign.com](http://beginwithdesign.com)

File: A copy of the email sent to the community association.

- Councillor Wong's office will be sent an email stating our intentions with the DC and to open up further feedback



- **Update May 31:** It was determined that due to the previous engagement with the councillor's office, an additional email wasn't necessary. Refer to the September 5<sup>th</sup> note below.

Additionally, the property owner for these subject properties reached out directly to Councillor Wong on September 5<sup>th</sup> 2022, with a response on September 26<sup>th</sup> 2022 indicating the councillor remains open to persuasion until the council hearing and will review the application when it is under review after submission.

Further, during the land-use amendment process, the City will post another notice posting on-site directing further comments or questions to the file manager. If any feedback is received and forwarded to Ellergodt Design, additional information can be provided to those specific parties.

**Update May 31:** As of May 31<sup>st</sup>, 2023, no additional information has been provided through the LOC process based on comments received from the notice posting. At the time of the DTR, it was mentioned that there were several objections made by residents against the application, but no specific information as to reasons.

The applicant specifically requests that the City ensures adequate advertising is completed including newspaper and/or online advertising to ensure local residents, or least all those with properties affected by the restrictive covenant "1358GL", are made aware.

## Stakeholders

We are intending to make contact with nearby residents in close proximity to this subject property, the community association, the councillor's office, and City planning & development staff. Once the application is further underway, the CPC and City Council will be stakeholders as well.

**Update May 31:** During the postcard drop on March 29<sup>th</sup>, 2023, one conversation was had with a nearby resident about the application. The resident was expressing neutrality, but showed signs of interest in the future potential of the redevelopment that will follow a successful land-use amendment.

## What did you hear?

When comments and questions come in, this document will be updated prior to CPC.

**Update May 31:** To date, there have been no requests for additional information, no complaints, and no letters of support received. We were expecting a couple to a few interested parties reaching out, but no messages have made their way to our inbox. We remain open to the conversation however, and should any messages, questions, or comments arrive, we are happy to provide information and open the conversation about the file.

## How did stakeholder input influence decisions?

When comments and questions come in, we will assess whether comments are indicative of any change in intent or decision, and this document will be updated prior to CPC.

**Update May 31:** As no negative, positive, or neutral comments were received, there has been no opinions that led to influence any change of decision.

## How did you close the loop with the stakeholders?

Further in the LOC process, any individuals who contact our office will be notified of when the file will be heard before council for review. They can then choose to attend or speak with their opinions on the development in order to open the conversation before council.

**Update May 31:** Again, the loop hasn't necessarily been closed as there have been no public stakeholder conversations.