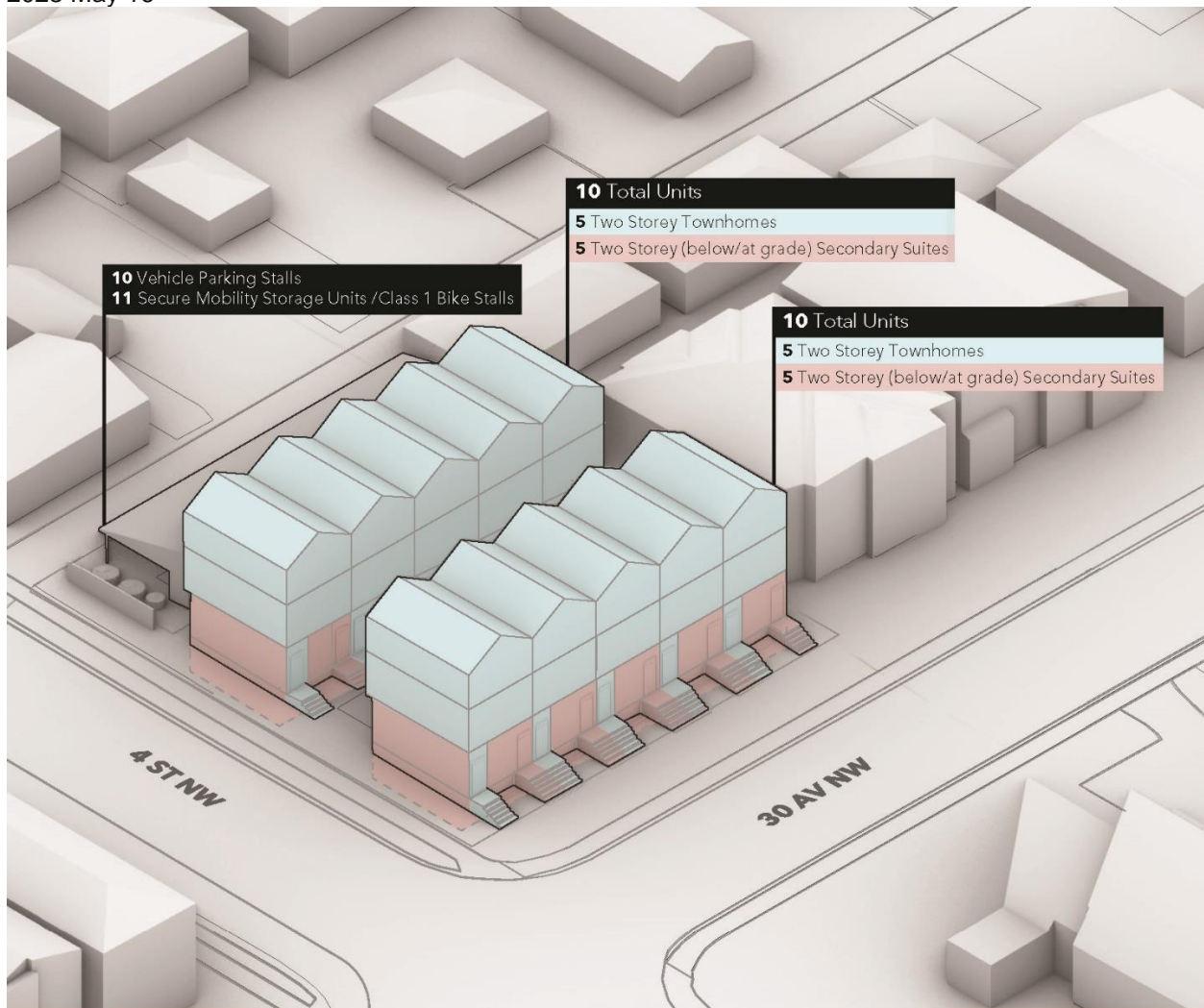


Applicant Outreach Summary

2023 May 16



APPLICANT-LED OUTREACH SUMMARY

501-505 30 AV NW
LOC2023-0050



Issued:
2023.05.11

SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 501-505 30 AV NW from the existing Direct Control (DC4Z2000, based on the R-2 District from Bylaw 2P80, with commercial uses) District to the Housing - Grade-Oriented (H-GO) District to accommodate 10 upper townhome units and 10 below/at grade secondary suites with 10 parking stalls in a two building, three-storey, rowhouse-style development. The development concept places five townhome units and five secondary suites along 30 AV NW, and five units and five suites fronting an internal courtyard. End units of each building front onto the 4 ST NW Main Street.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between February - May 2023 and are further detailed below. Interested parties including the Mount Pleasant Community Association (MPCA) and Ward 7 Office were invited to participate in our process, which has focused on informative and fact-based engagement and communications. A digital webinar was also held where community members could engage directly with the project team.

HOW WE ENGAGED

FEBRUARY 2023 - APPLICATION SUBMISSION

- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information;
- Displayed a sandwich board on the site, providing proposal details and contact information (ongoing);
- Activated and monitored a dedicated engagement email, phone line and website (ongoing);
- Shared project overview letter and site plan with the MPCA and Ward 7 Councillor's Office, offering virtual meetings.

MARCH - APRIL 2023

- Scheduled and advertised public webinar via MPCA communication channels, on site signage, invitations hand delivered to neighbours within +/-200m of the subject site and online via dedicated website;
- Ongoing correspondence with citizens and community groups, including Ward 7 and the MPCA;
- March 30, 2022 Digital Information Session Public Webinar held over Zoom.

MAY 2023 - OUTREACH CLOSURE

- Hand delivered a third round of letters to neighbours within +/-200m of the subject site, providing outreach closure and project updates;
- Updated on-site signage with notice of outreach closure;
- Uploaded Outreach Summary to project website for citizen download and review;
- Shared Outreach Summary Letter with City Administration, MPCA, and Ward 7 Office;
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

INTERESTED PARTY FEEDBACK

Over the outreach timeline, the project team received direct feedback from 9 individual community members by phone, email, or through the online website feedback form. The project team also heard and recorded feedback during the question and answer portion of the online public webinar in March 2023 which had 29 attendees, 11 of whom lived within a block of the site. The project team shared Land Use Redesignation information packages with the MPCA and the Ward 7 Offices, offering meetings to discuss the application. The Ward 7 Office provided a thank you message for the information sharing. During the outreach period, the MPCA was reorganizing their Planning Committee, and a public digital webinar was held in lieu of a meeting with the MPCA. The project team looks forward to continued dialogue with the MPCA and Ward 7 office through the future Development Permit review process.

Project feedback has been categorized into 5 themes. Each begins with an outline of what the project team has heard and then provides a project team response.

FEEDBACK THEMES

- Parking, Traffic + Pedestrian Safety
- Density, Tenure, Property Values
- City of Calgary Review & Project Outreach Process
- Design Considerations: Height / Privacy, Unit Size, Materiality, Vandalism, Waste + Recycling
- Lot Coverage

WHAT WE HEARD

PARKING, TRAFFIC + PEDESTRIAN SAFETY

WHAT WE HEARD

The most common feedback related to the parking supply proposed for the development and its potential implications to on-street parking congestion and area traffic/road network safety. Specific feedback focused on increased traffic along 30 AV NW due to area redevelopment, the potential for an increase to the number of speeding vehicles along 30 AV NW, and concerns for pedestrian safety at the intersection of 30 AV NW and 4 ST NW.

RESPONSE

Parking Supply Rationale

There are 10 vehicle parking stalls proposed for MP501 in a carport accessed via the rear lane. The proposed supply aligns with the Council approved Land Use Bylaw rules of the H-GO District with a ratio of 0.5 vehicle parking stalls for units and secondary suites. Units or suites not assigned a vehicle parking stall are provided with active modes storage lockers or enclosed bike parking (the mobility storage units are large enough for a cargo/e-bike, stroller, e-scooter, etc).

The MP501 site is supported by nearby multi-modal

infrastructure, which is why the H-GO District parking ratios are proposed. It is 50m from bus stops for Route 2 local transit service on 4 ST NW and 800m (~10 min. walk) of additional Route 3, 300, and 301 primary transit service on Centre ST N (including a future Green Line LRT station at 28 AV N). The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles. There are also multiple cycle routes and regional pathways near the site along 2 ST NW, 10 ST NW, 19 AV NW, and Confederation Park connecting cyclists safely to the greater cycling and pathway network.

Residential Parking Permit (RPP) Program

In response to feedback regarding on-street parking congestion (particularly when the Our Lady of Peace Catholic Parish across 30 AV NW from the site has a mass or event), the project team is exploring the recommendation that all units be excluded from qualifying for Residential Parking Permits (RPP), which can be legally incorporated as a condition of Development Permit approval. While there are no on-street parking restrictions currently in place north of 29 AV NW in this part of Mount Pleasant, the greater area to the south is within Residential Parking Zone (RPZ) JJ. The



RPP Program is a method by which residents can request the City of Calgary manage on-street parking to ensure there is a reliable and predictable amount of available space on each block. RPZs are established by The City using data and may be created when there is demonstrated, ongoing parking congestion in a residential neighborhood that is the result of a major parking generator, such as a commercial node or business that generates moderate to significant vehicular traffic. More information on how to establish a new zone can be found on The City of Calgary's website at calgary.ca/roads/residential-parking-zones.

Traffic + Pedestrian Safety

The project team has consulted with professional transportation engineers Bunt & Associates in similarly scaled and located projects in the past where it was determined that rowhouse developments are not significant generators of traffic. Bunt noted a study was not necessary for the MP501 site because it meets City bylaw parking requirements for the proposed H-GO District.

30 AV NW is classified by the City as a Residential Street which are lower volume roads primarily intended for access to residences and hosts a number of traffic calming measures that would be considered best practice. The current speed limit along 30 AV NW is 40 km/h. An existing playground zone with a speed limit of 30 km/h is posted from approximately 5 ST NW to 7 ST NW (approximately 380m). Several speed bumps along 30 AV NW are in place within the playground zone to enforce slower traffic speeds. On street parking on both sides of the street create physical barriers between pedestrians and moving vehicles, and narrows the road which slows vehicle speeds.

The City classifies 4 ST NW near the site as a Neighbourhood Boulevard, a higher order road classification that is intended to accommodate 12,500 - 22,500 vehicles per day. A recent Intersection Count Study performed by the City of Calgary found the traffic volume well below this maximum volume.

Regarding pedestrian safety beyond the measures to calm traffic along 30 AV SW, there is a rapid flash beacon and laddered crosswalk at 4 ST NW and 30 AV NW that prioritizes safe movements and access to Confederation Park. Future infrastructure improvements to the 4 ST NW roadway and streetscape is subject to review by The City of Calgary and capital budget planning.

DENSITY, TENURE, PROPERTY VALUES

WHAT WE HEARD

Six respondents provided feedback that the number of units proposed for the site is excessive and one respondent expressed support for increased density. The project team heard questions from three respondents about the tenure of the project, and how property management would be run, and two respondents had questions about how redevelopment might impact property values of adjacent properties.

RESPONSE

Proposed Density

The H-GO District is a new land use district that regulates density based on building form (through Floor Area Ratio) rather than through units per hectare. As a result, the overall mass of building forms (through two- and three-storey buildings) can be enable a denser building that transitions gently to the surrounding community, as opposed to larger apartment buildings that could achieve a similar density potential. The H-GO District is not appropriate everywhere and is only supported in locations meeting policy criteria with the best nearby amenities and infrastructure provision.

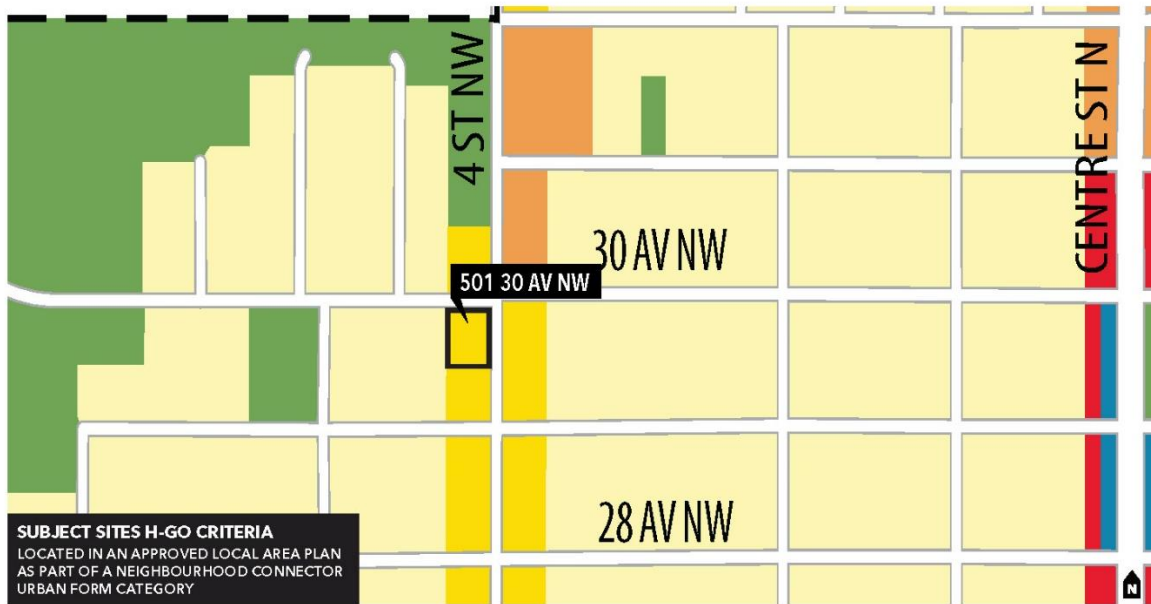
The 4 ST NW Main Street is identified in the North Hill Communities Local Area Plan as a Neighbourhood Connector Urban Form Category with Low Building Scale, which means multi-residential development of up to six storeys is supported here. EC Living has specifically proposed rezoning to the Housing - Grade Oriented (H-GO) District for MP501 because the proposed density and three storey scale balances municipal policy against creating a sensitive transition to neighbouring properties (Our Lady of Peace Parish and largely 2 storey semi-detached dwellings), continuing the evolution of 4 ST NW at a scale that does not overwhelm neighbours.

Units + Tenure

The proposed development vision intends to offer all units as two-bedroom rentals, a market gap in this part of Mount Pleasant where rowhouse forms are generally broken down into a three-bedroom rowhouse and one-bedroom suite mix. This approach to unit layout offers greater housing choice to future residents, whether they be small families, students, young professionals, couples, or downsizers who value vibrant and walkable neighbourhoods like Mount Pleasant.

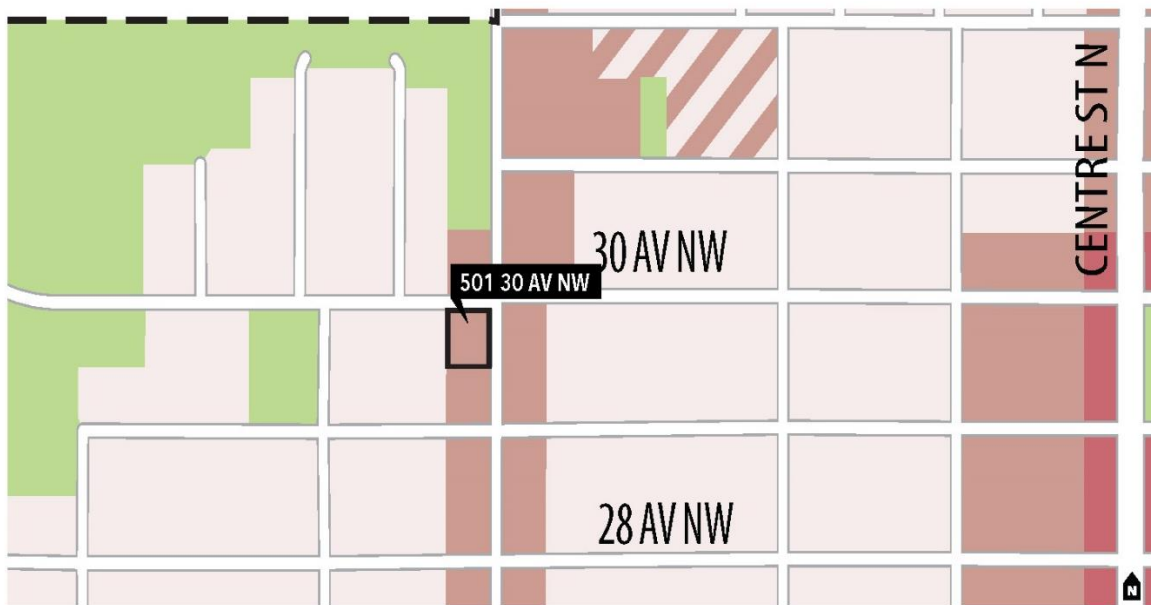
As the developer-builder, EC Living will retain ownership and act as property manager for all units. By taking this approach, EC Living has a vested interest in maintaining positive relationships with their neighbours and ensuring that future residents are carefully selected to protect their

North Hill Communities Local Area Plan Map 3: Urban Form Category



LEGEND

North Hill Communities Local Area Plan Map 4: Building Scale Category



LEGEND

asset long-term. It is also in their best interest to address any necessary property maintenance to keep the development in a state of good repair. This includes the proper care of any new landscaping, snow removal, and privately contracted waste, recycling, and organics management, all of which comprise a significant overall and ongoing investment in the property.

Property Values

Any potential impact on property values is not a land use consideration of the City of Calgary land use redesignation process. Council members and Administration are limited to reviewing land use applications based on the merits of the planning considerations only, and property value does not fall within that category. The project team stands by the proposal and development vision, emphasizing the quality of design, attractive and durable materials, and abundant landscaping - all factors that are to be determined and refined through review of a future development permit application.

CITY OF CALGARY REVIEW & PROJECT OUTREACH PROCESS

WHAT WE HEARD

Feedback was received from three respondents with questions and concerns regarding the The City of Calgary's application review process and the project outreach strategy.

RESPONSE

Approval of any land use redesignation application does not automatically approve any other properties/lands to also be redesignated. This application is solely for 501-505 30 AV NW (LOC2023-0050) and is reviewed and evaluated individually on its own merits. Any subsequent applications, including a Development Permit application, will have a separate application, review, and approvals process independent of LOC2023-0050.

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout the application process. CivicWorks undertakes an fulsome outreach process in support of all applications to ensure a clear and transparent process for all interested parties, exceeding The City of Calgary minimum outreach expectations for this type and scale of development.

In addition to contacting the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share questions or concerns, the project team also provides several options for nearby residents to get in touch directly with the project team, including:

- Custom On-site Signage;
- Neighbour Mailers;
- Phone Line, Email Inbox, Dedicated Project Website;
- Digital Information Session Public Webinar.

OUTREACH STRATEGY MATERIALS

Proposed Land Use Change
501-505 30 AV NW
DC4Z2000 to Housing - Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2023-0050

Hello Neighbour

We are proposing a land use change at 501-505 30 AV NW from the existing Direct Control (DC4Z2000) District (based on the R-2 District from Bylaw 2P80, with commercial uses) to the new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 10 townhouse units, 10 fat-style suites, 10 parking stalls in a carport, and 11 secure bike / scooter / stroller storage units.

The City of Calgary's new H-GO 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 H-GO 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:

calving.ca/engage
engage@civicworks.ca
587.747.0317

Reference: MP501-501-505 30 AV NW

City of Calgary Application info: dmap.calgary.ca

10 Total Units
5 Two Storey Townhouses
5 Two Storey (Townhome or Suite) Secondary Suites

10 Fat Style Units
5 Two Storey Townhouses
5 Two Storey (Townhome or Suite) Secondary Suites

10 Parking Stalls
11 Secure, Mobility Storage Units, Scooter, EBI, Stalls

Figures conceptual and subject to change.

Neighbour Mailer (Front and Back)

Proposed Land Use Change

501-505 30 AV NW
DC4Z2000 to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are processing a land use change at 501-505 30 AV NW from the existing Direct Control (DC4Z2000, based on the R-2 District from Bylaw 2P80, with commercial uses) District to the new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 10 townhouse units, 10 fat-style units, 10 parking stalls in a carport, and 11 secure bike / scooter / stroller storage units.

The City of Calgary's new H-GO 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 H-GO 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:

calving.ca/engage
engage@civicworks.ca
587.747.0317

Reference: MP501-501-505 30 AV NW

City of Calgary Application Information Portal: dmap.calgary.ca

On-site Signage

Digital Information Sharing Session

Thank you to everyone who attended the Digital Information Session for 501-505 30 AV NW (LOC2023-0050) and 466 29 AV NW (LOC2023-0047) on March 30, 2023.

We will be incorporating all feedback into an Outreach Summary Report in the near future that will be published on this webpage as well as shared with City Administration and on the public record with Calgary Planning Commission and City Council to inform their decision.

MP501 – 501-505 30 AV NW (LOC2023-0050)

Proposed Land Use Change

On behalf of EC Living, CivicWorks has made a Land Use Redesignation application to transition the property at 501-505 30 AV NW from the existing Direct Control (DC4Z2000) District (based on the R-2 District from Bylaw 2P80, with commercial uses) to the new Housing - Grade Oriented (H-GO) District. The

Why Here?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of

Dedicated Project Website

DESIGN CONSIDERATIONS: HEIGHT/ PRIVACY, UNIT SIZE, MATERIALITY & VANDALISM, WASTE + RECYCLING

WHAT WE HEARD

One respondent provided feedback to the project team with concerns regarding building height and potential overlooking and privacy concerns. One respondent had a question on the size and configuration of the upper and lower units. One respondent raised concerns that privacy screens will be vandalized. These themes were brought up in the digital webinar, in addition to questions about how waste and recycling would be managed on site.

RESPONSE

The proposed development takes into account the site context, specifically with regards to shadowing and overlooking on neighbouring properties. While the existing Local Area Policy permits up to 6 storeys at this location, the application proposes a maximum building envelope height of 12.0m (equivalent to 3 storeys) in accordance with the rules of the H-GO District to ensure a contextual fit with neighbouring forms. This height offers a smooth transition to the adjacent low-density residential districts, which have a maximum height of 10.0m.

Furthermore, the H-GO District mandates a height chamfer along the shared property line to reduce the overall appearance of height and mass from neighbouring properties. The buildings are thoughtfully designed to be oriented towards the street or internal courtyard space, thereby minimizing overlooking on adjacent neighbours. Additionally, through a future Development Permit project architects FAAS will mitigate privacy or overlooking concerns by limiting the size and placement of windows where possible in consideration of the purpose of rooms with windows on the second level or above, such as bedrooms that have lower traffic and activity during the day.

MP501 will be designed with a focus on high-quality materials to ensure its longevity and durability. The potential for vandalism and steps to mitigate any damage that may occur will be taken into consideration through a future Development Permit application. EC Living makes use of high quality and durable building materials, and is committed to providing a safe and secure living environment for future residents of the development.

EC Living is proposing a Molok system for waste, recycling and organics. It will consist of three large bins mostly inset into the ground whose collection will be privately contracted by EC Living in line with demand.

LANDSCAPING & LOT COVERAGE

WHAT WE HEARD

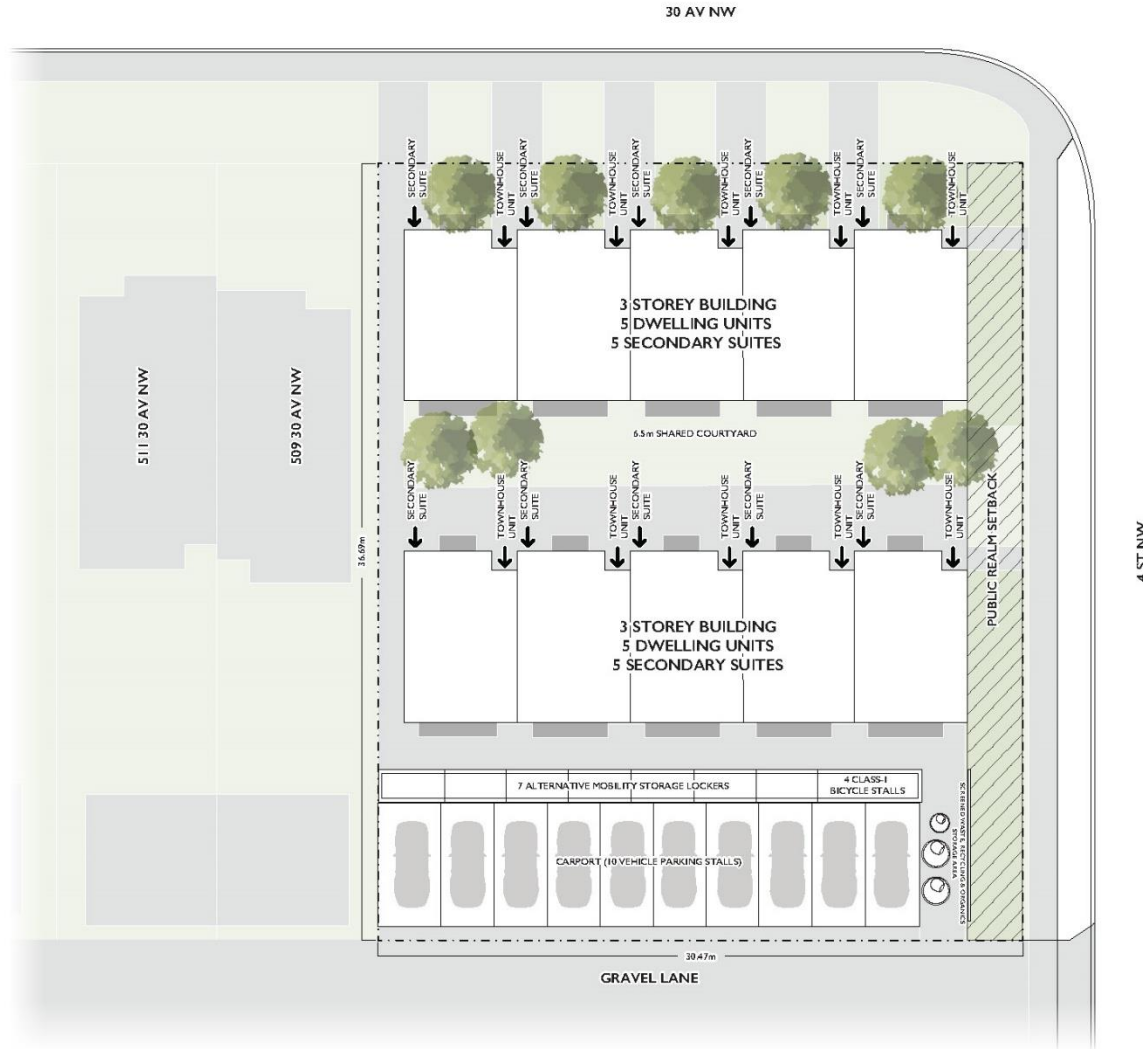
One respondent provided concern to the project team regarding the existing tree canopy and replacement landscaping. The project team also heard concerns regarding parcel lot coverage.

RESPONSE

The H-GO District includes specific rules about landscaping, such as minimum required number of trees and shrubs and their minimum size requirements, etc. As a requirement of the H-GO District and part of the Development Permit, the project team architect/landscape architect will complete a Landscape Plan which will add numerous new trees and shrubs to the site, replenishing the tree canopy. The Landscape Plan must include a variety of species of trees and shrubs of minimum size that are suitable to our hardiness zone, and will be thoughtful about the best locations for planting for both survival and aesthetics. All efforts to retain existing trees will be made. Additionally, there are three public trees/shrubs along 30 AV NW that are on City property which are protected by the City's Tree Protection Bylaw. More information about the requirements for protecting public trees when building or developing a property can be found in the Tree Protection Plan on the City of Calgary website. The Tree Protection Plan rules are in place to protect the root beds and ensure the long-term health and survival of the trees.

The H-GO District rules have a maximum lot coverage of 60 percent. Through a future Development Permit application (inclusive of the landscape plan) review process, The City of Calgary will ensure compliance with the Land Use Bylaw.

MP501 CONCEPTUAL SITE PLAN



Note: Conceptual in nature and subject to change through future Development Permit application review.