

Applicant Outreach Summary

Received 2023 July 20



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 252 19 AV NE (TU252)

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

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

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)

CivicWorks and Eagle Crest are committed to being good neighbours and working with surrounding residents and community groups throughout the application process. The project team undertook a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contacted 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. Additional elements of our outreach process include:

- Custom On-site Signage: Installed on-site at application submission (supplemental to City signage)
- Neighbour Mailers: Delivered to surrounding area residents within $\pm 200\text{m}$ at application submission (± 410 surrounding neighbours).
- Webpage: Additional project information available for review as advertised on signage and mailers
- Phone Line, Email Inbox, Website Feedback Portal: Three separate ways for citizens to connect with the project team to ask questions and provide feedback, advertised via site signage and mailers.

Stakeholders

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

Ward 7 Councillor's office
Tuxedo Park Community Association
Surrounding Area Residents

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

The Applicant received connected with two neighbours, and received a summary of comments from the Tuxedo Park Community Association (shared by Administration). One community member reached out anonymously through our online feedback form with the comment "stop building this garbage". Another community left a voicemail with no feedback; the project team tried to get in touch with this neighbour via phone with no success.

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.

The Applicant reviewed feedback and has provided a response to comments in the Applicant Outreach Summary document. Both CivicWorks and FAAS have a broad range of experience in Missing Middle development and outreach. The Applicant project team have carefully designed TU252 to proactively address many common community concerns (including excessive waste bins noted by the CA). The proposed building is low scale and designed to fit amongst existing low density homes. The concurrent development permit design will follow both the contextually-sensitive rules of the M-CG district, and the built form guidelines identified within the North Hill Communities Heritage Guidelines Implementation Guide.

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)

The Applicant has prepared an Applicant Led Outreach Summary document to address feedback received through the ±3 month engagement period in which the surrounding community was notified and provided with application details and contact information by the Applicant, and circulated by the City of Calgary. This document will be included on the public record in advance of the Public Hearing before Council.

calgary.ca/planningoutreach



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344



Applicant-Led Outreach Summary

252 19 AV NE
LOC2023-0119

Outreach Strategies



PROJECT WEBSITE, VOICEMAIL & EMAIL ADDRESS

The Applicant's engage webpage acted as an information-sharing platform which provided a feedback form, as well as project team contact information (phone line and dedicated email address), serving as a direct line to the project team. With these outreach strategies, community members were invited to learn more about the proposed development vision, ask questions and share their feedback directly with the project team. The website ensured that all surrounding residents and interested parties had access to the most up-to-date application information.



COMMUNITY INFORMATION SHARING

A summary of the development vision was shared with the Tuxedo Park Community Association (CA) and the Ward 7 Office in May 2023. Administration provided the project team with a summary of comments from the CA regarding the proposed development vision.



NEIGHBOUR LETTERS

Paired with on-site signage, ±410 mailers were hand delivered to adjacent neighbours and area residents at the time of submission to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the dedicated voicemail and email address. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed additional on-site signage at the time of submission that notified neighbours and surrounding community members of the proposed land use change. The signage outlined the development vision and invited interested parties to learn more by visiting the dedicated project website, and get in touch with the project team directly via the project email address and voicemail.

Outreach Process

OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, the project team connected with two neighbours. Administration shared a summary of feedback from the Community Association and advised that they did not receive any additional feedback from surrounding community members. The project team would like to thank participants for sharing their comments.

In reviewing feedback collected to date (July 2023) and summarized by Administration, the project team has identified three themes. The themes outlined in the following pages are broken into What We Heard and Team Response.

OUR COMMITMENT

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**

What We Heard & Team Response

1 RESIDENTIAL DENSITY

WHAT WE HEARD

The Community Association comments noted a concern for the proposed density and associated parking, noting that an 8 plex with 4 parking stalls seems like too much density.

TEAM RESPONSE

This development vision will introduce additional missing middle housing options to the community of Tuxedo Park. The proposed land use change and associated development permit would enable the development of four townhouse style units with four associated secondary suites within one building. The development vision also includes four enclosed parking stalls and a secure bike storage room. The proposed number of parking stalls and bike storage aligns with the City of Calgary parking requirements for M-CG developments, particularly given this site's easy access to alternative modes of transportation.

The proposed Multi-Residential Contextual Grade-Oriented (M-CG) Land Use District is designed to be located "in close proximity or adjacent to low density residential development". The district includes contextually-sensitive low-scale built form policies that reduce building mass and limit shadow impact with neighbours through a low scale, three storey building height (max. 12m), angled rooflines and contextual building setbacks. The proposed development will provide a contextually-sensitive transition in building height, overall scale and intensity from the higher intensity development emerging along the Edmonton Trail NE Main Street and the surrounding low density homes.

This development increases housing choice in a well-connected, amenity rich location. The site is located within a City-identified Local Area Plan Transit Station Area - within a ±5 minute walking distance of both Local and Primary (ie. BRT) Transit routes, and near a future LRT station. The site is adjacent to a new six storey mixed-use development (currently under construction) and within walking distance of three City-identified Main Streets - Edmonton Trail, Centre Street and 16 AV N. Future residents will have easy access to a number of community destinations including grocery stores, schools, parks, playgrounds, post secondary institutions and employment centres.

www.civicworks.ca

2 WASTE BINS & PICK UP

WHAT WE HEARD

The Community Association noted a concern for garbage, recycling, and organic waste bins cluttering the rear lane.

TEAM RESPONSE

Waste, recycling, and organic matter will be stored within the property, in a screened location on the interior side of the rear garage.

Our Client has arranged for private waste and recycling collection which means that the frequency of collection can be adjusted as needed, and also that the bins for garbage, recycling, and organic waste can be shared among the development residents. This results in a lower number of bins required overall based on the City's guidelines for waste calculation. The agreement will see the collectors enter the site to move the bins to the laneway and replace them in their designated storage area after collection to ensure that the bins don't clutter the lane. The Applicant will work with Administration to ensure that this private waste pickup solution is a condition of the development permit approval.

3 ONGOING MAINTENANCE

WHAT WE HEARD

We heard concern from the Community Association related to the ongoing maintenance and upkeep of the proposed development in years to come.

TEAM RESPONSE

EC Living plans to develop this property as a purpose built rental, and intends to retain ownership of the development after construction. EC Living is dedicated to providing quality rental options for their tenants and has a proven track record of well-maintained and highly desirable rental properties within the City of Calgary.

EC Living will be required to follow the Land Use Bylaw policies related to landscaping, as well as the rules outlined in the City of Calgary's Community Standards Bylaw which "promote good neighbour relationships and addresses community concerns through the regulation of noise, fire pit use, untidy properties, weeds and grass, graffiti and nuisances".

Outreach Summary LOC2023-0119 | 252 19 AV NE 3