

Applicant Outreach Summary



Community Outreach Summary

October 2, 2023

Address: 3436 Richmond Rd SW
Current Zoning: DC28Z91
Proposed Zoning: H-GO

This is an updated outreach summary to the original submission. Original comments from the community outreach summary are noted and updates are highlighted.

Did you conduct Community Outreach on your application?

Update Oct 2: Yes, outreach is ongoing until the Council hearing.. See below for specific details.

Outreach Strategy

During the LOC application process, our strategy for public outreach is:

- July 10: Ongoing discussions with the file manager of the LOC regarding public submissions and any potential conflicts, opposition, or opinions shared
Update Oct 2: Conversations are ongoing with the file manager with respect to community outreach and the single letter of opposition received.
- July 10: Conducting a postcard mail-drop to at least 50 of the closest residents including information regarding the application, the H-GO zoning, and the LOC process
Update Oct 2: On Sep 11 2023, 40 postcards were dropped to the nearest neighbours with information about the land-use amendment. After conversations with the file manager, on Sep 30 2023, an additional 20 postcards were dropped to additional neighbours, totalling 60 postcards. Refer to the attached postcard and map below.
- July 10: Contacting with the KGCA to gauge their opinions on the LOC and seek their advice for any discussions with community members
Update Oct 2: An email was sent to the KGCA on Sep 20 2023, detailing some information about the land-use amendment and to open the conversation. As of Oct 2, no reply has yet been received. Once contact is made, a further update to this summary can be made.
- July 10: Contacting the Ward Councillor, Courtney Walcott of Ward 8, to gauge his opinions on the LOC
Update Oct 2: An email was sent to the Ward 8 email address looking for comments and feedback from Councillor Walcott's office. Again, no response has been received yet.

- July 10: Providing direct communication with individuals through email
Update Oct 2: no emails or phone calls have been received as of Oct 2 2023 resulting from the notice posting, the postcard drop, or through the file manager.
- **Update Oct 2:** During the first postcard drop on Sep 11 2023, two direct conversations were made with residents. Details are included below.

Stakeholders

July 10: We are anticipating discussions with the City of Calgary file manager, the Killarney/Glengarry Community Association, direct neighbors, and the ward councilor Courtney Walcott.

Update Oct 2: So far, discussions have only been had with the file manager and two nearby residents. We are waiting to hear back from the KGCA and the councilors office in addition to potential further emailed or phone calls from residents.

What did you hear?

July 10: We have not heard any comments yet as we have not yet started the outreach campaign.

Update Oct 2: Comments heard are summarized as follows:

- City of Calgary File manager: general support of the zoning has been received, including agreement that the H-GO district is suitable in this location. Refer to the LOC Detailed Review for specific comments regarding the amendment, City Policies, and Planning related comments.
- Two nearby residents: Two separate conversations were had with neighbors living one street away, in Rutland Park. Both residents were generally opposed to this land-use amendment and development in general. Specific points of opposition include:
 - 4 parking stalls and 4 mobility transportation lockers on-site is not enough for 4 units and 4 suites, even with ample street parking nearby as there are fears of future residents parking in front of their homes.
 - One resident felt that no parking relaxations should be allowed as the BRT bus line isn't a viable option for a resident to use for transportation, and nobody actually uses the bus.
 - This type of development would be acceptable in other locations in the city, but not here along Richmond Road.
 - Calgary has enough land to build "out", not "up", and we should be developing more sprawling communities instead.
 - There are better spots for multi-family development in communities further North, further West, further South, or further East, but not here in this location.
 - This type of development only benefits the developer, not the City as a whole.

- This type of development brings down property values of single family homes in the area.
- Restrictive covenants should be registered on title for all Rutland Park properties limiting development to only single family dwellings.

How did stakeholder input influence decisions?

July 10: Outreach hasn't started, so no input has affected any decisions.

Update Oct 2: To date, stakeholder input from the City file manager has affirmed the decision to continue with this development plan with 4 units and 4 suites.

Stakeholder input from nearby residents has unfortunately been combative and generally unhelpful: the input received is not influencing decisions regarding the development at this point, because the input has been contrary to City-wide policies recently re-affirmed by City Council through the Calgary Housing Strategy. Further, the applicant believes this development will help the City as a whole provide future housing to Calgarian residents in desperate need of housing, contrary to input received from some nearby residents.

How did you close the loop with stakeholders?

July 10: We will close the loop closer to CPC and Council hearings.

Update Oct 2: If any emails come through from residents, they will be responded to with updates about the Council hearing.

File: Postcard front and rear.

About the Land-use Amendment

The current zoning is DC (Direct Control) with an R-2 base. This generally allows residential development in the form of Single Detached, Semi-Detached, and Duplex Dwellings, including secondary suites and accessory buildings.

The proposed zoning is H-GO (Housing Grade-Oriented), which would allow residential development with the following characteristics:

- 12m maximum building height (approx. 3-storeys)
- Floor Area Ratio of 1.5
- 60% maximum parcel coverage
- At-grade orientation of all units
- Minimum parking and transportation storage areas
- Waste and recycling storage areas

The intended development includes a residential building hosting 4 dwelling units, each with a basement suite, a 4-car garage, and 4 transportation storage areas.

H-GO is a permitted zoning within the Neighbourhood Connector urban form category as described in the recently approved Westbrook Communities Local Area Plan.


This modest densification is supported by recent public investment into nearby BRT Transit, LRT Transit, and Main Street upgrades on 37th St SW and Richmond Rd SW.


3436 Richmond Road SW

LOC2023-0223

RGC Residential Design is proposing a land-use amendment in Killarney/Glengarry on behalf of the property owners.

For questions, comments, and concerns, please contact Ryan at: ryan@rgcdesign.ca


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This land-use amendment application is currently under review by the City of Calgary planning department with the file reference number: LOC2023-0223.

To learn more about the land-use amendment process, this particular application, land use zoning in general, or the Local Area Plan in force, please review:

The Calgary Development Map: dmap.calgary.ca
The Land-Use Bylaw: lub.calgary.ca
Housing Choice and H-GO: calgary.ca/housingchoice
Westbrook Communities LAP: engage.calgary.ca/westbrook

File: Postcard drop locations.

