

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 8340 47 Avenue NW

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

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)

We emailed the Community Association for their review and feedback to our Re-Zoning application.

We also delivered letters to seven neighbours on 47 Street NW explaining our proposal on February 24, 2022, and as of March 10, no responses to these information letters were received. The contents of the information letter are included below.

Stakeholders

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

Bowness Community Association
Seven nearby residences along 47 Street NW

What did you hear?

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

No responses were received.

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.

No issues were raised that required further consideration.

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)

N/A. The information letters delivered to nearby residences were as follows:

TRICOR DESIGN GROUP
#201, 4216 12 St NE #201, Calgary, AB T2E 6K9

Hello homeowners:

We are writing this letter in conjunction with a land use re-designation application that is going before CPC and council at 8340 47TH AVE NW. The application will be to change the current designation of R-C1 to R-C2. This letter is for informational purposes only and does not reflect what the final design may look like. We are reaching out to immediate surrounding homes that may be affected by this rezoning.

One of the major goals of council is densification inside City limits in developed areas to help limit the spread of the City. Diversified housing types is vital to City growth and sustainability through the municipal development plan (MDP), which began in 2005. The following link may be helpful in understanding the goal of council and the MDP.

<https://www.calgary.ca/pda/pd/municipal-development-plan/municipal-development-plan-mdp.html>

Your neighborhood is being redeveloped in many ways. The R-C2 district that is being proposed aligns with the MDP. Keep in mind that its intent is not necessarily intended for every single lot in the City of Calgary. The R-C2 designation is to allow 2 units on the lot, usually in the form of a semi-detached home. Many of the corner lots in the immediate area have been redesigned to this designation recently.

When buildings of R-C2 nature are placed on corner lots, its important to note the tight restrictions and rules for a semi-detached dwelling on a corner lot.

We have attached rule 347.1 from the current 1P2007 Land Use Bylaw for your reference to show all the requirements for a semi-detached dwelling.

Contextual Semi-detached Dwelling

- 347.1 (1) A Contextual Semi-detached Dwelling:**
- (a) must have:
- (i) the principal front façade of one unit staggered a minimum of 0.6 metres behind the principal front façade of the other unit, and
 - (ii) the principal rear façade of one unit staggered a minimum of 0.6 metres behind the principal rear façade of the other unit,

- (b) must have façade articulation for each unit, by including:
- (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades of each unit, recessed or projecting forward from the remainder of the front façade of that unit, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width;
 - (B) 0.6 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a porch that projects from the front façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
- (c) located on a corner parcel must have an exterior entrance which is visible from the street side of the corner parcel;
- (d) must not have vehicular access from the lane to an attached private garage;
- (e) must not have windows that are located beyond the rear façade of a contextual adjacent building on an adjoining parcel unless:
- (i) the window is located below the second storey;
 - (ii) the window is located on the rear façade;
 - (iii) the glass in the window is entirely obscured; or
 - (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- (f) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum building height;
- (g) must not be located on a parcel where the difference between the average building reference points is greater than 2.4 metres; and
- (h) must not have an exterior entrance from grade located on a side façade, unless the entrance provides access to a Secondary Suite or is located on the street side of a corner parcel.
- (i) *deleted*

- (2) Unless otherwise referenced in this Part, a **Contextual Semi-detached Dwelling**:
- (a) may have a **balcony** located on a side façade where:
 - (i) it forms part of the front façade and is not recessed back more than **4.5 metres** from the front façade; or
 - (ii) it is on the **street** side of a **corner parcel**;
 - (b) may have a **balcony** located on a rear façade where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **contextual adjacent building**; and
 - (iii) the **privacy wall** is a minimum of **2.0 metres** in height and a maximum of **3.0 metres** in height; and
 - (c) must not have a **balcony** with a height greater than **6.0 metres**, when measured vertically at any point from **grade** to the platform of the **balcony**.
- (3) The maximum **building depth** of a **Contextual Semi-detached Dwelling** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) Where a **private garage** is attached to a **Contextual Semi-detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by **21.0 square metres** for each required **motor vehicle parking stall**.
- (5) A **Contextual Semi-detached Dwelling** must not be located on a **parcel** that contains more than one **main residential building**.

For further reference we have also attached pertinent excerpts from Part 5 of the 1P2007 Land use bylaw which outlines all the stringent rules for an R-C2 development being proposed. You can find the entire Part 5 online at <http://lub.calgary.ca/>

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Division 5: Residential – Contextual One / Two Dwelling (R-C2) District

Purpose

- 424** The Residential – Contextual One / Two Dwelling District is intended to accommodate existing residential development and contextually sensitive

redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in the Developed Area .

Permitted Uses

- 425** (1) The following uses are permitted uses in the Residential – Contextual One / Two Dwelling District:
- (a) Accessory Residential Building;
 - (a.1) Contextual Semi-detached Dwelling;
 - (f.1) Secondary Suite;
 - (e) Duplex Dwelling;
 - (k) Semi-detached Dwelling;

Rules

- 427** In addition to the rules in this District, all uses in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
 - (b) the Rules Governing All Districts referenced in Part 3;
 - (c) the applicable Uses And Use Rules referenced in Part 4; and
 - (d) the applicable rules for the Special Purpose – Community Service District for those uses referenced in sections 425(2) and 426(2) and (3).

Number of Main Residential Buildings on a Parcel

- 428** The maximum number of main residential buildings on a parcel is one.

Parcel Width

- 429** The minimum parcel width is:
- (a) 7.5 metres for a parcel containing a Contextual Single Detached Dwelling or Single Detached Dwelling;
 - (a.1) 9.0 metres for a parcel containing a Backyard Suite or Secondary Suite in a Contextual Single Detached Dwelling or Single Detached Dwelling, unless otherwise referenced in subsection (a.2);
 - (a.2) 7.5 metres for a parcel containing a Backyard Suite or Secondary Suite in a Contextual Single Detached Dwelling or Single Detached Dwelling where:

- (i) it is located on a corner parcel or laned parcel; and
 - (ii) 3.0 or more motor vehicle parking stalls are provided on the parcel.
- (b) 13.0 metres for a parcel containing a Duplex Dwelling; and
- (c) *deleted*
- (d) 13.0 metres for a parcel containing a Contextual Semi-detached Dwelling or a Semi-detached Dwelling, and if a parcel containing a Contextual Semi-detached Dwelling or a Semi-detached Dwelling is subsequently subdivided, a minimum parcel width of 6.0 metres must be provided for each Dwelling Unit.

Parcel Depth

430 The minimum parcel depth is 22.0 metres.

Parcel Area

431 The minimum area of a parcel is:

- (a) 233.0 square metres for a parcel containing a Contextual Single Detached Dwelling or Single Detached Dwelling;
- (b) 400.0 square metres for a parcel containing a Duplex Dwelling; and
- (c) *deleted*
- (d) 400.0 square metres for a parcel containing a Contextual Semi-detached Dwelling or a Semi-detached Dwelling, and if a parcel containing a Contextual Semi-detached Dwelling or a Semi-detached Dwelling is subsequently subdivided, a minimum parcel area of 180.0 square metres must be provided for each Dwelling Unit.

Parcel Coverage

432 The maximum parcel coverage is 45.0 per cent of the area of a parcel, which must be reduced by 21.0 square metres for each required motor vehicle parking stall that is not provided in a private garage.

Building Setback Areas

434 The minimum depth of all setback areas must be equal to the minimum building setback required in sections 435, 436 and 437.

Building Setback from Front Property Line

435 (1) For a Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling

and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:

- (a) the **contextual front setback** less **1.5 metres**; or
 - (b) **3.0 metres**.
- (3) For an addition or exterior alteration to a **Duplex Dwelling**, **Semi-detached Dwelling**, or **Single Detached Dwelling** which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:
- (a) the **contextual front setback** less **1.5 metres** to a minimum of **3.0 metres**; or
 - (b) the existing **building setback** less **1.5 metres** to a minimum of **3.0 metres**.
- (4) *deleted*
- (5) For all other **uses**, the minimum **building setback** from a **front property line** is **3.0 metres**.

Building Setback from Side Property Line

- 436 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is **1.2 metres**.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) **1.2 metres**; or
 - (b) **3.0 metres** on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) For a **parcel** containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, there is no requirement for a **building setback** from the **property line** upon which the party wall is located.
- (4) Unless otherwise referenced in subsection (5), for a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is **1.2 metres**, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within **3.0 metres** of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (5) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** forms part of a **plan of subdivision** approved by the Calgary Planning

Commission prior to March 31, 1980, the minimum **building setback** from that **side property line** is 1.2 metres.

- (6) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (7) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

437 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

438 (1) For a **Contextual Semi-detached Dwelling**, **Contextual Single Detached Dwelling**, **Duplex Dwelling**, **Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:

- (a) 8.6 metres; or
- (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

(2) *deleted*

(3) For all other **uses**, the maximum **building height** is 10.0 metres.

Motor Vehicle Parking Stalls

443 (1) Unless otherwise referenced in subsection (2) and (3), the minimum number of **motor vehicle parking stalls** is the requirement referenced in **Part 4**.

- (2) The minimum number of **motor vehicle parking stalls** for each **Contextual Single Detached Dwelling**, and **Single Detached Dwelling** is 2.0 stalls per **Dwelling Unit** where:
- (a) the **parcel width** is less than **9.0 metres** and the **parcel** is part of a plan of subdivision approved after September 7, 1982; or
 - (b) the area of the **parcel** is less than **270.0 square metres** and the **parcel** is part of a plan of subdivision approved after September 7, 1982.
- (3) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** contained in a **Contextual Semi-detached Dwelling** or **Semi-detached Dwelling** is reduced to 0.0 stalls, where 2.0 **motor vehicle parking stalls** are provided for each **Dwelling Unit**.

In the R-C2 designation, only one building can be constructed with the same rules that would apply if it was a single family home. So, the building footprint, massing and height would be exactly the same. The only difference is that there will be two residences. Another item to note is that on a corner lot, one entry must face each street, as per 347.1 above.

If you would like to speak to our firm who is representing Tricor Design Group about any of the above information, please feel free to contact either Mike or Ahmed at Tricor Design Group.
403-203-1970

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