

# Applicant Outreach Summary

## APPLICANT-LED OUTREACH SUMMARY

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout this application for land use redesignation at 2639 29 ST SW (project name KG2639). As part of our process, we contacted surrounding area residents, the local Ward 8 Councillor's Office, and Killarney-Glengarry Community Association (KGCA) at the outset of the application (July 2023) to encourage them to share questions or concerns.



*Front yard visualization: subject to change via municipal review of active Development Permit Application (DP2023-06042).*

**Custom On-site Signage:** *Installed on-site at submission, updated at outreach closure*  
To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of the proposed land use change (installed July 10, 2023). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox and phone line, and project website, [ecliving.ca/engage](https://ecliving.ca/engage). The signage will be updated to notify residents of outreach closure, which coincides with the publishing of this report.

**Neighbour Postcards:** *Delivered to surrounding area residents within a ±200 metre radius at application submission, another round of mailers delivered at outreach closure*  
Paired with on-site signage, neighbour postcards were hand delivered to local area residents (July 10, 2023) to outline the proposed change and development vision for the subject site and directed interested parties to get in touch with the project team directly via a dedicated phone line and email inbox, and project website, [ecliving.ca/engage](https://ecliving.ca/engage), with any questions or feedback. A second round of mailers will be hand delivered to the same radius to notify citizens of outreach closure, and that a copy of the Outreach Summary will be available to anyone requesting a copy.

**Community Group Notification/Meeting Offers:** *First point of contact at application submission, follow up contact at outreach closure*

The project team shared information with the KGCA and Ward 8 Councillor's Office in introductory emails (sent July 10, 2023), which included invitations to meet with the project team regarding the proposed redesignation and a link to the project website for more information. The project team will connect with these groups again to notify them of outreach closure and to share a copy of this Outreach Summary.

## OUTREACH MATERIALS

### Custom On-Site Signage

**Proposed Land Use Change**

**2639 29 ST SW**  
C-N1 to Housing - Grade Oriented (H-GO) District

**Hello Neighbour**

We are proposing a land use change at 2639 29 St SW from the existing Commercial - Neighbourhood (C-N1) District to the new Housing - Grade Oriented (H-GO) District. This proposed change will enable a three-story street-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 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](https://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:

[ecliving.ca/engage](https://ecliving.ca/engage)  
[engage@clivworks.ca](mailto:engage@clivworks.ca)  
587.747.0317  
Reference: K02639 - 2639 29 St SW

City of Calgary Application Information Portal: [drnp.calgary.ca](https://drnp.calgary.ca)  
Application Reference: L0C2023-0169

### Neighbour Postcards

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**Find Out More**

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[engage@clivworks.ca](mailto:engage@clivworks.ca)  
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**ecliving.ca**

10 Total Units  
5 Medium Townhome Cooling Units / 2.5 Bedrooms  
5 Single-Storey Secondary Suites / 1 Bedroom

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Plans conceptual and subject to change

## WHAT WE HEARD

### Community Feedback

The project team heard from 2 community members on this proposal, who provided feedback on traffic and privacy concerns.

### KGCA + Ward 8 Councillor's Office Feedback

The project team did not receive any response, comments or inquiries from the KGCA. A response email from the Ward 8 Office was received, noting that a meeting was not necessary and providing feedback on locating waste & recycling in a screened area away from public interface which is being incorporated through the Development Permit (DP2023-06042).

## CITY OF CALGARY OUTREACH FEEDBACK NOT RECEIVED BY PROJECT TEAM

### Community Feedback

The City of Calgary received separate feedback as part of its standard outreach notification process for the KG2639 proposal. City Administration notified the project team on August 16, 2023 in their Detailed Team Review (DTR) document that they had received feedback from 8 respondents on the application which have been addressed below. The project team heard from 2 respondents through the applicant-led outreach process, and their feedback has been summarized below with project team responses.

### Parking & Traffic

*Parking and traffic were common themes among the outreach respondents, specifically that the proposed H-GO-aligned parking supply was insufficient for the number of units proposed, there is limited on-street parking available due to the restricted on-street parking along 26 AV SW, and a concern was raised regarding an increase in traffic along 29 ST SW .*

The project team is proposing 5 vehicle parking stalls and 5 mobility storage units for bikes or strollers or Class 1 bike stalls, in line with what is required in Land Use Bylaw (1P2007) for the H-GO District. It is the team's professional opinion that this parking supply is appropriate due to excellent transit and active modes adjacencies that make vehicle-reduced or vehicle-free lifestyles possible at the KG2639 site. Nearby local transit (Route 6 - adjacent to site) and primary transit options (Route 22 - 510m away; MAX Yellow BRT 800m away) serve the site, in addition to cycle network infrastructure adjacent to the site (26 AV SW; 29 ST SW). Beyond this infrastructure that will efficiently connect residents within Killarney-Glengarry and to the broader city, the 17 AV SW Neighbourhood Main Street is 850m away from KG2639, which hosts a significant variety of commercial-retail, employment, and institutional uses within walking or cycling distance of the site that future residents can use. This proposed land use redesignation and development vision is not anticipated to significantly impact the existing on-street vehicle parking supply.

Regarding traffic impacts, the site fronts onto two MDP-identified Collector Roadways, 29 ST SW and 26 AV SW, that connect surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity. No concerns regarding the capacity of roadway infrastructure were raised through Administration's review of this application.

**Privacy**

*Privacy for the neighbouring property to the North was another common concern for community members, mainly that access to the below-grade units would be along the northern property line.*

The proposed redesignation to the H-GO District pairs with an active Development Permit (DP2023-06042) submitted by project team architect Formed Alliance Architecture Studio (FAAS) that highlights strategies meant to reduce overlooking and privacy concerns, including smaller windows on façades that share a property line with a neighbour; locating less actively used rooms along these façades including bedrooms and bathrooms; orienting upper level balconies to 26 AV SW, and most importantly, installing a 6ft tall fence between the northern property line and the walkway to the rear building entrances.