

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

October 20, 2023

Summary

Address: 1336 10 Av SE
Current Zoning: R-C2
Proposed Zoning: H-GO

Note: this is an updated document where initial comments were made at the time of application submission. Updated comments are dated Oct 20, 2023 and highlighted for clarity.

Did you conduct community outreach on your application?

Not at the time of LOC submission. Outreach will begin once the application is made.

Update Oct 20: Community outreach has begun and is ongoing. Refer to below summary.

Outreach Summary

Specifically pertaining to this land-use amendment, as this letter is being written before the submission of the application, our outreach has not yet fully begun. However, after the application is submitted and an LOC reference number is created with a file manager, the plan for community engagement includes:

- A postcard drop to the closest 50+ neighbours informing them of the land-use amendment, complete with some basic information on what the H-GO zoning is, the property included, and contact information for Ellergodt Design for more information requests, as well as LOC information prompting more information to be obtained through the City.
 - If any questions or comments are received, they will be responded to with answers and clarifications (if any), and compiled for an update to this document prior to CPC
 - **Update Oct 20:** 68 postcards were dropped to the nearest residents along 10 Av SE on Oct 6 at 3pm. A map of the postcard drop location is attached at the bottom of this document. Further, the postcard itself is also attached at the bottom of this document.
 - **Update Oct 20:** During the postcard drop on Oct 6, one conversation was had with a resident living one block from the subject property. They expressed concern over parking but offered a neutral position on the land-use amendment.
 - **Update Oct 20:** One email was received referencing the postcard and additional information about the future design and the land-use amendment was provided on Oct 10. The resident offered support for a traditional exterior styling and offered good luck with the results of the LOC.
- The Inglewood Community Association will be sent an email stating our intentions with the LOC and to open up the conversation for feedback



- **Update Oct 20:** An email was sent to the ICA on Oct 11 offering information about the LOC and a request for any comments, thoughts, or feedback on the proposed zoning. To date, no response has been received yet.
- Councillor Carra's office will be sent an email stating our intentions with the LOC and to open up further feedback
 - **Update Oct 20:** Councillor Carra's office was sent an email on Oct 11 looking for any comments or feedback on the zoning and LOC. On Oct 18, a quick online meeting was held with Councillor Carra which reviewed the location, zoning, and future development plans. Coun. Carra offered relative support due to the H-GO zoning aligning with prior council-led policies in the past several years, but mentioned he generally remains amenable to persuasion by community members. Specifically pertaining to the development, Coun. Carra appreciated inspiration from local architecture and expressed the importance of outdoor amenity space, especially adjacent to the front sidewalk creating a front porch type area.

Further, during the land-use amendment process, the City will install a notice posting on-site directing further comments or questions to the file manager. If any feedback is received and forwarded to Ellergodt Design, additional information can be provided to those specific parties.

- **Update Oct 20:** The notice posting was posted by the applicant on Sep 7 at 8am which included contact information for more information. To date, no phone calls have been received citing the notice posting, and the posting remains on-site currently.

Stakeholders

We are intending to make contact with nearby residents in close proximity to this subject property, the community association, the councillor's office, and City planning & development staff. Once the application is further underway, the CPC and City Council will be stakeholders as well.

Update Oct 20: To date, stakeholders have included Councillor Carra, the City file manager Sarah Nielsen, one nearby resident in person, and one nearby resident through email (names and addresses not included for privacy).

What did you hear?

When comments and questions come in, this document will be updated prior to CPC.

Update Oct 20: Comments heard are summarized below:

- Parking: parking is a concern in this area with current parking congestion.
- Support for traditional exterior styling of the development to fit in with local Inglewood architecture.
- Focus on outdoor amenity space adjacent to the public corridor and within the courtyard area of the development.
- This zoning follows prior city-wide policy regarding development, density, and housing.
- Smaller scale developments will help build more housing in the City for Calgarians.



How did stakeholder input influence decisions?

When comments and questions come in, we will assess whether comments are indicative of any change in intent or decision, and this document will be updated prior to CPC.

Update Oct 20: Following Councillor Carra's feedback, the future development plans have been modified to include more amenity space for the front-facing basement suites in order to create a front-porch type area to engage with the public sidewalk.

How did you close the loop with the stakeholders?

Further in the LOC process, any individuals who contact our office will be notified of when the file will be heard before council for review. They can then choose to attend or speak with their opinions on the development in order to open the conversation before council.

Update Oct 20: The loop will be closed after the CPC meeting in the future but prior to the council meeting.

File: postcard drop locations to 68 nearby homes.





File: postcard front and back

Hello Neighbour!

Ellergodt Design is proposing a land-use amendment in Inglewood on behalf of the property owners.

This property is currently zoned R-C2 (Residential - Contextual one/two Dwelling). This R-C2 zoning supports development such as Single-Family Dwellings, Semi-Detached Dwellings, and Cottage Housing Clusters in the developed area.

The proposed land-use zoning is H-GO (Housing - Grade-Oriented). The H-GO zoning was developed by the City of Calgary to provide development opportunities for more housing choice for Calgarians in an effort to help combat housing shortages. An H-GO zoned property would allow residential development with these characteristics:

- 12m building height maximum (up to 3-storeys) with additional height restrictions.
- 1.5 Floor area ratio (FAR) maximum
- 60% parcel coverage maximum
- Parking requirements of 0.5 per unit and suite with additional mobility storage areas
- At-grade orientation of all units

1336 10 Av SE **LOC2023-0236**

Where is H-GO supported?

As defined in the land-use bylaw, an H-GO zoning is permissible within either:

- 250m of a Main Street
- 600m of an LRT platform
- 400m of a BRT station
- 200m of a primary transit bus stop

Any Questions?

We'd love to hear your feedback, questions, comments, or concerns. Send Ellergodt Design an email with "1336 10 Av SE" in the subject to: info@beginwithdesign.com

ellergodt DESIGN

Web: beginwithdesign.com
Email: info@beginwithdesign.com
Instagram: [@EllergodtDesign](https://www.instagram.com/EllergodtDesign)

1336 10 Av SE **LOC2023-0236**

This application is currently under review by the City of Calgary planning department.

To learn more about the City land-use amendment process, visit: calgary.ca/planning/land-use

To learn more about development near you, visit the Calgary Development Map: cmap.calgary.ca

To learn more about the H-GO zoning, R-CG, and housing choice, visit: calgary.ca/housingchoice