

Applicant Outreach Summary

October 26, 2023



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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)

Based on City of Calgary's outreach Assessment Tool, this application is ranked as 1A - Direct Approach classification. As recommended, 203 tactics for community outreach to a targetted audience have been used from the Outreach Strategies and Techniques:

1. Create an engagement website where neighbours could submit feedback on the project at Engage704.ca (information on LOC and DP applications)
 - At the time of update to the Outreach Summary, the webpage has had 576 views.
1. Send direct mail flyers to 40 residents in the community surrounding the development (attached as pages 5 & 6).
2. Direct email and phone number provided for engagement feedback
3. Feedback loop provided via updates on the website

Stakeholders

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

Immediate neighbours
Responding to email comments (proximity to site unknown)

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What did you hear?

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

- increased density
- traffic impacts
- insufficient on-street parking
- rear lane congestion from garbage collection bins and restricted vehicular access to garages
- height & massing concerns of R-CG development
- shadowing impacts
- negative impact on property values
- loss of mature trees and green space
- privacy concerns
- negative impact on existing neighbourhood character
- first such "spot zoning" north of 5 AV NW would create negative precedent
- impacts on value and enjoyment of neighbouring properties

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.

Stakeholder input did not influence decisions on this concurrent application. Although a request for an open house was made, the applicant did not conduct an open house as at the time of the request 33 letters of response had been received and concerns had been well documented and responded to.

The LOC application addresses the zoning specifically. The applicant's position is that R-CG, as a low-density zoning, is appropriate for redevelopment in all Established Communities in Neighbourhood Local areas. The applicant has documented parking inventory and rear lane conditions that indicate inventory and access is available and the impact should be minimal to the area.

The DP application addresses the design of the building and site plan and addresses many of the concerns voiced through compliance with the R-CG zoning requirements that address proximity, privacy, shadowing, landscaping, height, and massing.

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 website was updated with responses to each of the indicated concerns with further information, links to City of Calgary materials and web pages, and studies on the impact of redevelopment on home prices. The responses are noted on the following pages as they appear on the website.

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Website response section (closing the stakeholder loop):

What We Heard (Engagement Feedback)

Several letters were provided directly to the Applicant, and many more were sent in to the file manager for these applications. The concerns listed in the DTR1 report are addressed below:

Increased Density	<p>Redevelopment plays an important role in City management and sustainability. Increasing the density and type of housing opportunities in Calgary's Established Areas helps the City meet growth targets within the Municipal Development Plan. Missing-middle sized townhome units with rentable, small-scale secondary suites improves housing choices in the area.</p> <p>For further information on housing targets and City policies on housing, read Why Housing Matters on the City of Calgary website.</p>
Impact on Traffic	<p>Citizen compliance with residential speed limits, school zones, school bus signalization, and traffic laws is mandatory. Owners and tenants of the new building must comply with all bylaws and laws.</p>
On-street Parking	<p>Information on the City's parking requirements and rationale are available here: Calgary Parking Policies.</p> <p>On-street parking reviews at the site indicate approximately 50% available capacity during the evening and more during daytime hours. Additionally, multi-modal transportation is proximate including the Bowriver Pathway for pedestrians and cyclists, and the nearby Bowness Route 1 bus.</p> 
Impact on Traffic	<p>Citizen compliance with residential speed limits, school zones, school bus signalization, and traffic laws is mandatory. Owners and tenants of the new building must comply with all bylaws and laws.</p>
Rear Lane Congestion from Garbage Bins	<p>Garbage bin storage within the lot and building design is a requirement of the City of Calgary. Bins will be stored out of the alley and moved to the alley for collection days.</p>
Height, Massing, and Shadowing	<p>R-CG height, massing, setbacks and chamfers are designed to create contextually sensitive buildings that minimize shadowing for low-density residential streetscapes. The development is designed to meet the bylaw requirements for R-CG.</p>
Rear Lane Congestion from Garbage Bins	<p>Garbage bin storage within the lot and building design is a requirement of the City of Calgary. Bins will be stored out of the alley and moved to the alley for collection days.</p>
Negative Impact on Property Values	<p>Studies consistently show that redevelopment in established urban residential areas increases the value of surrounding homes and lots.</p>

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Website response section (closing the stakeholder loop):

Negative impact on existing neighbourhood character	The design of the new building provides fenestration and material use to mimic the cadence of small-lot size residential units and front doors provide immediate access and addressing to 33 Street.
"Spot" Zoning	<p>Without a Local Area Plan (LAP) for the area, spot zoning, in alignment with Municipal Development Plan, and Guidebook for Local Area Plan policies are utilized to determine appropriate redesignation targets for any lot of land. R-CG is a low-density zoning and is appropriate for the Neighbourhood Local areas of Established Areas.</p> <p>Recent Council approval of the Calgary Housing Strategy indicates that R-CG is to be included in a new minimum base zoning for all residential zoning areas for the City. More information on this change is available through this link: Calgary Housing Strategy.</p>
Over-load of aging infrastructure	Redevelopment increases density, increasing the total tax base that is used for repairs and replacement of aging infrastructure. Established Areas in the City of Calgary have been experiencing population decline for some time now. New multi-family developments bolster populations and provide attractive, affordable options for renters.
Impact of construction on sidewalk and roadways	The corner lot location of this development allows many access points and unless a hoarding permit is sought and secured, no materials may be stored on boulevards or roadways and sidewalks may not be closed.
Lack of public engagement	Adequate engagement has been provided and meets the City of Calgary Outreach Toolkit requirements as demonstrated by the many response letters received. As an R-CG is a low-density designation appropriate for established areas of Calgary four of the Outreach Toolkit Techniques have been utilized for engagement. And open house is not a requirement of engagement for a low-density residential development, and the public hearing at Council allows the general public to participate directly on the application.
Rental units as a revenue source	The construction of secondary suites in the basements of the townhouse units provides an income revenue for land owners to help address economic challenges and provides affordable housing opportunities for renters.

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Land Use Redesignation for R-CG – Residential – Low Density Mixed Housing in Parkdale



The Application

This land use redesignation seeks to rezone the property at 704 33 Street NW from R-C2 Residential – Contextual One/Two Dwelling to R-CG – Residential – Low Density Mixed Housing to allow for a rowhouse development with secondary suites.

About the Site

The parcel is a flat, 50' x 120' NW corner-lot backing with a rear lane. The site currently has a single two-storey home built in 1956 and a single car garage.

The build form context of the site includes single family homes and townhomes. The zoning context is R-C2 to the NW and North, a school to the SE, and M-C1 Multi-Residential – Contextual Low Profile zoning area immediately to the south across 5 Ave NW.

Next Steps

A development permit will follow this land use redesignation application within 2 months. The development permit will show details of the build form proposed for the site and will provide the opportunity for feedback on the design.



About R-CG Residential – Grade-Oriented Infill:

The Residential – Grade-Oriented Infill (R-CG) District: accommodates existing residential development with grade-oriented development in the form of Rowhouse Buildings; accommodates Secondary Suites and Backyard Suites with new and existing residential development; provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

Zoning Summary:

- Allows 4 Dwellings + 4 Secondary Suites
- Maximum 60% land coverage
- Contextual front set-back
- Controlled rear and side setbacks
- Max height 11m (3 storeys)

Parking requirements:

- 0.5 stalls per dwelling unit/suite
- 4 stalls will be provided within the garage, plus interior bicycle storage units on the site
- No visitor parking is required.

Engagement

As part of the land use redesignation application, the applicant is conducting public engagement using several of the City of Calgary Outreach Toolkit techniques. This flyer is part of a direct mailout to 30+ neighbouring residents shown on the map to the right.



City Engagement

The City of Calgary requires a notice posting sign to be placed on the property. The file manager (once the application is submitted and assigned) will receive and document comments received on the file to be included in materials presented to the Calgary Planning Commission (CPC) and to Council during the public hearing prior to making a their decision on the application.

Timeline

The Land Use application is intended to be submitted by June 30, 2023. The City timeline for Land Use application is 4-6 months. After the land use application is submitted, within 2 months, a separate Development Permit will be submitted with the building design and will conduct additional engagement.



Comments or Concerns?

Applicant (Agent of the landowner):
Elle Bruce
Dobbin Consulting Inc.

Visit [Engage704.ca](https://engage704.ca) for updates
and further information.

Once the application has been made, contact information for the file manager will be posted to the website at that time.

