

Applicant Outreach Summary

2023 October 6

Summary

On behalf of Riverview Custom Homes, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the properties at 204, 208, 212, 216, 220, 224 40 AV NW from the existing Residential - Grade-Oriented Infill (R-CG) District (204 40 AV NW), and Residential - Contextual One / Two Dwelling (R-C2) District (208-224 40 AV NW) to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Highland Park. A two phase courtyard-oriented stacked townhouse development is proposed. Each phase will contain 16 Dwelling Units with 16 Secondary Suites with 16 parking stalls provided within carport structures accessed via the rear lane. 16 Mobility Storage Units or Class 1 Bicycle stalls are provided on site for any units without a vehicle parking stall.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between March - August 2023 and are further detailed below. Interested parties including the Highland Park Community Association (HPCA) and Ward 4 Office were offered digital meetings and invited to participate in our process which has focused on informative and fact-based engagement and communications.

How We Engaged

March - August 2023: Application Submission/Outreach Launch

- Activated and monitored a dedicated engagement email and phone line.
- Shared project information materials with the HPCA and Ward 4 Councillor's Office, offering virtual meetings.
- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information.
- Displayed a sandwich board on the site, providing proposal details and contact information.
- Digital Information Session with HPCA held on April 13, 2023 via Zoom.
- On-going correspondence and direct responses provided to all interested parties.

September 2023: Outreach Closure

- Hand delivered a second round of letters to neighbours within +/-200m of the subject site, providing outreach closure notification and project updates.
- Updated on-site signage provide notice of outreach closure and shared Outreach Summary to interested parties.
- Shared Outreach Summary with City Administration, HPCA, and Ward 4 Office.
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

Interested Party Feedback

Over the outreach timeline, the project team was contacted by 3 individual community members, however, only received direct feedback related to the application from two of those community members.

The project team shared Land Use Redesignation information packages with the HPCA and the Ward 4 Office, offering meetings to discuss the application.

The project team hosted a Digital Information Session with the HPCA in which staff from The City of Calgary attended in an observatory role. The City of Calgary received feedback through its own separate outreach process that has been shared with the project team and integrated within this outreach summary.

Feedback Themes

Project feedback has been categorized into 3 themes. Each theme begins with an outline of what the project team heard and then provides a project team response.

1. On-Street Parking, Traffic & Pedestrian Safety
2. Density, Building Height & Overshadowing
3. Amenity Space, Landscaping, Lot Coverage

What We Heard

1. On-street Parking, Traffic & Pedestrian Safety

What We Heard

The most common feedback theme related to on-street parking availability. Concerns with potential of increased danger to pedestrians were also shared with the project team.

2. Density, Building Height & Overshadowing

What We Heard

A central theme heard by the project team was that the number of units proposed is excessive and will not fit within community of Highland Park. The project team also heard feedback regarding building height and potential overshadowing concerns.

3. Amenity Space, Landscaping & Lot Coverage

What We Heard

The project team received feedback related to the amount, location, and quality of amenity space, concerns on the impact to the existing tree canopy, quality of proposed landscaping and long-term maintenance, and considerations about lot coverage and potential stormwater management.

Project Team Response

The project team has integrated several revisions where possible based on feedback received about the proposal including changes to the building layout, courtyard configuration, waste and recycling location, and landscaping and maintenance.

On-street Parking, Traffic & Pedestrian Safety

The proposed development will be realized through two distinct development phases. Phase 1 consists of the properties 204-212 40 AV NW and Phase 2 consists of the properties at 216-224 40 AV NW. Each phase contains 16 parking stalls within a carport and/or parking pad accessed via the rear lane. The amount of parking proposed meets the Council approved Land Use Bylaw rules of the H-GO District with a ratio of 0.5 vehicle parking stalls per Dwelling Unit or Secondary Suite. Units not assigned a vehicle parking stall are provided with active modes storage lockers (large enough for a cargo/e-bike, stroller, e-scooter, etc) or enclosed bike parking.

As part of the concurrent application Detailed Team Review, the City of Calgary Mobility Engineering department reviewed the development in terms of pedestrian and vehicular safety. No comments related to safety risks were noted by the project team from The City.

Density, Building Height & Overshadowing

The proposed development takes into account the site context, specifically with regards to shadowing and overlooking on neighbouring properties. While the existing Local Area Policy supports up to 4 storeys at this location, the application proposes a maximum building envelope height of 12.0m (approximately 3 storeys) in accordance with the rules of the H-GO District to ensure a contextual fit with neighbouring forms. This height offers a smooth transition to the adjacent low-density residential districts, which have a maximum height of 10.0m.

The development vision is proposed through two phases and is intended to be realized gradually. Should the applications be approved, Phase 1 is anticipated to commence shortly after approvals, while Phase 2 does not currently have an anticipated timeline for commencement. The three properties at 216-224 40 AV NW will continue to remain occupied and rented until such time that Phase 2 moves forward with a separate development permit.

Amenity Space, Landscaping & Lot Coverage

As a requirement of the H-GO District a Landscape Plan is required to be submitted as part of any Development Permit Application. To ensure a high-quality of life for residents, Riverview Custom Homes has retained Planta Landscape Studio to develop the Landscape Plan.

The initial concept plan featured various separate amenity spaces throughout the site. The revised plan consolidates the amenity space within an internal courtyard, which has been widened within Phase 1. The proposed Landscape Plan (page 16 of this report) has been designed to create a highly-functional and desirable common amenity spaces that act independently within each phase but considers the phased development approach ensuring that the amenity spaces are seamlessly integrated upon completion of Phase 2.

The Landscape plan proposes a variety of tree types and species, along with various shrubs, grasses, and perennials. Additionally, ground cover is to include mulch, sod, and pavers for site permeability. An automatic underground irrigation system will be installed to ensure the good health and longevity of all landscaping within the site.

While efforts by the project team architects to maintain existing private trees and shrubs are made, this is not always possible. The site design proposes to introduce new landscaping throughout the site within each phase, including along 40 AV NW and 1 ST NW and within the internal courtyard. The proposed landscaping is subject to City review of the concurrent Development Permit application (DP2023-01343) for Phase 1.

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Outreach Methods

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented including:

- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information.
- Displayed a sandwich board on the site, providing proposal details and contact information.
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.
- Held Digital Information Session with the Highland Park Community Association on April 12, 2023.
- Provided a project update with outreach closure materials to the Highland Park Community Association and Ward 4 Councillor's Office.
- Updated sandwich board sign and delivered another round of mailers providing notification of outreach closure.
- Provided the Outreach Summary to all who requested it.



Neighbour Mailer (Front and Back)



On-site Signage