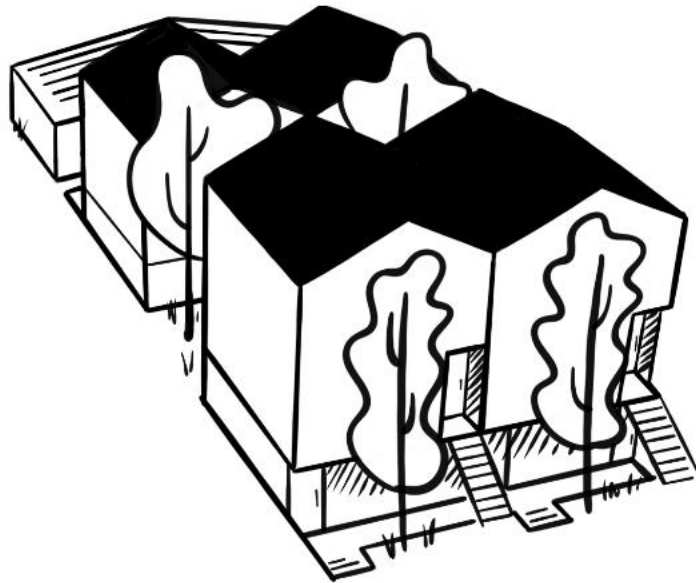


Applicant Outreach Summary



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344



Applicant-Led Outreach Summary.

1931 26 AV SW
LOC2023-0224

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Outreach Strategies



PROJECT WEBSITE, VOICEMAIL & EMAIL ADDRESS

The project website acts as an information-sharing platform and the voicemail inbox and dedicated email address serve as a direct line to the project team. With these outreach strategies, community members can learn more about the proposed development vision and are invited to ask questions and share their feedback directly with the project team.



NEIGHBOUR LETTERS

Paired with on-site signage, ±200 neighbour letters were hand delivered to adjacent property owners and area residents to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the dedicated voicemail and email address. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



COMMUNITY MEETINGS & INFORMATION SHARING

A summary of the development vision was shared with the Bankview Community Association (BCA), the Marda Loop Communities Association (MLCA), and the Ward 8 Office in Aug. 2023. The project team also met with the Bankview Community Association on Sept. 5 to discuss the proposed change, receive feedback, and answer questions.



CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the development vision and invites interested parties to learn more by visiting the dedicated project website, and get in touch with the project team directly via the project email address and voicemail.

Outreach Process

OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, feedback from one community member was received directly by the project team. Administration also advised that seventeen letters of concern were received from community members. RNDSQL and the project team would like to thank these community members for sharing their feedback.

In reviewing feedback collected to date (October 2023) and summarized by Administration, the project team has identified six themes raised by community members. The themes outlined in the following pages are broken into What We Heard and Team Response.

OUR COMMITMENT

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**



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What We Heard & Team Response



1 VEHICULAR PARKING & TRAFFIC

WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some community members expressed concern over the amount of parking spaces being provided on-site and the impact this will have on available on-street parking spaces, traffic congestion, and road safety.

TEAM RESPONSE

The development proposal is aligned with the Land Use Bylaw's R-CG District parking requirements, which require a minimum parking supply of 0.5 stalls per unit and provide storage space for mobility alternatives like bicycles and scooters for all units that do not have access to a parking space. The proposal includes a total of four parking spaces (one per rowhome) in an enclosed garage and four alternative mobility storage units (one per suite).

We hear and understand the communities' concerns regarding the proposed parking supply and the impact it could have on availability of on-street parking spaces, traffic congestion, and

road safety. Given the relatively low scale of development and typically lower rate of car ownership for these types of units, there is expected to be minimal impact to existing on-street parking, traffic congestion, and road safety. The subject site is adjacent to an on-street bikeway and Route 6 local bus service, and is within a 3 minute walk (170m) of local commercial, public parks, and an off-leash dog park which helps supports a vehicle-free lifestyle.

Parking also has immediate implications to housing affordability, as the cost of supplying parking ultimately gets passed through to residents. Numerous studies have demonstrated that housing costs for units with designated parking spaces are generally higher than units without parking spaces. We believe our city's housing market should have a supply that meets the unique needs of all Calgarians regardless of budget, size, lifestyle, or location needs and preferences.

In summary, the proposed parking supply acknowledges a lower documented rate of car ownership for smaller units, encourages a move toward more sustainable modes of transportation, and enables a range of housing choices for a diversity of people.

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2 POLICY ALIGNMENT

WHAT WE HEARD

The project team heard concerns from the BCA regarding the proposed Bankview Area Redevelopment Plan (ARP) amendments to enable the development vision and proposed land use redesignation.

TEAM RESPONSE

A minor map-based amendment to the Bankview ARP from the existing "Conservation" policy area to the "Conservation and Infill" policy area is proposed to enable small multi-dwelling infill development aligned with the proposed R-CG District. When considering the appropriateness of a land use redesignation application, the applicant team considers several levels of applicable policy. The development vision is aligned with the Municipal Development Plan which guides Calgary's current

planning policy, placing priority on building complete and resilient communities to make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The surrounding Bankview ARP (1981), South Calgary Altadore ARP (1986), and Richmond ARP (1986) have experienced numerous map-based amendments through recent years as demand for housing increases. These local policies will be replaced with the upcoming West Elbow Communities Local Area Plan, which is currently being drafted. The draft local area plan, expected to be completed in 2025, will reflect contemporary planning practices and the realities of increasing housing demand.



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3 BUILDING HEIGHT, DENSITY & CONTEXTUAL FIT

WHAT WE HEARD

The City noted they heard from respondents about how the added density and increased height of the proposed development will impact the community character, as well how the built form impacts the property value of the neighbouring properties.

TEAM RESPONSE

The proposed R-CG District allows for a maximum building height of 11.0m, which is a 1.0m increase from the existing R-C2 District maximum height of 10.0m which applies to the subject site and the adjacent parcels. The project team believes this is a modest scale increase from what is currently allowed. The proposed low-density R-CG District includes policies that provide sensitive transitions and limit shadow and privacy impact on neighbouring properties through building setbacks, building heights, and parcel coverage.

The R-CG District has a maximum density of 75 Dwellings Units per hectare which would permit a maximum of 4 Dwellings Units and 4 Secondary Suites on this site. The R-CG District also uses

built form parameters such as setbacks, stepbacks, and height to allow new infill development to provide a much needed supply and variety of housing options in established communities such as South Calgary, while helping to create a sensitive transition to existing residential homes. These parameters and density restriction help ensure new developments and the number of units are compatible with existing neighbouring homes.

Low scale rowhouse and townhouse-style buildings represent a best-practice solution to providing additional housing options in established communities while still maintaining sensitive transitions to existing homes. The proposed R-CG District allows for a 3-storey rowhome building fronting onto 26 AV SW and a 2-storey rear rowhome building that are contextually-scaled to the homes of the surrounding neighbourhood.

While impact on surrounding property values from new development is not a consideration of decision-makers through the land use redesignation process, the developer-builder, RNSQR, is committed to high-quality architecture, building materiality, and landscaping to create an aesthetic and high-quality design that is a contextual fit within the community and contributes to the public realm.

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4 SHADOWING & OVERLOOKING

WHAT WE HEARD

The City heard feedback that community members were concerned with the potential of shadowing and overlooking of adjacent backyards, especially from the inner courtyard-oriented rowhome dwelling units.

TEAM RESPONSE

The R-CG District is intended to maintain privacy for neighbouring properties by limiting the height of the rear rowhome building to 2-storeys and limiting the potential of overlooking. Additional design measures will be explored through the development permit, such as strategically placed windows and window frosting.

The project team is understanding that access to sunlight is an important consideration of all infill developments. As the R-CG District allows for a 1.0m increase from the existing 10.0m height of the R-C2 District, shadow impacts will be minimal. Additional design considerations may be made through the Development Permit process such as pitched roofs to further minimize shadow impact on neighbouring properties. Please see the Sun-Shadow Study included on pg. 8 in this Outreach Summary.

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5 ENVIRONMENTAL CONSIDERATIONS

WHAT WE HEARD

The City noted concerns from community members regarding the potential for green cover loss and if there would be sufficient landscaping provided for residents.

TEAM RESPONSE

The proposed R-CG District has rules for maximum building coverage, minimum landscaped area coverage, and minimum number of trees (with associated minimum size requirements) and shrubs for new developments. These rules require a minimum of 6 trees and 16 shrubs on-site, a minimum of 40% of the site must be landscaped, and a minimum of 30% of the landscaped area must be soft surface landscaping. These regulations are intended to provide open space for residents, and allow for appropriate drainage.

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6 INFRASTRUCTURE CAPACITY

WHAT WE HEARD

Administration noted that there were comments received regarding the potential for fire risk and the capacity of the surrounding existing infrastructure.

TEAM RESPONSE

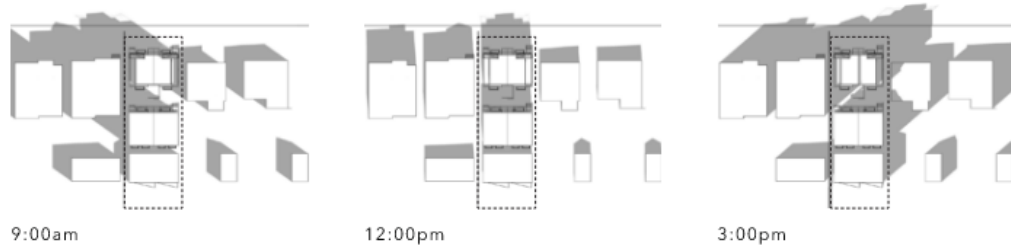
A Utilities Engineer with The City of Calgary is assigned to review every proposed land use redesignation to determine the impact a development will have on existing capacities. No water, wastewater or storm capacity issues were identified through Detailed Review by The City, nor were fires identified as a potential risk. Details of site servicing and stormwater management will be reviewed at the Development Permit stage.



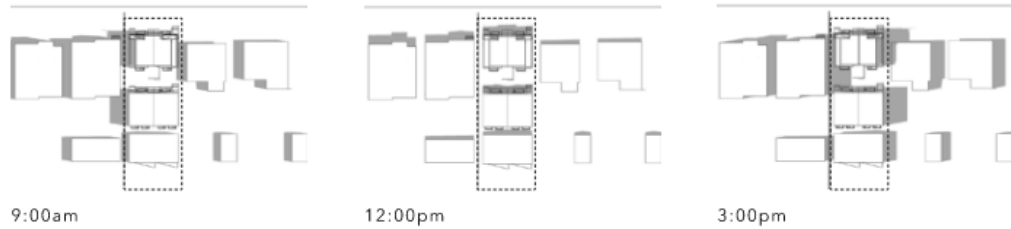
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SUN-SHADOW STUDY

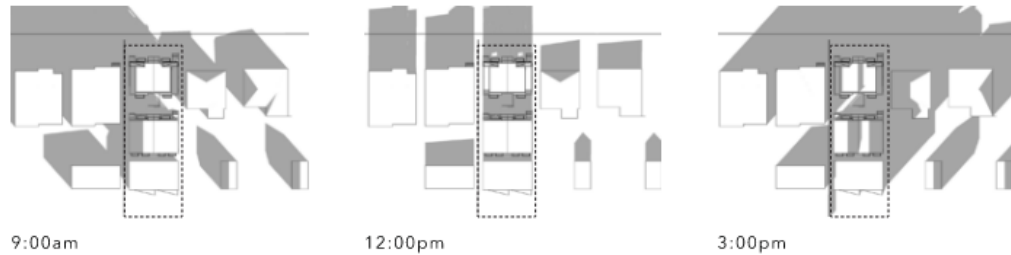
March 21



June 21



December 21



September 21



Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements and account for daylight savings.

