

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Bowness 4Plex

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)

- Initial outreach email sent to the Bowness Community Association on November 27 2023
- Follow up email sent to the Bowness Community Association on November 28 2023 with a 4 Page project description brochure clarifying some of the concerns posed the Community Association in response to the application.
- Above mentioned brochure delivered to close by neighbors of the subject property
- Total of 5 brochures were hand-delivered to the immediate neighbours on either side of the subject property.

Affected Parties

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

- Bowness Community Association
- Neighbours

calgary.ca/planningoutreach



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What did you hear?

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

- Representatives of the Community Association expressed appreciation for the outreach initiative and expressed that they are not entirely opposed to the project

How did 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.

The concerns expressed by the community members to the City were addressed in the aforementioned brochure which has been attached to this document for reference.

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Please see attached project summary brochure.

calgary.ca/planningoutreach

Arfan Khan



Bowness Community Outreach Initiative

8532 46 Ave NW Calgary, AB T3B 1Y6

Project Name: Bowness - 46 Ave 4Plex
Prepared by: Irfan Khan (Prime Design Solutions Ltd.)
Prepared for: Bowness Community
Date: November 28, 2023

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Project Background

Prime Design Solutions is a Calgary based design firm, specializing in both commercial and residential design. Our team has been working with several local developers to integrate new infill developments into existing communities in accordance with the City of Calgary Land Use Bylaw's and local building codes.

This document will outline the intent behind the proposed townhouse development in your community located at 8532 46 Ave NW. The new multi-family structure aims to enhance the existing streetscape and provide added curb appeal to the entire block. With the construction of two brand new multi-family developments directly across 46 Ave NW (at 4655 46 Ave NW and 4656 46 Ave NW), the proposed development will not be opposing the existing community character, rather it will be adding to it. The current housing shortage in the city is a real issue and developers across the city are working tirelessly to help combat this crisis, hence the need for the ever-increasing multi-family infill projects. We strongly believe that this development will promote positive growth to the community, making it an even more vibrant and inviting neighborhood.

Outreach Overview / Strategy

Prime Design Solutions has reached out to the Bowness Community Association with information regarding this proposal, seeking to provide insights on how this proposal will integrate into the community. The aim of this document is to connect with the residents of the Bowness community directly to inform all neighbors of the nature of the proposed project.

Potential Concerns & Solutions

The City of Calgary has received some comments regarding the proposed land use amendment application which was submitted a few months ago. Below are responses to some of these comments which were received:

- **Parking**

The proposed R-CG district requires 0.5 motor vehicle parking stalls per unit or suite. The proposed development will consist of 4 main units plus 4 basement suites. The total number of parking stalls required by the R-CG Bylaw is 4 which will be accommodated in a detached garage structure accessed from the rear lane. Additional bicycle storage accommodations will be provided on site to encourage cycling.

- **Rowhouse / townhouse not fitting in with neighborhood character.**

The proposed design will align with the preferred semi-detached aesthetic. The orientation of the units will feature two units at the front of the building, accessed from the front of the property and another two

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units at the rear of the building to be accessed from the sides of the building. The building will appear as a semi-detached structure from the front sidewalk which will seamlessly integrate the form of the structure into the existing streetscape. Please refer to the conceptual perspective view on the front page for reference.

- **Waste Management**

All waste and recycling bins will be stored in an out-of-sight location on the property, hidden from public view when not awaiting pick-up.

- **Over-development**

The subject parcel is approximately 50 feet wide by 120 feet deep with a total area of approximately 6,000 square feet. The proposed development is below the 60% maximum lot coverage allowed by the Land Use Bylaw. Any development greater than 60% lot coverage would be considered as an over development.

- **Landscaping**

Vegetation is an important part of our lives, and the City of Calgary has many rules and regulations regarding landscaping. These guidelines have been well understood and will be implemented on site. A sufficient number of trees, shrubs and grass along with other landscaping elements will be accommodated for.

- **Density / Strain on Local Amenities**

The proposed development aims to accommodate a maximum of eight (8) new residential units. This form of housing is growing in popularity all across the city and is providing new housing solutions for many Calgarians who are struggling to find homes in today's market. The City of Calgary has done a fantastic job providing amenities like public parks, supermarkets, pharmacies and clinics all around the city which will not be affected by such a minimal increase in density.

- **ARP (Area Redevelopment Plan) Policies**

As per the City of Calgary, the proposed R-CG zone meets the intent of the inherent ARP land use classification.

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Summary

In conclusion, this document is being circulated throughout the Bowness community as well as the Bowness Community Association to provide insight into the above-mentioned proposal. There is a need to increase the number of housing opportunities available to Calgarians and this is one step forward in trying to address this issue. The proposed development seeks to provide affordable housing in a highly sought-after community which is no stranger to multi-family structures. The nature of this project is not the first of its kind, nor will it be the last. Our goal is to come up with a design that fits into the context of the existing neighborhood while enhancing the streetscape with added curb appeal. This can only be accomplished by working together.

If you should have any questions or concerns regarding this proposal, please feel free to contact Mr. Harry Sood via email at hs_4620@hotmail.com referencing the address stated above.

On behalf of the entire Prime Design Solutions team and the property owners, we would like to thank you for your time, and we look forward to your feedback.

Sincerely,

Irfan Khan

Irfan Khan | Director

Prime Design Solutions Ltd.