

# Applicant Outreach Summary

2024 January 30



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 8916 33 AV NW

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)

Met with adjacent residents on 04Dec2023 to present the proposal. See attached map of coverage with the following addresses:

33 AV NW (along street of application)  
8912, 8918, 8920, 8923, 8927, 8931

34 AV NW (along street sharing rear lane)  
8911, 8915, 8917

Five residents attended along with a representative from the Bowness Community Association (BCA)

### Affected Parties

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

See above. The BCA representative advised the applicant that the CA does a wider mail sweep in the area to solicit comments.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

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

Parking on street  
Can't get out of my driveway because of the street parking  
People won't park in their garages  
Rowhouses do not fit with the neighbourhood

### 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.

Lot width is 70 feet, allowing for three on-street parking space (while not guaranteed for exclusive use by these landowners) plus a double garage for each unit.

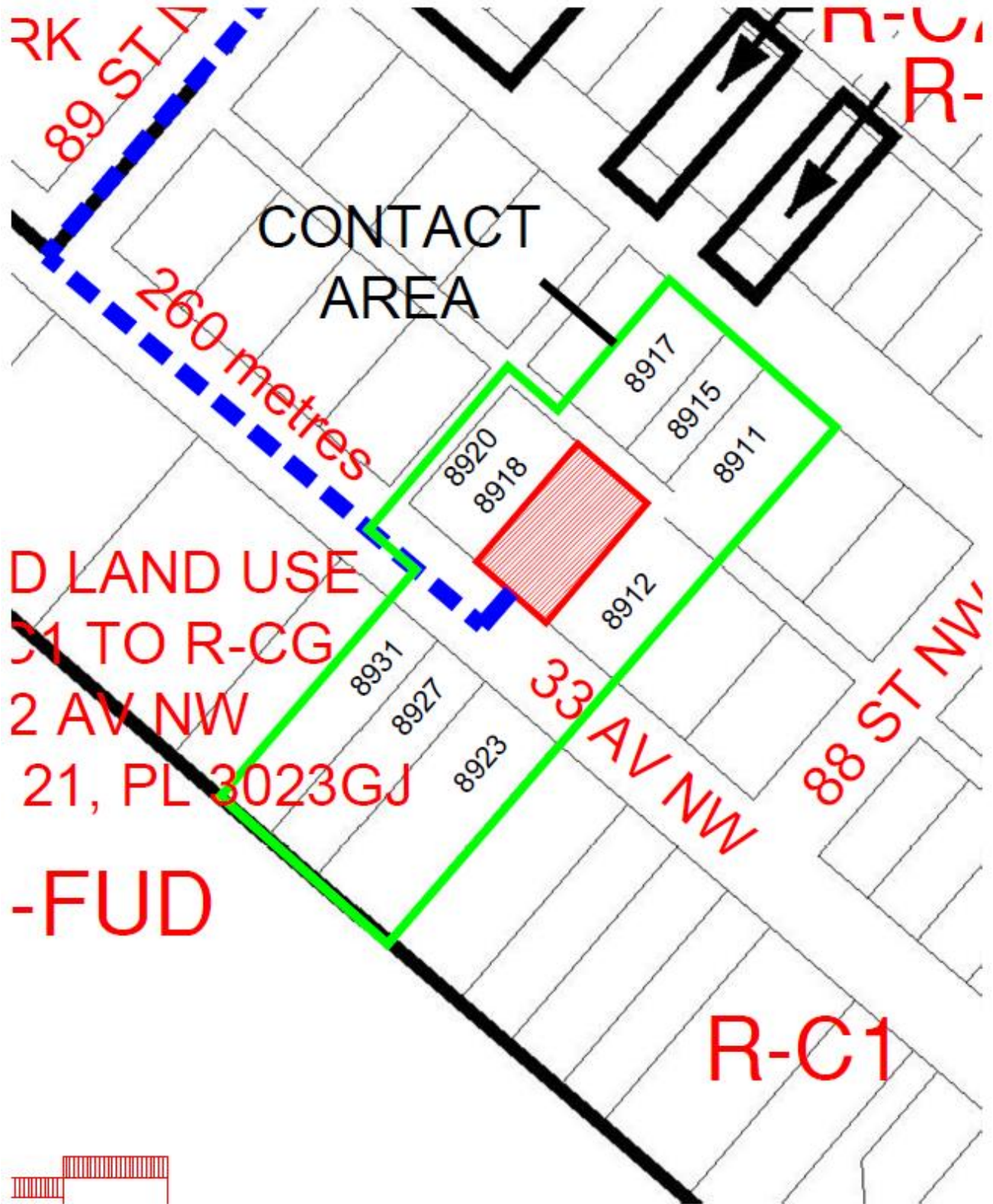
### How did you close the loop ?

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)

Two followup letters were mailed out to the attendees, including the BCA representative, in January, one with incorrect information and a subsequent clarification letter, attached to this form.

In light of the upcoming Council directive to propose the R-CG and R-G land use district throughout the city, we feel our application aligns with this directive.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



CITY FILE LOC2023-0361  
8916 33 AV NW

## **RESPONSE TO YOUR CONCERNS – amended in yellow and strike-through**

Regarding a Meeting Held on 04 December 2023 at the Bowness Community Association Centre

Copied to the landowners who attended the meeting and the Bowness Community Association

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Thank you for meeting with us in December. We appreciate your input. We have the following responses to your comments presented that evening:

### **PARKING**

Based on the city's requirements of 0.5 space per unit, we propose **four times or two stalls per unit: in the form of double garages. The existing lot size is 70 feet wide, allowing for three on-street spaces, while not calculable to this application, they are available for any residents.** ~~we propose four times or two stalls per unit or two garage stalls and one on-street space (allowed for calculation purposes).~~

A comment was made with regards to parking overspill onto the street and it was difficult to maneuver out of the individual's driveway. As I understand it, parking is permitted on both sides of 33 AV NW. If this is an ongoing parking issue, or that is a result of illegal parking, I suggest contacting the city bylaw enforcement division.

### **COMPATIBILITY**

Inner city communities are evolving and housing stock is following suit. While there is trepidation with anything new, I believe there should be some comfort to the existing residents that the Bowness Area Redevelopment Plan (BARP) has addressed this aspect under Section 6.3 p. 18 of the BARP. The landowner will need to address the following items, in its development permit process:

- 6.3.4. a *New developments should be compatible with the scale and form of existing and adjacent homes.*
- 6.3.4. b *Front yards should be used as landscaped areas and not for parking or passenger dropoff areas, except where there is no rear lane*
- 6.3.4. c *When redevelopment on small lots is considered, to enhance the use of the rear yard as a private amenity space, garages should be located within 9 metres of the lane to prevent tandem parking on long driveways.*
- 6.3.4. d *Private outdoor amenity space should be located in the rear yard where possible. Where this is not possible, such spaces should be screened from public view through the use of landscaping and/or fencing which is compatible with the neighbourhood style.*
- 6.3.4. e *New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours' back yards.*
- 6.3.4. f *Existing mature vegetation should be maintained. Tree planting should reflect the streets' traditional major tree type and placement.*

*NB – this letter becomes public information, therefore, individual names are not listed*

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- 6.3.4. g *Mirror image infills should be discouraged, unless there is a substantial facade treatment to give the illusion of different design.*
- 6.3.4. h *Resubdivision of existing lots should respect the general development and subdivision pattern of adjacent streets with respect to parcel size, dimension, and orientation.*
- 6.3.4. i *In addition to the requirements under the Land Use Bylaw, accessory building design should be sensitive to the existing principal dwelling on the site.*

**CONCLUSION**

In September 2023, Calgary City Council directed Administration to investigate the possibility of introducing the R-CG land use districts citywide, to help address the current, ongoing housing crisis. While you may not agree with this directive and you will have the opportunity to provide your comments to the city, we feel this is an appropriate direction for the city to go, permitting opportunities for Calgarian communities to grow across the board.

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