

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

March 19, 2024

Summary

Address: 6435 33 Av NW
Current Zoning: R-C1
Proposed Zoning: R-CG

Note: this is an updated document where initial comments were made at the time of application submission. Updated comments are dated Mar 19, 2024 and highlighted for clarity.

Did you conduct community outreach on your application?

Not at the time of LOC submission. Outreach will begin once the application is made.

Update Mar 19: Community outreach has begun and is ongoing. Refer to below summary.

Outreach Summary

Specifically pertaining to this land-use amendment, as this letter is being written before the submission of the application, our outreach has not yet fully begun. However, after the application is submitted and an LOC reference number is created with a file manager, the plan for community engagement includes:

- A postcard drop to the closest 50 neighbours informing them of the land-use amendment, complete with some basic information on what the R-CG zoning is, the property included, and contact information for Ellergodt Design for more information requests, as well as LOC information prompting more information to be obtained through the City.
 - If any questions or comments are received, they will be responded to with answers and clarifications (if any), and compiled for an update to this document prior to CPC
 - **Update Mar 19:** 40 postcards were dropped to the nearest residents in the area on Mar 11 around 6pm. A map of the postcard drop location is attached to this document, along with the postcard itself.
 - **Update Mar 19:** To date, one email was received and no phone calls have been received as a result of the postcards.
- The Bowness Community Association will be sent an email stating our intentions with the LOC and to open up the conversation for feedback
 - **Update Mar 19:** An email was sent to the Bowness CA on Mar 11 offering information about the LOC and a request for any comments, thoughts, or feedback on the proposed zoning. To date, no response has been received yet.
- Councillor Sharp's office will be sent an email stating our intentions with the LOC and to open up further feedback
 - **Update Mar 19:** Councillor Sharp's office was sent an email on Mar 11 looking for any comments or feedback on the zoning and LOC. A response was received from Councillor Sharp's office, citing appreciation for sending material but their opinion is remaining neutral.



Further, during the land-use amendment process, the City will install a notice posting on-site directing further comments or questions to the file manager. If any feedback is received and forwarded to Ellergodt Design, additional information can be provided to those specific parties.

Update Mar 19: The notice posting has been on site and the applicant has not received any direct feedback through the file manager.

Stakeholders

We are intending to make contact with nearby residents in close proximity to this subject property, the community association, the councillor's office, and City planning & development staff. Once the application is further underway, the CPC and City Council will be stakeholders as well.

Update Mar 19: To date, the stakeholders have been one nearby resident, the councillor's office, and city staff namely the file manager Geneva Chaudhary, in addition to the few letters of opposition she has received that were summarized in the DTR.

What did you hear?

When comments and questions come in, this document will be updated prior to CPC.

Update Mar 19: An email was received from a nearby resident (less than 1 block away) on Mar 13. She had included a letter of opposition including several talking points similar to the DTR comments summarized before, with the addition of items including opinions of non-compliance with the ARP, new development not being consistent with existing character of the community, insufficient transit in the area to support more density, and negative effect on property value. A response was sent to the resident on Mar 14 with additional information, context, and responses to some of the talking points.

Update Mar 19: Comments received on the DTR are summarized:

- Stormwater currently pooling on the sidewalk and concerns that the stormwater system is not adequate here
- Increase height, scale and density not being consistent with the Bowness ARP policies
- Increase traffic and decreased availability of parking
- Decreased greenspaces and trees on the parcel

How did stakeholder input influence decisions?

When comments and questions come in, we will assess whether comments are indicative of any change in intent or decision, and this document will be updated prior to CPC.

Update Mar 19: Responses to each comments is as follows:

- Public stormwater management is typically not resolved by the developer for such a small scale development. If there are existing conditions in the public realm (roadway and sidewalk) presenting as problematic, the City



should explore options to correct. That being said, should this LOC be approved, at the Development Permit stage this site would be subject to a DSSP (development site servicing plan) which will be designed in order to collect all rainfall on site for storage to reduce the impacts of City stormwater systems in the event of heavy rain or snowmelt times. This may not solve the existing problem with flooding and pooling on the sidewalk, but it should help alleviate some pressure on the City stormwater system.

- Generally, the goals of the ARP for Residential Land Use include ensuring all existing and new residential development contributes to the enhancement of Bowness, to preserve the community as a viable, safe, and livable community, to promote preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form, ensuring new development provide attractive residential environments with adequate parking, landscaping, and amenities, and maintaining a variety of housing types capable of accommodating different household types.

It should be noted that R-CG is a low-density land-use zoning and by definition is reactive and compatible with other R-C1 and R-C2 low-density zonings. The maximum height in an R-CG zoned parcel is similar to the maximum height in an R-C1 zoned parcel, when comparing new development to new development. When comparing new development to existing and original development from the community's history, being development largely in the 1950's and 60's, almost all new development is much larger in size inherently. If we compare new development such as single family dwellings and semi-detached dwellings in R-C1 and R-C2 zonings, these are typically much larger than existing dwellings, similar to any new development that could be done in an R-CG zoned parcel. Further, if we consider local context within 2 to 3 blocks, there are many examples of newer and older housing stock within the rowhouse, townhouse, and apartment housing styles, ranging in height from 1 to 3 storeys, ranging in massing and impact, and in a variety of zonings such as R-CG, M-CG, and M-C1, affirming the fact that R-CG is not out of place within this community.

- In response to traffic and availability of street parking, should this LOC be approved, subsequent development at the DP stage would meet bylaw parking requirements by providing on-site parking for new dwelling units. It should be noted that there is a fair amount of street parking available along 67 St NW, adjacent to the CP rail line, as there are no residential developments on the West side of this street.
- In response to reduction of greenspace and trees, this is to some extent true and a side effect of new development in general. However, the R-CG bylaw requires a certain amount of trees and shrubs to be planted on the parcel as well as providing at-grade amenity space for dwelling units which will include a mix of groundcover, which can include grass and wood mulch.

These comments are not necessarily resulting in any changes to the proposed land-use amendment, however they will be taken into consideration during design of the development should the LOC be approved.

How did you close the loop with the stakeholders?

Further in the LOC process, any individuals who contact our office will be notified of when the file will be heard before council for review. They can then choose to attend or speak with their opinions on the development in order to open the conversation before council.

File: postcard drop locations





File: postcard front and back

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6435 33 Av NW **LOC2024-0015**

This application is currently under review by the City of Calgary planning department. To learn more about the City land-use amendment process, visit: calgary.ca/planning/land-use

To learn more about development near you, visit the Calgary Development Map: dmap.calgary.ca

To learn more about the R-CG zoning and the City-wide housing strategy, visit: calgary.ca/housingstrategy

Hello Neighbour!

Ellergodt Design is proposing a land-use amendment in Bowness on behalf of the property owners.

This property is currently zoned R-C2 (Residential - Contextual one/two Dwelling). This R-C2 zoning supports development such as Single-Family Dwellings, Semi-Detached Dwellings, and Cottage Housing Clusters in the developed area.

The proposed land-use zoning is R-CG (Residential - Grade Oriented Infill). This zoning was developed by the City of Calgary to provide development opportunities for more housing choice for Calgarians in an effort to help combat housing shortages. An R-CG zoned property would allow residential development with these characteristics:

- 11m building height maximum (up to 2 or 3 storeys) with additional height restrictions
- 60% parcel coverage maximum
- 75 units per hectare density (4 units on a 50 x 120' property)
- Parking requirements of 0.5 per unit and suite with additional mobility storage areas
- At-grade orientation of all units
- Accommodates Rowhouse and Townhouse dwelling types

A development permit and building permit are still required to be approved before any construction may begin.

Any Questions?

We'd love to hear your feedback, questions, comments, or concerns. Send Ellergodt Design an email with "6435 33 Av NW" in the subject to: info@beginwithdesign.com

6435 33 Av NW **LOC2024-0015**