

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

March 14, 2024

Summary

Address: 4104 20 St SW
Current Zoning: R-C2
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 14, 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 14: 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 14:** 79 postcards were dropped to the nearest residents in the area on Feb 7 around 2pm. A map of the postcard drop location is attached to this document, along with the postcard itself.
 - **Update Mar 14:** To date, no emails or phone calls have been received as a result of the postcards.
- The Altadore Community Association will be sent an email stating our intentions with the LOC and to open up the conversation for feedback
 - **Update Mar 14:** An email was sent to the MLCA (Marda Loop, serving Marda Loop, South Calgary, Altadore, Garrison Woods, and River Park) on Mar 6 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 Walcott's office will be sent an email stating our intentions with the LOC and to open up further feedback



- **Update Mar 14:** Councillor Walcott's office was sent an email on Mar 11 looking for any comments or feedback on the zoning and LOC. To date, no response has been received yet.

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 14: The notice posting has been on site and the applicant has not received any direct feedback through the file manager outside of comments listed on the DTR document (below).

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 14: To date, the only stakeholders have been city staff, namely the file manager Huy Dang, in addition to the few letters of opposition he 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 14: Comments received on the DTR are summarized:

- ongoing street parking capacity along 33rd Street SW from local residents and overflow from the commercial strip malls across 33rd Street SW;
- increased traffic/congestion along 26th Ave and within the alleyway;
- potential height, density, lot coverage, setback, and shadowing impacts of an ensuing development;
- potential noise impacts;
- retention/loss of community character;
- privacy considerations with the adjacent property;
- garbage management; and
- retention of vegetation and trees.

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 14: Due to the nature of comments of opposition noted in the DTR, no large changes are proposed to the land-use amendment. However, due to the nature of comments, many can be mitigated or addressed in a subsequent Development Permit, including:



- Mitigating shadowing and privacy through design of the massing and roof and location of windows and balconies.
- Retaining community character by using design inspired by local architecture found in the community
- Garbage management by allowing space for bin storage and space for bin staging
- Retaining greenery by planting new trees and shrubbery after the development is built.

Please keep in mind these design decisions will be made at a subsequent DP, where this LOC is only considering the land-use and zoning, not the actual development itself.

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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4104 20 St SW **LOC2023-0407**

This application is currently under review by the City of Calgary planning department. To learn more about development near you, visit the Calgary Development Map: dmap.calgary.ca

To learn more about the City land-use amendment process, visit: 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 Altadore 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 "4104 20 St SW" in the subject to: info@beginwithdesign.com

4104 20 St SW **LOC2023-0407**

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