

Applicant Outreach Summary

March 13, 2024



Applicant-Led Outreach Summary

1016 19 AV NW

LOC2023-0374

DP2023-08730



Summary

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1016 19 AV NW from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Mount Pleasant. EC Living will develop the proposed project using the Canada Mortgage & Housing Corporation's Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between December 2023 - February 2024 and are further detailed below. Interested parties including the Mount Pleasant Community Association (MPCA) and Ward 7 Office were offered digital meetings and invited to participate in our process which has focused on informative and fact-based engagement and communications.

How We Engaged

December 2023: Application Submission/Outreach Launch

- Activated and monitored a dedicated engagement email and phone line
- Shared project information materials with the MPCA and Ward 7 Councillor's Office, offering virtual meetings
- Sent individual letters to next door neighbours to introduce project and share contact information
- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed custom applicant signage on-site, providing proposal details and contact information
- On-going correspondence and direct responses provided to all interested parties

March 2024: Outreach Closure

- Held digital meeting between the project team and neighbours to share information, hear feedback, and answer questions
- Hand delivered a second round of letters to neighbours within +/-200m of the subject site, providing outreach closure notification and project updates
- Updated on-site signage to provide notice of outreach closure and shared Outreach Summary to interested parties
- Shared Outreach Summary with City Administration, MPCA, and Ward 7 Office
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

Interested Party Feedback

Over the outreach timeline, the project team was contacted by 5 individual community members. The project team shared Land Use Redesignation information packages with the MPCA and the Ward 7 Office, offering meetings to discuss the application. During the applicant-led outreach process, the MPCA had a vacancy for the role of Director of Planning and as such the project team did not receive feedback on the proposals. The Ward 7 Office acknowledged and thanked our team for sharing information. The City of Calgary received feedback through its own separate outreach process that has been shared with the project team and integrated within this outreach summary.

Project feedback has been categorized into 3 themes. Each theme begins with an outline of what the project team heard and then provides a project team response.

Feedback Themes

- Density, Building Height & Overshadowing, Privacy
- On-Street Parking
- Noise, Property Values

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What We Heard

Density, Building Height & Overshadowing, Privacy

What We Heard

A central theme heard by the project team was that the number of units proposed is excessive for this site and does not fit within the existing character of the block. The project team also heard feedback regarding building height and potential overshadowing and privacy concerns.

Response

The proposal for 1016 19 AV NW proposes four Dwelling Units and four Secondary Suites within a mid-block, courtyard oriented, rowhouse-style development. The subject site is well supported for modest intensification based on various City policies and amenities. The site is in proximity to primary transit, the 16 AV NW Main Street, schools and parks, and commercial and institutional destinations.

The project site is located on 19 AV NW near 10 ST NW, a higher order Arterial street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity connecting to the 16 AV NW Urban Main Street, a municipally-identified area for future population growth and incremental redevelopment.

The subject site location is identified in the North Hill Communities Local Area Plan as the Neighbourhood Local Urban Form and Limited (Up to 3 Storeys) Building Scale categories and meets the LAP criteria when more than three units are proposed as the site is near an identified Main Street and has a rear lane.

The City of Calgary Land Use Bylaw received Council approved amendments at the beginning of 2023 that support and enable greater flexibility for grade-oriented housing within the R-CG District with specific changes relating to parcels that are located mid-block.

The proposed development vision density is bylaw aligned as the R-CG District has a maximum density of 75 units per hectare, allowing for four Dwelling Units (Secondary Suites do not count toward the density calculation).

The proposed development takes into account the site context, specifically with regards to shadowing and overlooking on neighbouring properties. The R-CG District is a low-density residential district specifically designed to blend with other existing low-density residential districts. Though existing Local Area Policy permits up to three storeys at this location, the R-CG District has a maximum height of 11.0m and restricts the



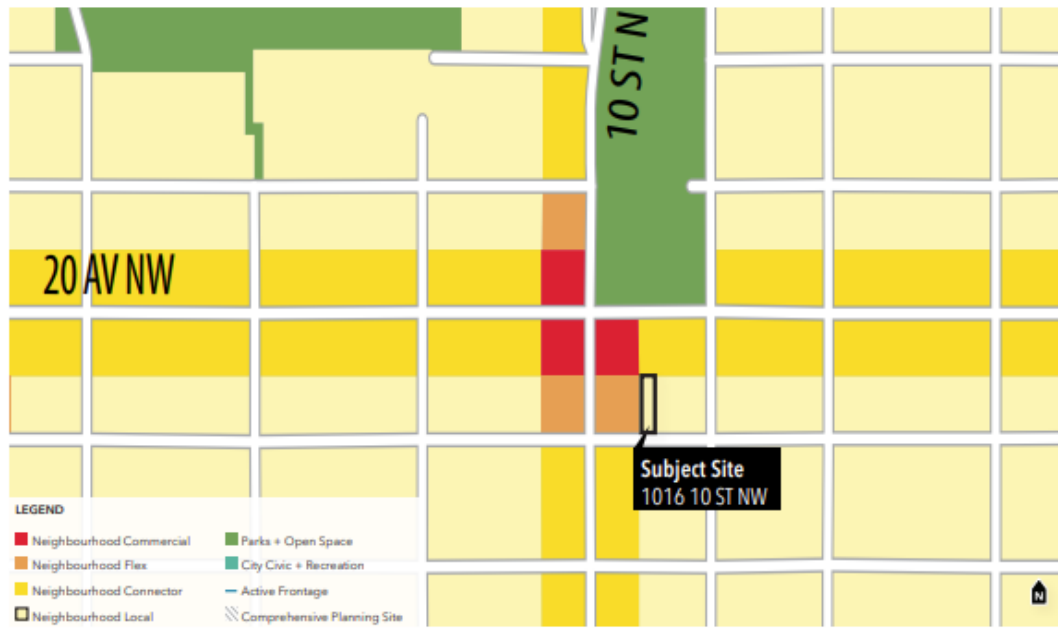
rear building to two storeys (8.6m). The existing R-C2 land use of the site currently allows a possible maximum height of 10.0m. Additional rules of the R-CG District also limits height, massing, and potential shadowing through a building height chamfer that restricts the building height nearest to shared property lines to 7.0m, increasing at a 45 degree angle away from the property line up to the 11.0m maximum height.

While 11.0m is possible, the proposed building height of the front building along 19 AV NW for MP1016 is proposed as $\pm 10.0\text{m}$ and $\pm 8.0\text{m}$ for the rear building that interfaces with the courtyard. The adjacent semi-detached dwelling is $\pm 9.26\text{m}$ in height, representing a height difference of $\pm 0.74\text{m}$ (2.4 ft). The design intention within the proposed R-CG District and development vision aims to add density to a mid-block site through a considered and sensitive approach that seeks to minimize impacts to adjacent neighbours, including the perception of mass and potential shadowing.

Project team architects FAAS also consider the impact on privacy through the building design and strive to limit window size and placement wherever possible to minimize potential overlooking. Windows on upper floors that face neighbouring properties typically serve rooms that have lower activity during the day, such as bedrooms and bathrooms.

Most windows on upper floors are proposed to have orientation toward the street, courtyard, or lane. On the south building, there are no windows facing the adjacent properties. The northern rear building is proposed to have one window on each of the east and west facades that face the adjacent neighbours and are intended to serve bedrooms.

Map 3 - North Hill Communities Local Area Plan: Urban Form Category



Map 4 - North Hill Communities Local Area Plan: Building Scale Category



Subject site looking west along 19 AV NW



Subject site looking east along 19 AV NW



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On-street Parking

What We Heard

The most common feedback theme related to on-street parking availability and overall traffic congestion, and traffic safety.

Response

There are 4 parking stalls with 4 secure alternative mobility storage lockers or bike stalls for units without an assigned parking stall proposed. The amount of parking proposed meets the Council approved Land Use Bylaw rules of the R-CG District with a ratio of 0.5 vehicle parking stalls per Dwelling Unit or Secondary Suite. Units not assigned a vehicle parking stall are provided with active modes storage lockers (large enough for a cargo/e-bike, stroller, e-scooter, etc) or enclosed bike parking.

The project site is within 80m of bus stops for Routes 4 and 5 Primary Transit Network service on 10 ST NW and 405-550m (\pm 5-6 min. walk) of additional Routes 19 and 303 MAX Orange BRT on 16 AV NW. There are multiple City-identified cycle routes near the site providing excellent connectivity to the 5A bicycle network. The site is nearby to the 10 ST NW on street bikeway, connecting riders southbound to the Core, and northbound to Confederation Park. 20 AV NW and 18 AV NW to the north and south of the site are both recommended future on-street bikeways. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

The subject site is located within Residential Parking Zone (RPZ) F. Though on-street parking is considered a public asset intended for public use, an established RPZ allows residents to request the City of Calgary implement on-street parking restrictions to ensure there is a reliable and predictable amount of available space on each block. MP1016 has a 50 foot frontage along 19 AV NW, allowing for approximately 3 on-street parking stalls providing parking space for potential visitors. Currently, there are no on-street parking restrictions in place along 19 AV NW between 9 ST NW and 10 ST NW.

The project team has consulted with transportation engineers Bunt & Associates through similarly scaled projects within the inner-city where it was determined that proposals of this scale are not significant generators of total daily traffic volume.

The project team heard that on-street parking creates a safety hazard for pedestrians and impacts driver visibility. As part of the concurrent application Detailed Team Review, the City of Calgary Mobility Engineering department has reviewed the developments in terms of pedestrian and vehicular safety. No comments related

to safety risks were noted by the project team from The City. In practice, on-street parking tends to narrow road widths which generally affects driver behavior by reducing vehicle speeds and creating a safer crossing environment for pedestrians while also creating a physical barrier between the sidewalk and moving vehicles. Although there is a potential that larger vehicles parked near intersections could impact pedestrian and driver visibility this is unfortunately not a factor that can be regulated through land use.

Noise, Property Values

What We Heard

The project team received feedback with concerns of increased noise levels and impact to property values.

Response

The subject site is nearby to several neighbourhood commercial uses at the intersection of 20 AV NW and 10 ST SW. Commercial uses tend to have higher levels of activity and therefore generate and have greater impact on noise and levels relative to residential uses. Though increased intensity can lead to an increase of activity, noise is impossible to quantify or predict on a development-by-development basis. Noise bylaws are enforceable under the Community Standards Bylaw as regulated by the City.

As the developer-builder, EC Living will retain ownership and provide property management for all units which will be offered as rentals. As such, EC Living has a vested interest in maintaining positive relationships with their neighbours and ensuring that future residents are carefully selected to protect their asset long-term. It is also in their best interest to address any necessary property maintenance to keep the development in a state of good repair. This includes the proper care of any new landscaping, snow removal, and privately contracted waste, recycling, and organics management, all of which comprise a significant overall and ongoing investment in the property.

Any potential impact on property values is not a land use consideration of the City of Calgary land use redesignation process. Council members and Administration are limited to reviewing land use applications based on the merits of the planning considerations only, and property value does not fall within that category. The development vision includes a high-standard quality of design, attractive and durable materials, and abundant landscaping - all factors that are to be determined and refined through review of a future development permit application.

Looking north from commercial node - 20 AV NW and 10 ST NW

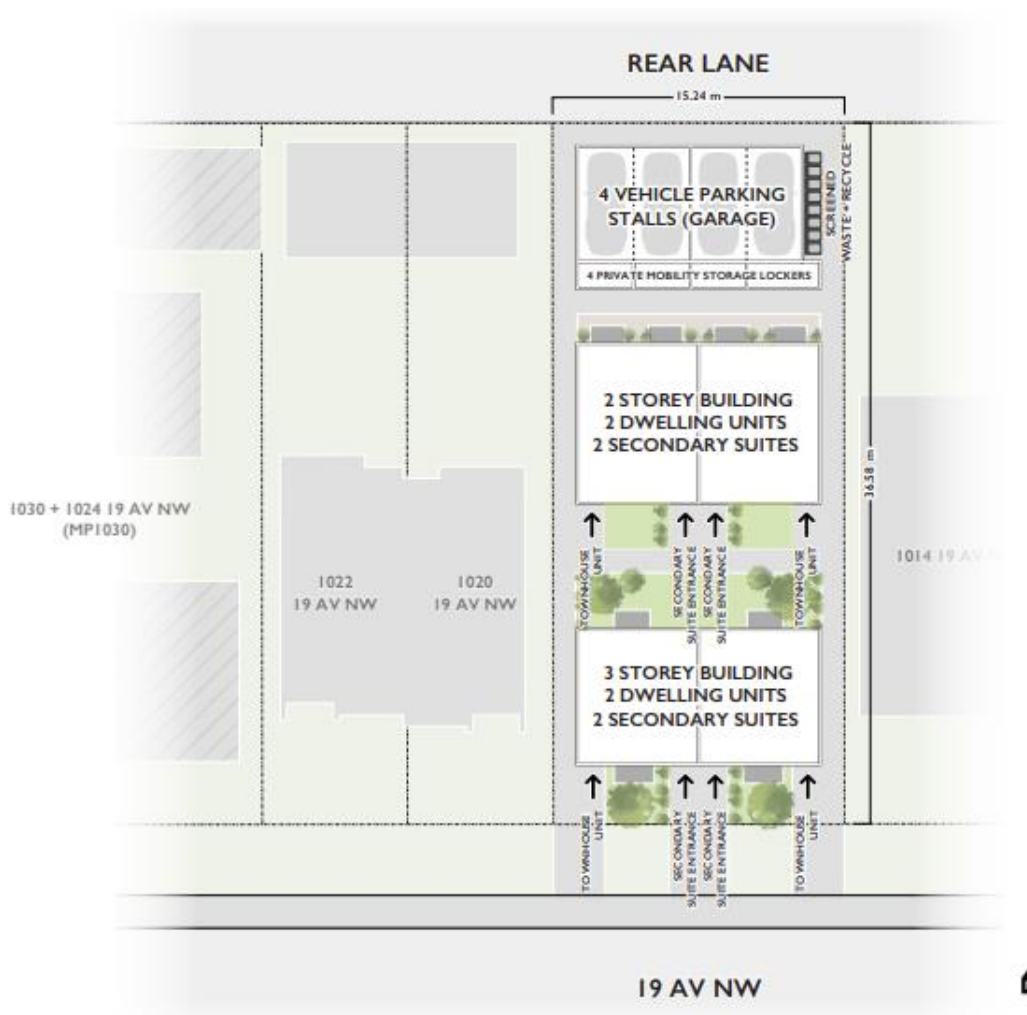


Looking south from commercial node - 20 AV NW and 10 ST NW



09

Site Plan

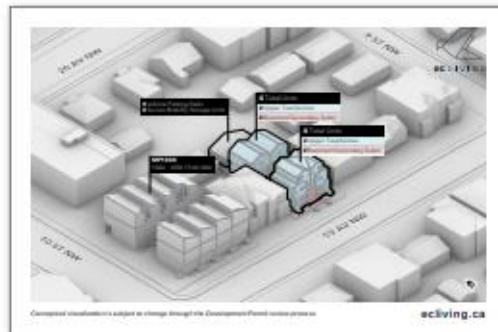


Note: Conceptual in nature and subject to change through Development Permit (DP2023-08730) application review.

Outreach Materials

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented including:

- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed a sandwich board on the site, providing proposal details and contact information
- Sent individual letters to next door neighbours to introduce project and share contact information
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments



Neighbour Mailer (Front and Back)



On-site Signage