

# Applicant Outreach Summary

2024 April 12

O2

## Engagement Summary – LOC2024-0030

O2 is committed to meaningful engagement, engaging with the community, and interested stakeholders through a variety of tactics. The following engagement strategies were implemented:

- Project Website
- On-site signage
- Meeting with the Hillhurst Sunnyside Community Association

### Project Website

A Project Website [www.engagetriangle.ca](http://www.engagetriangle.ca) was prepared to communicate the Land Use Amendment and Area Redevelopment Plan Application to the public. The website included a form through which members of the public could provide direct feedback to the project team. By allowing residents to provide feedback on the project from the comfort of their own homes, and at their convenience, the project website created a greater opportunity for a variety of public opinions to be heard. Ten comments were received through the project website which highlighted broad support for the project as well as concerns around the potential building massing, loss of community space, and parking.

### On-site signage

On-site signage (public notice) was posted on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant or file manager. No comments were received by applicant from on-site signage.

The project team also posted two signs on site that included additional information about the application and development vision. The sign included a QR code linked to the project website and the project team's contact information.

### Discussion with the Hillhurst Sunnyside Community Association's Planning Committee

The applicant team met with the Hillhurst Sunnyside Community Association's Planning Committee on March 7th, 2024, to present the proposed application, request feedback, and answer questions.

Key comments/concerns included:

- A request to provide a 1:1 unit to bicycle parking stalls ratio to better support future residents seeking to use active transportation options.
- Inquiry about the potential of including "live work" units in the proposed development.
- Inquiry about the decision to not maximize the building potential allowable under the forthcoming Riley Local Area Plan
- Desire for the DC bylaw to state that a multi-residential development is permitted use if it is providing affordable housing.
- Request to maintain some form of greenspace/community space on the site.
- Questions related to the building layout, design and number of units.
- Identification that the site is within the draft Flood Fringe area for 1:100 floods.

### Revisions to the Application

*Bicycle Parking Stalls:* The application was revised to increase the bicycle parking stall allocation from 0.5 to 1.0 stalls per unit. This revision reinforces the application's commitment to Transportation Demand Management initiatives, facilitating a transition away from single-occupancy vehicles by providing ample bicycle parking facilities and housing near public transit.

*Live Work Units:* Attainable Homes is committed to developing the site to provide affordable housing options for Calgarians. A "Live-Work" unit is a unique form of housing where a commercial space is directly linked, yet distinct from, a residential area. The purpose is to accommodate business owners who both operate a business and reside in the connected residential space. Due to this configuration, the official "Live-Work" units cannot be considered a form of affordable housing. Furthermore, to accommodate this housing type, the proposed development requires additional space and construction materials. This results in increased costs for below-market housing developments and reduces



available space for additional affordable housing units. As such, the construction of official “Live-Work” units will not be included in the proposed development.

It is important to note that residents of ground-level units, as outlined in the Land Use application, will have direct access at grade. This allows future residents to operate "Home Occupation - Class 1" and "Home Based Childcare - Class 1" as of right, as these activities are permitted uses in the district. Therefore, the proposed application facilitates home employment opportunities without hindering the ability to offer affordable housing.

*Decision to not maximize building potential:* We believe the proposed building height and density are appropriate as they align with the current ARP vision and the existing built form in the community. As a non-profit organization specializing in constructing below market housing options, Attainable Homes must consider all cost implications. Increasing density and height could incur additional costs and requirements, such as underground parking and additional materials. This would significantly hinder Attainable Home’s capacity to provide below-market housing on the site.

*Desire for the Affordable Housing provision in bylaw:* The application was revised to remove Multi-Residential Development as a permitted use. This has been replaced with “Affordable Housing” as a permitted use with specific development permit requirements.

*Desire for greenspace/community space on the site:* The application was revised to stipulate that the inclusion of Affordable Housing as a permitted use requires future development to incorporate publicly accessible private open spaces on site. Furthermore, the development will include a connection to the Bow to Bluff Corridor.

*Comments relating to Development Permit:* Detailed comments such as site design, layout, units, and flood mitigation efforts will be considered at the development permit stage and did not result in changes to the land use application.



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

**Please complete this form and include with your application submission.**

**Project name:** 1020 2nd Avenue NW LandUse Redesignation

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)

Our outreach strategies include:

1. On-site signage - advertising the formal application and details.
2. Project Website
3. Virtual meeting with the Community Association on March 7, 2024.

### Affected Parties

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

The following parties were engaged:

1. Hillhurst-Sunnyside Community Association
2. Nearby Residents and Interested Parties
3. Administration

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## 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.

- General support for the application and proposed development vision.
- A request to provide a 1:1 unit to bicycle parking stalls ratio to better support future residents seeking to use active transportation options.
- Inquiry about the potential of including “live work” units in the proposed development.
- Inquiry about the decision to not maximize the building potential allowable under the forthcoming Riley Local Area Plan
- Desire for the DC bylaw to state that a multi-residential development is be permitted use if it is providing affordable housing.
- Request to maintain some form of greenspace/community space on the site.
- Questions related to the building layout, design and number of units.
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### 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.

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Comments relating to Development Permit: Detailed comments such as site design, layout, units, and flood mitigation efforts will be considered at the development permit stage and did not result in changes to the land use application.

### **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)

Each individual who reached out to us via the project website received a formal response to questions or concerns raised.

Questions from the community association and a copy of the presentation was provided. Additional questions related to detailed design will be addressed as information is available at the land use stage. For additional detail, future discussions will be required at the development permit stage.

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