

Applicant Outreach Summary

2024 May 24



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Project 327

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)

I emailed the Community Association with the attached Outreach Letter to try to explain the logistics and design rationale for our development and also the reasoning for the Land Use Change. The emails were sent on April 24, 2024, and also sent on May 21, 2024 with no response by the Community Association contact.

Affected Parties

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

I tried to connect with the Community Association contact, but they were unresponsive and sent no email back.

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.

We had no response from our emails and our rationale planning outreach.

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.

We had no input from the Community Association.

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)

We tried twice to contact the CA and had no response.

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MIDNIGHT DESIGN STUDIO

Director, Tuxedo Park Community Association

RE: LOC2024-0011 concerns and development focus

My name is Matt Klinkenborg, Principal Owner and Head of Design for Midnight Design Studio, Ltd. here in Calgary. We have been hired by the property owner(s) at 327 30th Ave NE to apply for a Land Use Change for this address as well as design the townhouse development that currently is on the renderings on the fence at this property.

We understand that there is some concern over this type of development and I wanted to take the time to alleviate some concerns and provide some other feedback that perhaps might reach the concerned neighbors that are opposed to this type of residential building.

Through the City of Calgary development guidelines, one of their requirements and tenets of developing in the inner city reads as such "A range of housing choices, covering a mix of built forms and ownership tenures". Also, another portion reads "Encourage growth and change in low-density neighborhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, **townhouses**, cottage housing, **rowhousing**, and other ground-oriented housing." Likely the Tuxedo Community agrees with the Inner City Housing Guidelines so it is quite surprising to hear that the CA would support the opposition to what we have proposed for this zone and change and subsequent design.

From a purely factual and mathematical standpoint, if left to be developed into a semi-detached property, there is only one less unit/tenant/family on this property than there is with our proposed 5-plex townhouse scenario. Additionally, there would only be parking for two of those 4 units, which our proposed design has a garage for each unit, thereby creating less parking congestion in the streets and negating one of the concerns brought to us by the City personnel.

Furthermore, if left to be rezoned with the blanket rezoning that may come as early as August of this year, this property will be rezoned to RCG automatically and then there will be the opportunity to have 6 units/tenants/families on this property with parking for half vs the proposed development. This, of course, would lead to even broader concerns that the neighbors could most likely do nothing about and have no say in what is built there.

Additionally, we designed this property much lower than the actual LOC would allow which is 12.0m as one can see on the Development Permit plans that have been submitted to the City. This lot, as per the Local Area Plan, has a local height modifier on it that allows 4 stories. The Community Association was involved/engaged in the local area plan so it is quite surprising and confusing as to why the CA would support the opposition to something that is much lower and much less dense than what could be or will be built down the road in the not-too-distant future.

Speaking from a design standpoint, while there are high-density buildings directly to the east, we feel that this type of development would be a logical transition from those large masses to a more residential feel of townhouses which merge into the semi-detached that are numerous in the neighborhood. Given the design that is certainly atypical and not cookie-cutter like most townhouses or rowhouses in Calgary, the concern that some of the neighbors feel about their property values being affected is simply false, and to be blunt, has not been proven to any notable degree. Inner city communities thrive with the addition of different types of housing in neighborhoods, and developments like this can bring younger families and younger professionals to communities that they might not be able to otherwise. It creates vibrancy of demographics in these neighborhoods, and we feel that we have been sensitive to the surrounding properties by providing a design that is interesting to the eye as well as transitions between high-density and low-density in a most direct way.

If you would like me to address these neighbors directly, please contact me directly and we can discuss how to move this forward. Thank you.

Kind Regards,

Matt Klinkenborg

Matthew J. Klinkenborg

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