

Applicant Outreach Summary



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

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RE: DTR1 | LOC 2023-0337 (1339 40 ST SE): R-CG to H-GO

The City of Calgary
Planning & Development
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STAKEHOLDER OUTREACH SUMMARY

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all community groups and citizens. As part of our process, we contacted the local Ward 9 Councillor's Office, Forest Lawn Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions, or concerns. Additional elements of our outreach process also include:

Custom On-site Signage: *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed November 15, 2023). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox and phone line.

Neighbour Postcards: *Delivered to ~200 surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residential and adjacent property owners (delivered November 17, 2023) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line, email inbox, or project website. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

Forest Lawn Community Association

An information rich project summary memo was shared with the Forest Lawn Community Association at the outset of the application. The project team did not receive any response, comments or inquiries from the Forest Lawn Community Association.

Ward 9 Councillor's Office

We also shared the project summary memo with the Ward 9 Councillor's Office at the outset of the application. The project team met with the Ward 9 Councillor in December 2023.

WHAT WE HEARD

Local Area Stakeholder Feedback

The project team did not receive any comments or inquiries from the public on this proposal. Through its own outreach process, the City received 5 letters of opposition related to the following themes:

- Height, density, noise and privacy considerations
- Parking and traffic impacts
- Loss of existing mature trees.
- Impact on property values.



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Height, Density, Noise & Privacy Considerations

The proposed land use district application seeks to transition the land use from the R-CG District to the H-GO District to facilitate a courtyard-oriented rowhouse-style development with 7 townhome units and 7 secondary suites. The H-GO District is not appropriate everywhere and is only supported in locations meeting policy criteria with the best nearby amenities and infrastructure provisions.

The H-GO District regulates density based on building form (through Floor Area Ratio) rather than through units per hectare. As a result, the overall mass of building forms (through two- and three-storey buildings) can enable a gentle density increase within a contextual building form that transitions to the surrounding community. The existing R-CG District would already allow for a 6 unit and 6 secondary suite rowhouse style development at this location.

The H-GO District provides for a maximum building height of 12.0m, while the existing R-CG District has a maximum height of 11.0m (a 1.0 metre or approximately 3.3 foot difference). The H-GO District includes a building height chamfer rule that limits height to a maximum of 8.0 metres where the property line is shared with a low-density residential land use district, gradually increasing to 12.0m. This ensures that building height and mass is pulled away from any existing adjacent low-density neighbours. Consideration of specific building massing and design details will be reflected within a future development permit application.

Though increased intensity can lead to an increase of activity, noise impacts are difficult to quantify or predict on a development-by-development basis. Noise bylaws are enforceable under the Community Standards Bylaw as regulated by the City of Calgary. Additionally, as EC Living will be managing these units they are committed to being good neighbours and can also be contacted regarding any tenant issues that may arise.

The project team architects consider the impact to privacy through the building design and strive to limit window size and placement wherever possible to minimize potential overlooking. Windows on upper floors tend to serve rooms such as bedrooms that typically have less activity during the day. The complete proposed building design will be reviewed by the City of Calgary for compliance with the Land Use Bylaw through a future development permit application.

Parking & traffic impacts

There are 7 parking stalls proposed for FL1339 within a carport accessed via the rear lane. The amount of parking proposed aligns with the Council approved Land Use Bylaw rules of the stock H-GO District with a ratio of 0.5 vehicle parking stalls for all units or secondary suites. Units not assigned a vehicle parking stall is provided with active modes storage lockers or enclosed bike parking (the mobility storage units are large enough for a cargo/e-bike, stroller, e-scooter, etc).

The project site is within $\pm 475\text{m}$ ($\pm 5\text{-}6$ min. walk) of MAX Purple BRT and within $\pm 350\text{m}$ of the Primary Transit Network along 17 AV SE with stops for routes 1, 155, and 440. Stops for routes



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43, 87, and 135 on 36 ST SE, routes 29 & 42 local transit on 8 AV SE, and route 58 local transit on 44 ST SE are within ± 400 -450m. 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. There are multiple cycle routes and regional pathways near the site along 40 ST SE, 8 AV SE, and 19 AV SE connecting cyclists safely to the greater cycling and pathway network.

There currently are no on-street parking restrictions in this area of Forest Lawn. Though on-street parking is considered a public asset intended for public use, the Residential Parking Program (RPP) is a method that residents can request for the City of Calgary to implement to manage on-street parking impacts to ensure there is a reliable and predictable amount of available space on each block. Residential Parking Zones (RPZ) are established by The City using data and may be created when there is demonstrated, ongoing parking congestion in a residential neighborhood that is the result of a major parking generator, such as a commercial node or business that generates moderate to significant vehicular traffic.

Loss of Mature Trees

While the loss of mature trees is likely to occur due to the floor plate of the proposed development vision, efforts by the project team architects to maintain existing private trees and shrubs is always an important consideration.

The H-GO District includes specific rules about landscaping, such as minimum required number of new trees and shrubs and their minimum size requirements, etc. As a requirement of the H-GO District a Landscape Plan is required to be submitted as part of any Development Permit Application. The landscape plan will be submitted to the City of Calgary for review through a future development permit application.

Impact on Property Values

Market analysis and studies conducted on the impact of infill development on property values suggest that there is an overall net positive impact on property values as a result of new homes built within established communities. However, its important to note that 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 will emphasize quality design through considered built form articulation, attractive and durable materials, and abundant landscaping - all factors that are to be determined and refined through review of a future development permit application.



OUTREACH MATERIALS

Neighbour Postcards

Custom On-Site Signage