

Applicant Outreach Summary



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

01.19.2024

ATTN: Ben Ang | Planner, Community Planning – South

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RE: DTR1 | LOC 2023-0334 (1707, 1709, 1711, 1713, 1717 12 AV SW - SA1707)
M-CGd111 to M-C2f1.5

The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

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 stakeholders. As part of our process, we contacted the local Ward 8 Councillor's Office, Sunalta 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 6, 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 9, 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.

Sunalta Community Association

An information rich project summary memo was shared with the Sunalta Community Association at the outset of the application. The project team met with the Sunalta Community Association who expressed general support for the proposal and provided feedback related to building design, materiality, and concerns related to future construction.

Ward 8 Councillor's Office

An information rich project summary memo was shared with the Ward 8 Councillor's Office at the outset of the application. The project team met with the Ward 8 Councillor's office in December 2023.

WHAT WE HEARD

Local Area Stakeholder Feedback

The project team received feedback from four individuals of which three expressed concerns or opposition and one expressed support for the proposal. Through its own outreach process, the City received 5 letters of opposition.



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Feedback has been categorized into the following themes:

- Height & Density
- Parking & Traffic
- Noise & Privacy
- Tenure

Height & Density

The project team heard that the number of units and height of the buildings are too high for this location.

The development vision seeks to add a total of 48 units within four stacked townhomes. The overall height of the proposed development is 12 metres (about 3-4 storeys) which is currently achievable under the existing M-CG land use district. The overall height and density is reflective of the current community context of Sunalta and is proposed to have a similar overall scale to many developments that already exist within the community. One of the primary differences is that all units will have individual unit entries accessible to grade. The stacked townhouse building form ensures a better contextual fit and transition among existing low-density building forms when compared with apartment-style buildings of similar height and density.

The proposal is seeking a lower Floor Area Ratio (FAR) of 1.5 than the base M-C2 District allows (2.5 maximum FAR). Incorporating a lower FAR into the proposal inherently lowers the possible density by nature of restricting the total possible building area on the site. The M-C2 District bylaw rules also include a requirement for a building height chamfer when a property line is shared with a low-density, M-CG, or H-GO District, ensuring that building height and mass is pulled away from any existing adjacent lower scale neighbours. Consideration of specific building massing and design details submitted within a Development Permit Application (DP2023-07409) are currently under review by the City of Calgary.

Parking & Traffic

The project team heard feedback that 19 stalls proposed for 48 units is too few stalls for a development of this size and will cause traffic and on-street parking congestion.

SA1707 is seeking a relaxation of 4 vehicle stalls (23 required, 19 proposed) which has been proposed based on a number of factors, including geographical location within the inner-city and proximity to the greater downtown, rapid transit proximity (LRT) and numerous bus routes, land use bylaw policy for transit-supportive multi-residential development, proximity to Main Streets (10 AV SW and 14 ST SW), and recent infrastructure investments such as the 12 AV SW street improvements that includes the 12 AV SW cycle track (one of the top five busiest cycling routes in the city). Across several clients that we represent, it has been their experience that tenants tend to self-select their housing choice based on their lifestyle in which the availability of parking greatly factors in. Given the location and amenities nearby, residents here are more likely to live car-free/car-light lifestyles.



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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. There are currently few on-street parking limitations in place west of 16 ST SW. However, as this area of Sunalta is already within Residential Parking Zone SNA (RPZ), on-street parking restrictions can be put in place by the City. More information on the RPP can be found on the City of Calgary's website.

Noise & Privacy

The project team received feedback that with an increase of density there will be more noise and that a larger, taller building will result in a loss of privacy.

Though increased intensity can lead to an increase of activity, noise impacts are 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 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.

Though not typical or required, EC Living has invested in a concurrent Development Permit application (DP2023-07409) that has been submitted to the City, providing detailed information about the design and certainty of a bricks-and-mortar outcome of the development vision. Project team architects FAAS always try to limit window size and placement to reduce overlooking concerns. Windows on upper floors that face neighbouring properties typically serve rooms that have lower activity during the day, such as bedrooms and bathrooms.

Tenure

The project team heard feedback with concerns that this development would decrease the amount of rental units in the community and displace existing residents.


The development vision seeks to add a total of 48 units to the neighbourhood within low-scale townhomes where there are currently five single/semi-detached dwellings. This proposal does not intend to replace any existing apartment buildings. SA1707 will add to the supply of rental housing within a highly desirable inner-city community that is nearby to a number of amenities including reliable high-frequency transit in the Blue Line LRT, providing opportunities for some residents to live car-free/car-light lifestyles which can present cost of living savings versus traditional automobile ownership (insurance/licensing, operation/maintenance costs, depreciation, etc.).

EC Living will develop the proposed project using the Canada Housing & Mortgage 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. To be eligible for this financing model the development must offer at least 10% of units at 30% of median renter income for a minimum of 10 years. Additionally, a variety of larger and smaller units are being proposed to meet a range of rental budgets.



OUTREACH MATERIALS

Postcards



Proposed Land Use Change

1707, 1709, 1711, 1713, 1717 12 AV SW
M-CG to M-C2f1.5d230 District
 City of Calgary Application Reference: LOC2023-0334

Hello Neighbour

We are proposing a land use change at 1707-1717 12 AV SW from the existing Multi-Residential - Contextual-Grade-Oriented (M-CG) District to the Multi-Residential - Contextual Medium Profile (M-C2) District with a 1 floor Area Ratio (I AR) modifier of 1.5 and Density modifier of 230 units per hectare (48 units on-site) to ensure appropriate contextual fit and to align with local area policy.

The proposed change will enable the development of a three-storey, transit-oriented, stacked townhouse development with 16 upper townhouse units, 16 at-grade flats, and 16 basement suites, with 19 parking stalls accessed via the rear lane and 48 bike secure storage units.

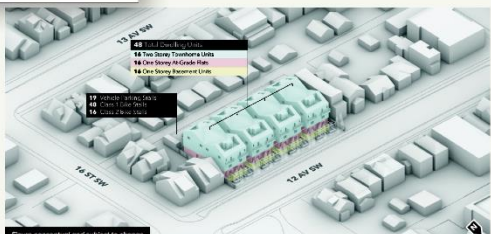
Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

engage@civicworks.ca
587.747.0317
 Reference: SA1707
 1707-1717 12 AV SW

City of Calgary Application Info:
dmap.calgary.ca


ecliving.ca



Plans conceptual and subject to change

Custom On-Site Signage







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Get In Touch

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 Reference: SA1707 / 1707-1717 12 AV SW

City of Calgary Application Information Portal: dmap.calgary.ca
 Application Reference: LOC2023-0334