

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

May 13th, 2024

Summary

Address: 1633 & 1635 13 Av SW

Current Zoning: M-CGd72

Proposed Zoning: H-GO

Note: this is an updated document where initial comments were made at the time of application submission. Updated comments are dated either Apr 18th or May 13th, 2024 and highlighted for clarity.

Did you conduct community outreach on your application?

Not at the time of LOC submission. Outreach will begin once the application is made.

Update May 13: Community outreach has begun and is ongoing. Refer to below summary.

Outreach Summary

Specifically pertaining to this land-use amendment, as this letter is being written before the submission of the application, our outreach has not yet fully begun. However, after the application is submitted and an LOC reference number is created with a file manager, the plan for community engagement includes:

- A postcard drop to the closest 50 neighbours informing them of the land-use amendment, complete with some basic information on what the R-CG zoning is, the property included, and contact information for Ellergodt Design for more information requests, as well as LOC information prompting more information to be obtained through the City.
 - If any questions or comments are received, they will be responded to with answers and clarifications (if any), and compiled for an update to this document prior to CPC
 - **Update Apr 18:** 62 postcards were dropped to the nearest residents on the block (not including some apartment buildings and houses with no visible mailbox), on Apr 15 around 3:30pm. A map of the postcard drop location is attached to this document along with the postcard itself.
 - **Update Apr 18:** To date, no emails or phone calls were received as a result of the postcards.
 - **Update May 13:** To date, 2 emails have been received as a result of the postcard drop, both of which had a few back-and-forth communications.
- The Sunalta Community Association will be sent an email stating our intentions with the LOC and to open up the conversation for feedback
 - **Update Apr 18:** Between Mar 23 and Apr 2, an emailed conversation took place with the Director of Planning & Development for the Sunalta CA. We discussed additional details of our planned future development, existing restrictive covenants in the area, potential areas of concern for development such as front setbacks and maintenance of public trees, the community feel on this street in particular, and general community feedback.



- Our responses included intentions that we would love to maintain the community feel as much as possible through design of the development. We expect to maintain all existing public trees adjacent to this property while also planting new trees as a part of any development. We also look to taking design inspiration from local architecture on this street to hopefully keep traditional styles present so as not to detract from the streetscape in any way. Many of these items can be thoughtfully addressed during the design and DP of a subsequent development.
- Councillor Walcott's office will be sent an email stating our intentions with the LOC and to open up further feedback

Further, during the land-use amendment process, the City will install a notice posting on-site directing further comments or questions to the file manager. If any feedback is received and forwarded to Ellergodt Design, additional information can be provided to those specific parties.

Update Apr 18: The notice posting was installed on site Mar 11 by the applicant. On Mar 13, we received feedback from the resident at 1633 13 Av that the sign was in a less ideal position, so on Mar 14 we moved the sign to a less impactful position, but maintaining good visibility to the public realm. The resident had some questions about the LOC process, what the development would entail, and the timelines for any work, all of which were answered via phone. To date, no other phone calls or emails have been received directly as a result of the notice posting.

Stakeholders

We are intending to make contact with nearby residents in close proximity to this subject property, the community association, the councillor's office, and City planning & development staff. Once the application is further underway, the CPC and City Council will be stakeholders as well.

Update May 13: To date, the stakeholders have been three residents, the community association planning and development director, and city staff namely the file manager Chloe Berezowski.

What did you hear?

When comments and questions come in, this document will be updated prior to CPC.

Update Apr 18: Through direct residents, we have heard questions about the process, about development timelines, and about the city-wide rezoning proposals. Through the community association, we have heard other concerns via nearby residents about public trees nearby, the streetscape, and community feel of the street.

Update May 13: From residents emailing, two residents inquired about several key points including:

- Motivation for the application without committing to a final designed DP
- Timelines for any construction
- Requests for detailed development plans
- Differences between what can currently be built within M-CGd72, and what could be built in H-GO
- Why not build large semi-detached dwellings instead of row and townhouses
- How does H-GO actually offer housing choice for Sunalta residents



- Financial and market analysis comparing 7 units in M-CGd72 and 9 units in H-GO

How did stakeholder input influence decisions?

When comments and questions come in, we will assess whether comments are indicative of any change in intent or decision, and this document will be updated prior to CPC.

Update Apr 18: After hearing several talking points surrounding community feel and after personally walking the street while dropping off postcards, we are committed to designing the development in a traditional style based on local housing examples in order to maintain as much community feel as possible. Though new development and old development don't necessarily follow the same size and scale, the style, detailing, and quality of construction of new development can help contribute positively to local streetscape rather than detract from it. This being said, these items would be served through the DP, not the zoning.

How did you close the loop with the stakeholders?

Further in the LOC process, any individuals who contact our office will be notified of when the file will be heard before council for review. They can then choose to attend or speak with their opinions on the development in order to open the conversation before council.

File: postcard drop locations





File: postcard front and back

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1633 & 1635 13 Av SW **LOC2024-0050**

This application is currently under review by the City of Calgary planning department.

To learn more about development near you, visit the Calgary Development Map: dmap.calgary.ca

To learn more about the City land-use amendment process, visit: calgary.ca/planning/land-use

To learn more about the H-GO zoning and the City-wide housing strategy, visit: calgary.ca/housingstrategy

Hello Neighbour!

Ellegodt Design is proposing a land-use amendment in Sunalta on behalf of the property owners.

This property is currently zoned M-CGd72 (Multi-Residential - Contextual Grade-Oriented). This M-CG zoning supports a variety of development styles, primarily grade-oriented multi-residential buildings with a maximum density of 72 units per hectare (7 units on this parcel).

The proposed land-use zoning is H-GO (Housing- Grade Oriented). The H-GO zoning was developed by the City of Calgary to provide development opportunities for more housing choice for Calgarians in an effort to help combat housing shortages. An H-GO zoned property would allow residential development with these characteristics:

- 12m building height maximum (up to 2 or 3 storeys) with additional height restrictions
- 1.5 Floor area ratio (FAR) maximum
- 60% parcel coverage maximum
- Parking requirements of 0.5 per unit and suite with additional mobility storage areas
- At-grade orientation of all units

A development permit and building permit are still required to be approved before any construction may begin.

Where is H-GO supported? **1633 & 1635 13 Av SW**

As defined in the land-use bylaw, an H-GO zoning is permissible within either:

- 200m of a Main Street
- 600m of an LRT platform
- 400m of a BRT station
- 200m of a primary transit bus stop

We'd love to hear your feedback, questions, comments, or concerns. Send Ellegodt Design an email with "LOC2024-0050" in the subject to: info@beginwithdesign.com

LOC2024-0050