

Applicant Outreach Summary

2024 February 9



APPLICANT-LED OUTREACH SUMMARY

6307 35 AV NW
LOC2023-0349



Issued:
2024.02.09

EXECUTIVE SUMMARY

In November 2023, CivicWorks submitted a Land Use Redesignation (LOC2023-0349) application on behalf of EC Living to transition the property at **6307 35 AV NW** ("subject site") from the existing **Residential - Grade-Oriented Infill (R-CG) District** to the **Housing - Grade-Oriented (H-GO) District**. This change was proposed to facilitate the development of a three-storey, courtyard-oriented stacked townhouse development, featuring a total of 14 grade-oriented housing units (10 larger 2-3 bedroom upper and lower level townhomes, and 4 smaller 1-2 bedroom flats), 7 surface parking stalls and 14 secure alternative mobility storage lockers.

CivicWorks has undertaken a proactive and appropriately scaled outreach program in support of this proposal to ensure a clear process for local residents, businesses and community groups. A variety of outreach strategies were implemented between November 2023 to February 2024, which are outlined in further detail in this report. Community members were informed of project details at key milestones in the application process, and were given multiple opportunities to learn more and connect with the project team to ask questions or provide feedback. Local community groups, including the Bowness Community Association (BCA), Ward 1 Councillor's Office, and Mainstreet Bowness Business Improvement Area (BIA) were also invited to meet, participate and provide feedback on the application. As part of ongoing coordination with local community groups, EC Living has presented an opportunity for a voluntary pledge of \$1,000 per above-grade unit to the Bowness BIA to assist with Main Street improvement and enhancement projects.

The project team received a relatively low volume of feedback through the applicant-led outreach process. To supplement feedback received by the project team, this report also provides a detailed breakdown of comments heard through City-led outreach, outlining a brief summary of all themes and our comprehensive applicant team responses to each theme. In general, feedback focused on site / building design, community fit, alignment with City policy, on-site parking, traffic safety, and community outreach.

HOW WE ENGAGED

NOVEMBER 8, 2023 - APPLICATION SUBMISSION

- Hand delivered mailers to neighbours within ±200m of the subject site, outlining proposal details, contact information, and web address;
- Displayed sandwich board on the site, providing proposal details, contact information, and web address (on-going);
- Activated and monitored a variety of feedback portals, including a dedicated engagement email, phone line, website (on-going);
- Shared project overview and contact information with the Bowness CA, Mainstreet Bowness BIA and Ward 1 Councillor's Office, offering meetings to discuss.

NOVEMBER 2023 - FEBRUARY 2024

- On-going correspondence and direct responses to community members contacting the project team (three respondents);
- December 4, 2023 In-person meeting to discuss proposal with Ward 1 Councillor's Office;
- December 13, 2023 In-person meeting to discuss proposal with Main Street Bowness BIA representative.

FEBRUARY 2024 - OUTREACH CLOSURE

- Hand delivered letters to neighbours within ±200m of the subject site, providing outreach closure notification and project updates;
- Updated on-site signage with notice of outreach closure;
- Published Applicant-led Outreach Summary to project website for public review and download;
- Shared Applicant-led Outreach Summary with City Administration, Bowness CA, Bowness BIA, and Ward 1 Councillor's Office;
- Continued monitoring dedicated engagement email, phone line, and website feedback portal for any additional feedback or comments.

Applicant-Led Outreach Feedback

Over the applicant-led outreach period, the project team engaged in conversations with and received feedback from three respondents by email. The project team also shared Land Use Redesignation information packages and offered to meet with the Bowness CA, Mainstreet Bowness BIA and the Ward 1 Office. The Bowness CA did not correspond with the project team directly, but provided a comment letter to City Administration. Themes identified through applicant-led outreach are summarized below.

City-Led Outreach Feedback

Administration received a total of 10 community responses, as well as a comment letter from the Bowness CA. Feedback received through the city led-outreach process are also included in the general feedback themes listed below.

Feedback Themes

Project feedback received by the Applicant team and The City has been categorized into eight general themes. Each theme begins with an outline of what the project team has heard and then provides a project team response.

- City Policy Alignment
- Height, Density + Community Fit
- Shadowing + Privacy
- Landscape + Open Space
- Parking + Traffic Safety
- Infrastructure Capacity
- Waste + Recycling
- Community Outreach

OUTREACH STRATEGIES

Proposed Land Use Change
6307 35 AV NW (LOC2023-0349)
R-CG to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 6307 35 AV NW from the existing Residential - Conventional Grade-Oriented (R-CG) District to our new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 10 larger townhouse units, 4 smaller townhouse units, 7 parking stalls off the lane, and 16 secure bike / scooter / trailer storage units.

The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas, specifically along higher-order streets or close to Activity Centres, Main Streets and frequent transit service.

More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

Get in Touch

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

calgary.ca/engage
engage@cityworks.ca
587.747.0317
Reference: 6307 35 AV NW, LOC2023-0349
City of Calgary Application Information Portal: dmnp.calgary.ca

BN6307 – 6307 35 AV NW (LOC2023-0349)

Proposed Land Use Change

On behalf of EC Living, Development has made a Land Use Reapplication (LUR) (LOC2023-0349) to the City of Calgary to rezone the property at 6307 35 AV NW from the existing Residential - Conventional (R-CG) District to the new Housing - Grade Oriented (H-GO) District. The proposed land use change and development plan will introduce a courtyard-oriented stacked townhouse development, with 10 larger townhouse units, 4 smaller townhouse units, 7 parking stalls off the lane, and 16 secure bike / scooter / trailer storage units.

Why Here?

The H-GO District is only applicable to inner city areas along higher-order streets or close to Activity Centres, Main Streets and frequent transit service, in accordance with the specific policy language of the Municipal Development Plan (MDP) and the City of Calgary's Urban Structure Plan (USP). The specific location of the H-GO District, including this site, is only the project site, as listed below:

- It is an area within an approved Land Use Plan (LUP) District (H-GO District) as identified in the "Neighbourhood Character" (NHC) Plan.
- It is an area within an approved Local Area Plan, as well as within the "Core City" or "Inner City" as identified in the Municipal Development Plan (MDP) and the City of Calgary's Urban Structure Plan (USP).
- It is an area within an approved Activity Centre, as identified in the MDP and the City of Calgary's Urban Structure Plan (USP).
- It is an area within an approved Transit Station, as identified in the MDP and the City of Calgary's Urban Structure Plan (USP).

Share Your Thoughts

Contact the City of Calgary:
Site Address: 6307 35 AV NW, LOC2023-0349
Email: engage@calgary.ca

Contact the Project Team:
Reference: 6307 35 AV NW, LOC2023-0349
Email: engage@cityworks.ca
Phone: 587.747.0317

Form fields: Name (required), Phone, Last Name, Email (required), First Name, Last Name, Reference (required), Message (required), Submit.

Custom On-Site Signage

Proposed Land Use Change
6307 35 AV NW
R-CG to Housing - Grade Oriented (H-GO) District
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Find Out More

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Dedicated Project Website

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Hand-Delivered Mailers

WHAT WE HEARD

CITY POLICY ALIGNMENT

WHAT WE HEARD

Feedback from community members stated that the application is not in alignment with existing City policy. Respondents questioned the appropriateness of the H-GO District in this location, and whether the proposal conformed to policies of the Bowness Area Redevelopment Plan (ARP).

RESPONSE

The proposed H-GO District allows a variety of built forms, which are limited in size, scale and contextual fit. The H-GO District is not allowed just anywhere - there are Council-identified locational criteria which makes certain sites suitable for this land use. There are no limitations in the locational criteria which restrict the use of the H-GO District on mid-block parcels.

The subject site is located in the City-identified Inner City community of Bowness about 200m from the Bowness RD NW Neighbourhood Main Street, which represents the centre of commercial and residential growth in the area and hosts access to Primary Transit. This makes the site suitable for a modest increase in density which aligns with the locational criteria for H-GO and meets city-wide goals of developing innovative and varied housing options in established communities.

The subject site is within the boundary of the Bowness ARP, which guides growth and development in the area. The Bowness ARP classifies the site under the "Neighbourhood Limited" and "Main Street Developed Area Guidebook" policy areas, which encourage moderate intensification in strategic locations close to Neighbourhood Main Streets. This application proposes a minor amendment to the ARP to transition the property from its existing "Neighbourhood Limited" land use policy area to the "Neighbourhood Low Rise" policy area. While the existing "Neighbourhood Limited" land use policy area currently allows rowhouses up to three storeys in height, it is the applicant team's opinion that an amendment to the Plan was necessary to allow stacked townhouse building forms on the site.

HEIGHT, DENSITY + COMMUNITY FIT

WHAT WE HEARD

Respondents provided feedback on the increased height and density of the proposed development, stating that this change may not fit the existing low-density residential character of Bowness.

RESPONSE

The H-GO District is specifically intended to accommodate a range of grade-oriented housing forms that are consistent with low-density residential areas. This includes rules that restrict building form to provide sensitive transitions to neighbouring properties through the use of building setbacks, stepbacks, and maximum heights.

The proposed building height of 3 storeys (12m) fits within the rules of the proposed H-GO District, and represents a modest increase from the maximum building height of 11m allowed under the current R-CG District.

The proposal also represents a modest increase in allowable density. Under the existing R-CG District rules, a maximum of 75 units per hectare are permitted on the site. Based on a total area of ±0.07 hectares, the subject site could yield up to five townhouse units and five secondary suites (*not counted towards maximum allowable density*), for a total of 10 new homes. The development vision introduces 14 new grade-oriented housing units - only four more units than what is currently allowed on the property.

This proposal represents an appropriate intensification of the site, meets city-wide goals of creating a diverse mix of housing options, and respects the character of the surrounding community - a community which features other nearby examples of low density, multi-residential housing, including 6324 to 6328 Bowwood DR NW (±75 metres NW of the site).

LANDSCAPE + OPEN SPACE

WHAT WE HEARD

Respondents provided feedback on the landscape and open space design of the site, citing a concern for the loss of existing trees, limited green space for future residents, and the effect of reduced green space in the community overall.

RESPONSE

Loss of Existing Trees

Public trees located on City property must be retained and protected unless otherwise authorized by Urban Forestry. This includes the protection of a mature public tree at 6305B Bowwood DR NW that was identified during the City's preliminary review process.

Project architect FarMor always tries to retain as many private trees as possible through the detailed design and Development Permit process. This is done in consultation with a Professional Arborist. Any private on-site trees that are removed or impacted by the development will be addressed through a comprehensive landscaping strategy that will either meet or exceed City bylaw standards. This includes considerations for a minimum number of new tree plantings, minimum tree diameter, and soft landscaping coverage.

The preliminary landscape design, submitted in support of the concurrent Development Permit (DP2023-07997) application, proposes a total landscape coverage of 40% of the site area, 7 new trees, 27 new shrubs and an underground low water irrigation system.

Open Space

The development vision features a 6.5m wide interior courtyard that is accessible to all future residents. This space will include innovative new landscape features, fresh vegetation and a common seating area designed for passive recreational use. The open space strategy for the proposal aligns with townhouse developments of similar scale, and conforms to the rules of Calgary's Land Use Bylaw.

Through the outreach process, the project team has heard the importance of preserving green space in Bowness. Part of what makes Bowness so desirable is easy access to a range of local community parks and greens spaces, including Shouldice Park and the Bow River pathway network. Access to these parks and green spaces will continue to be protected for existing and future Bowness residents.

PARKING + TRAFFIC SAFETY

WHAT WE HEARD

Respondents expressed concerns about the supply of on-site parking, and the impact that this proposal would have on traffic safety and the availability of on-street parking in the surrounding area.

RESPONSE

Parking

Seven vehicle parking stalls are proposed on site, to be accessed from the rear lane. The proposed parking supply aligns with the rules of the H-GO District, which requires a minimum of 0.5 stalls per unit. To supplement vehicle parking requirements, 14 alternative mobility storage lockers and Class 1 bike stalls are included for those units without assigned parking.

The supply of on-site parking is supported by easy access to a range of alternative transportation options, including local transit and cycling routes. The site is within walking distance to Bowness RD NW, which hosts Route 1 and 53 local transit service, as well as a snow cleared bike route. It is also within walking distance to Route 40 bus service along 31 AV NW.

On-street parking in the area is currently unrestricted, and the site is not located within an existing Residential Parking Permit (RPP) zone. Through the outreach process, the project team has heard that the availability of on-street parking in the area is often limited, which leads to traffic congestion around the site and nearby fire station. An adequate supply of parking and easy access to a range of alternative transportation options allows the development to meet City Land Use Bylaw requirements, accommodate anticipated parking demand for the proposed development, reduce vehicle dependence for future residents, and minimize impacts to on-street parking in the area.

Traffic Safety

The project team has consulted with Professional Transportation Engineers Bunt & Associates on traffic safety considerations for similar courtyard-oriented stacked townhouse developments across Calgary. Through consultation with technical experts and a detailed application review by The City's Mobility Engineering team, it was determined that this proposal will not trigger additional study because the anticipated traffic volumes do not exceed the peak threshold of 100 vehicle trips per hour typically required by The City of Calgary. Any further traffic safety concerns related to the existing street network can be reported to The City of Calgary online, or by calling 311.

INFRASTRUCTURE CAPACITY

WHAT WE HEARD

Community members provided feedback on the potential strain that the application may put on existing public infrastructure in the area.

RESPONSE

The project team acknowledges that new growth must also consider the capacity of existing infrastructure in the area. As part of the Detailed Team Review (DTR) process, The City of Calgary conducted a detailed assessment of local infrastructure capacity as it relates to this development, as well as the cumulative effect of growth in Bowness. In addition, off-site levies will apply to future redevelopment of the site to allocate additional funds towards municipal infrastructure.

A preliminary review by The City's Utility Engineering team and ENMAX representatives shows that there is sufficient infrastructure capacity to service the development. This includes a detailed assessment of water, sanitary sewer, storm sewer and electrical network infrastructure. No early concerns were identified in this review, and The City has flagged that further comments on infrastructure capacity will be addressed at the Development Permit (DP) stage. A Sanitary Servicing Study has been submitted in support of the DP application, which also demonstrates capacity in local sanitary sewer network.

WASTE + RECYCLING

WHAT WE HEARD

Respondents expressed a concern about the waste and recycling strategy for the development, citing the potential for unsightly and crowded garbage collection areas.

RESPONSE

Waste and recycling bins will be stored in a screened and separated staging area at the back of the property. Waste collection will be privately contracted by EC Living on an on-demand basis.

Due to the site's location at the intersection of 35 AV NW & Bowwood DR NW, the project team has identified the need for bins to be collected individually and placed back into the screened staging area. This solution would help to reduce concerns of unsightly garbage collection areas and the risk of bins disrupting traffic along 35 AV NW or the rear lane.

COMMUNITY OUTREACH

WHAT WE HEARD

Respondents expressed a concern about the applicant-led outreach strategy with community members, and requested a public information session to discuss project details.

RESPONSE

The proposal was supported by a comprehensive community outreach strategy. At the outset of the application, area residents, community organizations and City decision makers were sent detailed information on the proposal with opportunities to connect directly with the project team. This strategy was supported by multiple outreach channels, including a dedicated web portal, phone line and email inbox for questions and feedback, in addition to custom on-site signage and project mailers sent to residents and businesses within ±200m of the site.

Based on the volume of feedback from local residents, businesses and community groups, the project team felt that applicant-led outreach was best served by one-on-one conversations with residents and interested parties.

Local community groups, including the Bowness Community Association (BCA), Ward 1 Councillor's Office, and Mainstreet Bowness Business Improvement Area (BIA) were consulted as part of this process. In support of ongoing coordination with local community groups, EC Living has presented an opportunity for a voluntary pledge of \$1,000 per above-grade unit at 6307 35 AV NW to the Bowness BIA to assist with Main Street enhancement initiatives.