

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 3701 14 ST SW

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)

CivicWorks and OTW Developments are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contact the local area Ward Councillor's Office, Community Association(s), and surrounding residents at the outset of the application process to encourage them to share questions or concerns. Additional elements of our outreach process also include:

- Custom On-site Signage: Installed on-site at application submission.
- Neighbour Mailers: Delivered to surrounding area residents within ±200m at application submission.

Affected Parties

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

Ward 8 Councillor's Office
Marda Loop Communities Association
Elbow Park Residents Association
Surrounding Area Residents

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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.

To be determined through the outreach process. Feedback to be received after application submission and considered throughout the application process. All feedback via the dedicated project phone line and email inbox will be responded to by a member of the project team to provide an opportunity for more detailed discussion. Any email correspondence will be copied to the assigned File Manager. A fulsome Outreach Summary will be published, shared with community groups, and available upon request when formal outreach concludes.

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.

To be determined through the outreach process. Feedback to be received after application submission and considered throughout the application process. The Outreach Summary will describe common feedback themes and provide project team responses that describe rationale for both project refinement and areas of non-change.

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)

A second round of project advertisement (signage update, mailers) will close the loop with citizens, noting the outreach summary is available for download upon request. Community groups will receive closure notification by email, along with a copy of the Outreach Summary.

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Applicant-Led Outreach Summary.

3701 14 ST SW
LOC2024-0027

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Outreach Strategies



PROJECT VOICEMAIL & EMAIL ADDRESS

The project voicemail inbox and dedicated email address serve as a direct line to the project team. With these outreach strategies, community members can learn more about the proposed development vision and are invited to ask questions and share their feedback directly with the project team.



COMMUNITY MEETINGS & INFORMATION SHARING

A summary of the development vision was shared with the Marda Loop Communities Association, the Elbow Park Residents Association, and the Ward 8 Office in February 2023. The project team discussed the proposed change with the Elbow Park Residents Association on March 4, 2024 over the phone.



NEIGHBOUR LETTERS

Paired with on-site signage, ±200 neighbour letters were hand delivered to adjacent property owners and area residents 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 via the dedicated voicemail and email address. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the development vision and invites interested parties to get in touch with the project team directly via the project email address and voicemail.

Outreach Process

OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, feedback from three community members was received directly by the project team. Administration also advised that two letters of concern were received from community members. OTW Developments and the project team would like to thank these community members for sharing their feedback.

In reviewing feedback collected to date (March 2024) and summarized by Administration, the project team has identified six themes raised by community members. The themes outlined in the following pages are broken into What We Heard and Team Response.

OUR COMMITMENT

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**



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What We Heard & Team Response



1 VEHICULAR PARKING & TRAFFIC

WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some community members and the Elbow Park Residents Association expressed concern over the parking spaces being provided on-site, increased lane traffic, and noted Altadore is not a walkable or amenity-rich community.

TEAM RESPONSE

The development proposal is aligned with the Land Use Bylaw's H-GO District parking requirements, which require a minimum parking supply of 0.5 stalls per unit and provide storage space for mobility alternatives like bicycles and scooters for all units that do not have access to a parking space. The proposal includes a total of five parking spaces (one per rowhome) in a rear garage and five alternative mobility storage units (one per suite).

We hear and understand neighbours' concerns regarding the proposed parking supply and the impact it could have on availability of on-street parking spaces. Given the relatively low

scale of development and typically lower rate of car ownership for these types of units, there is expected to be minimal impact to existing on-street parking and local traffic in the rear lane. The subject site is adjacent to Route 13 local bus service, and is within 200m of two MDP-identified Main Streets and Primary Transit Networks, 33 AV SW and 14 ST SW, which provide walkable access to commercial, several grocery stores, and helps supports a vehicle-free lifestyle.

Parking also has immediate implications to housing affordability, as the cost of supplying parking ultimately gets passed through to residents. Numerous studies have demonstrated that housing costs for units with designated parking spaces are generally higher than units without parking spaces. We believe our city's housing market should have a supply that meets the unique needs of all Calgarians regardless of budget, size, lifestyle, or location needs and preferences. In summary, the proposed parking supply acknowledges a lower documented rate of car ownership for smaller units, encourages a move toward more sustainable modes of transportation, and enables a range of housing choices for a diversity of people.

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Outreach Summary LOC2024-0027 | 3701 14 ST SW 3



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2 BUILDING HEIGHT, DENSITY & CONTEXTUAL FIT

WHAT WE HEARD

The City noted they heard from respondents about how the added density and increased height of the proposed development will impact the community character, as well how the built form impacts the privacy and property value of the neighbouring properties.

TEAM RESPONSE

The proposed H-GO District allows for a maximum building height of 12.0m, which is a 2.0m increase from the existing R-C2 District maximum height of 10.0m which applies to the subject site and the adjacent parcels. The project team believes this is a modest scale increase from what is currently allowed. The proposed H-GO District includes policies that provide sensitive transitions and limit shadow and privacy impact on neighbouring

properties through building setbacks, building heights, and parcel coverage. These built form parameters such as setbacks, stepbacks, and height to allow new infill development to provide a much needed supply and variety of housing options in Inner City communities such as Altadore, while helping to create a sensitive transition to existing residential homes. The proposed H-GO District allows for a 3-storey courtyard-oriented townhome development that is contextually-scaled to the homes of the surrounding neighbourhood.

While impact on surrounding property values from new development is not a consideration of decision-makers through the land use redesignation process, the developer-builder, OTW Developments, and project architect, FAAS, are committed to high-quality architecture, building materiality, and landscaping to create an aesthetic and high-quality design that is a contextual fit within the community and contributes to the public realm.



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3 AMENITY SPACE

WHAT WE HEARD

The Elbow Park Residents Association noted they had concerns with the proposed amenity space in the development vision and the amenity space requirements of the proposed H-GO District.

TEAM RESPONSE

The proposal includes a combination of shared high-quality courtyard amenity space at-grade and private balconies for larger units. The proposed design includes a minimum 6.5m central courtyard width to allow for sunlight penetration, sufficient space between the rowhomes, and approximately 99m² (1,065ft²) of shared landscaped amenity space for residents. Project architect, FAAS, is well-experienced with courtyard-oriented townhouse developments and is committed to designing an open and inviting feel that encourages daily interactions between future residents.

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4 POLICY ALIGNMENT

WHAT WE HEARD

The Elbow Park Residents Association noted the development vision and proposed land use redesignation is not aligned with the Municipal Development Plan.

TEAM RESPONSE

The proposed change and development vision are consistent with the city-wide goals and policies of the MDP, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the MDP also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

Outreach Summary LOC2024-0027 | 3701 14 ST SW 5



460 - 5119 Elbow Drive SW P 403 201 5305
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5 LANDSCAPING + INFRASTRUCTURE

WHAT WE HEARD

The applicant team heard from respondents and the Elbow Park Residents Association that they were concerned with drainage and the loss of mature vegetation on-site from development.

TEAM RESPONSE

Project team architect, FAAS, always tries to retain mature existing trees on site if possible, and the current intent is to retain the 2 mature trees within the front Right-of-Way (ROW) setback adjacent to the site. The proposed H-GO District has rules for maximum building coverage, minimum landscaped area coverage, and minimum number of trees (with associated minimum size requirements) and shrubs for new developments which will be met in AL3701. The H-GO District requires a minimum of 40% of the comprehensive development site to be landscaped, and a minimum of 30% of the landscaped area is required to be softscape. No water, wastewater or storm capacity issues were identified through Detailed Review by The City. Details of site servicing and stormwater management will be reviewed at the Development Permit stage.

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6 CONSTRUCTION

WHAT WE HEARD

The project team heard from a respondent with questions and concerns related to the construction process, and particularly how existing residents will access their garages during this time.

TEAM RESPONSE

Localized public lane or roadway closures are often necessary to tie new developments into water, gas and sanitary services. Any closures typically last between one to three days, with local resident access to homes maintained from the road and/or laneway during construction. Any time a public road or laneway is closed for construction, the City of Calgary requires advance notice to surrounding neighbours with information about any planned detours.

Outreach Summary LOC2024-0027 | 3701 14 ST SW

6