

Applicant Outreach Summary

2024 May 02



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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)

Based on City of Calgary's outreach Assessment Tool, this application is ranked as 1A - Direct Approach classification. As recommended, 2-3 tactics for community outreach to a targeted audience have been used from the Outreach Strategies and Techniques:

1. Create an engagement website where neighbours could submit feedback on the project at Engage2627.ca (information on LOC and planning policies)
2. Sent direct mail flyer to 23 residents in the community surrounding the development (attached as pages 3-4). *Second flyer for H-GO is attached.*
3. Direct email and phone number provided for engagement feedback
4. Feedback loop will be closed by providing updates on the website

Stakeholders

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

23 immediate neighbours



calgary.ca/planningoutreach



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What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

One person contacted the Applicant after the flyer mailing by email, and the email chain was forwarded to file manager once assigned. The writer voicing concern about redesignation of any type, including the blanket rezoning from the City.

At the time of update, the engagement website has 456 page visits.

Within the DR1 letter many issues were noted and addressed in the Applicant's response and posted to the website to close the stakeholder loop. Concerns included: street parking impact, sunlight and privacy concerns, removal of existing trees and shrubs, traffic, noise impacts, and loss of "community character".

During the course of the application, one phone call was received from an individual indicating he was on the CA Planning Committee and was concerned about loss of trees, especially the lilac bushes on the boulevard to the immediate south of the property. The land owner was updated and encouraged to discuss retaining the bushes during construction. Grading requirements for the boulevard may make keeping the bushes difficult.

How did stakeholder 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.

Concerns about design and vegetation are informing the DP application and pre-application DP discussions with the City.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

During the application the website was updated to add additional information on the City-wide Blanket Rezoning and update the file to H-GO redesignation to align with blanket rezoning map indicating H-GO instead of R-CG for the parcel. All DR comments were address and posted to the website to close the feedback loop to stakeholders.

The on-parcel large-format signage indicated the H-GO target zoning.

As the original application was for R-CG, then changed to H-GO, a second round of 23 flyers were sent out to update the neighbours and provide CPC and Council dates (as known) and the engagement website was updated accordingly.

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Update: Redesignation Changed to H-GO Housing – Grade Oriented



2627 GRANVILLE STREET SW

This land use application seeks to redesignate the parcel from Residential – Contextual One Dwelling (R-C1) to Housing – Grade Oriented (H-GO) to allow for a rowhouse development with secondary suites and align with the City of Calgary Blanket Rezoning target zoning for the site.

Proposed Zoning: H-GO (changed from R-CG)

This district accommodates existing residential development with grade-oriented development in the form of Rowhouse Buildings and accommodates site and building design that is adaptable to the functional requirements of evolving household needs. R-CG zoning allows:

- A max. Floor Area Ratio (FAR) of 1.5
- 4 Dwellings + 4 Secondary Suites are proposed
- Maximum 60% land coverage for 60 units/ha
- At-grade Orientation of all Units
- Setbacks and Chamfer requirements
- Max height 12m (3 storeys proposed)

Parking requirements:

- 0.5 stalls per dwelling unit
- No parking stalls required for secondary suites
- No visitor parking is required.
- Interior bicycle storage units for each dwelling

Visit LUB.calgary.ca for full H-GO Bylaw details.

Why the change to H-GO?

City Administration encouraged the applicant to align the submitted redesignation with the blanket rezoning proposals for the site. At the time of this engagement mailing, the outcome of the blanket rezoning at Council has not yet been determined and the public engagement is ongoing.

Land Planning Policies

Planning policies that govern this parcel include:

- The **Municipal Development Plan**, where the parcel is within an Established Area;
- The Calgary Transportation Plan;
- **Westbrook Communities Local Area Plan (LAP)** - Within the LAP, the planning maps indicate this parcel as within the **Neighbourhood Flex** policy area with a maximum height of 4 storeys.



Neighbourhood Flex Policy Area

Neighbourhood Connector represent the more residentially oriented areas of the Westbrook Communities. While some commercial and work from home opportunities exist in these areas, the public realm is designed to support low to moderate volumes of pedestrian movement along the street and the built form typically supports privacy and separation for residential uses and are characterized by a mix of commercial and residential uses.

Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities, residential uses and light industrial uses on the ground floor. Uses may be mixed horizontally or vertically within a building or a block.

Neighbourhood Flex categories have been applied to **corridors** in the communities that have commercial character, or in areas where commercial development would be appropriate, but is not required. (26th Avenue is noted as a traffic corridor with higher traffic than typical residential side-streets.)

Development in Neighbourhood Local areas of a community should:

- be primarily residential uses; and,
- support a broad range and mix of housing types, unit structures and forms.

Start on page 27 of the Westbrook Communities Local Area Plan (LAP) for further information on Neighbourhood Flex policy area.

Engagement

As part of the land use redesignation application, the applicant is conducting public engagement using several of the City of Calgary Outreach Toolkit techniques. This flyer is part of a direct mailout to 30+ neighbouring residents shown on the map to the right.

City Engagement

The City of Calgary requires a notice posting sign to be placed on the property. The file manager (once the application is submitted and assigned) will receive and document comments received on the file to be included in materials presented to the Calgary Planning Commission (CPC) and to Council during the public hearing prior to making their decision on the application.

Timeline

Land Use Redesignations take 4-6 months to reach Council. This application is scheduled to be presented at Calgary Planning Commission on May 23rd, and to the Council Public Hearing on July 16th (these dates may change). A separate Development Permit application will be submitted soon with separate public consultation.

Comments or concerns on this redesignation?

Applicant (Agent of the landowner):
Jennifer Dobbin
Dobbin Consulting Inc.
jennifer@dobbinconsulting.ca



Visit [Engage2627.ca](https://engage2627.ca) for further information
and links to policy documents for the Land Use Redesignation application.

*Once the application has been made,
contact information for the file manager will be
posted to the website at that time.*