

Applicant Outreach Summary



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

2023.11.23

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The City of Calgary
Development Applications
Review Team (DART)
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

APPLICANT-LED OUTREACH SUMMARY

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout this application for Land Use Redesignation at 1023 Cameron AV SW (LOC2022-0122). As part of our process, we contacted surrounding area residents, the local Ward 8 Councillor's Office and the Mount Royal Community Association throughout the application process to encourage them to share questions or concerns.

Conceptual Visualization of Development Permit application (DP2022-06469)



Visualization conceptual and based on the August 2023 design - subject to change via municipal review of Development Permit application (DP2022-06469)

OUTREACH STRATEGIES

Custom On-site Signage: *Installed on-site at submission, updated at outreach closure*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of the proposed land use change (installed August 15, 2022). 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, and project website, ecliving.ca/engage. The signage will be updated to notify residents of outreach closure, which coincides with the publishing of this document.



Neighbour Brochures: *Delivered to surrounding area residents within a ±200 metre radius at application submission, another round of mailers delivered at outreach closure*

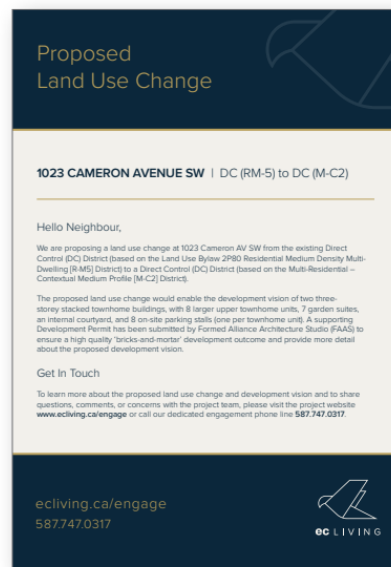
Paired with on-site signage, neighbour postcards were hand-delivered to local area residents (August 5, 2022) to outline the proposed change and development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line and email inbox, and project website (ecliving.ca/engage) with any questions or feedback. A second round of mailers will be hand-delivered to the same radius to notify citizens of outreach closure, and a copy of the Applicant-led Outreach Summary will be available to anyone requesting a copy.

Community Group Notifications & Meetings: *First point of contact at application submission, follow up contact at outreach closure*

The project team shared information with the Mount Royal Community Association and Ward 8 Councillor's Office in March 2022 during Pre-Application meetings. The project team also notified the Mount Royal Community Association and Ward 8 Councillor's Office in July 2022 at formal LOC application submission with invitations to meet again with the project team regarding the proposed redesignation, while providing them with the formal Applicant Statement and conceptual diagrams as additional information. Throughout the application process, the project team met and collaborated with the Mount Royal Community Association a total of six times, including both in-person and digital meetings to review the proposed change. The project team will connect with these groups again to notify them of outreach closure and to share a copy of this Applicant-led Outreach Summary.

OUTREACH MATERIALS

Custom On-Site Signage



Neighbour Brochures





Project Outreach Website

1023 Cameron Avenue SW

The project team would like to thank everyone who provided comments on feedback on CPC2023-1231 at 1023 Cameron St SW. Comments on the last two design iterations have been considered through the feedback process and incorporated into the current iteration. Subsequent to Council's decision, the project will proceed through the next stages of the development process. The project will proceed to engage Planning Committee and a Public Hearing of Council for the building permits to be issued.

Project Visuals

Downloadable Documents

Publicly available for the attached building on the following dates:

Download Documents

Project Details

Context

Project Location

Project Description

Share Your Thoughts

Contact the City of Calgary

Contact the Project Team

Let's Discuss Your Next Home



WHAT WE HEARD

Community Feedback

The project team heard from 2 community members on this proposal, who provided feedback on historic preservation and site safety.

Mount Royal Community Association + Ward 8 Councillor's Office Feedback

The project team provided the Mount Royal Community Association and Ward 8 Councillor's Office with notice letters, the Applicant Statement, and conceptual diagrams to help illustrate the development intent. The Ward 8 Councillor's Office reviewed the materials and did not have any questions for the project team. The Mount Royal Community Association was a collaborative community participant that provided continued guidance and feedback throughout the application process. The project team met with the Mount Royal Community Association six times in-person and digitally from concept stage at Pre-Application through the formal Land Use Redesignation application stage all the way to Calgary Planning Commission. The Mount Royal Community Association's comments primarily pertained to the land use district, motor vehicle parking, historic preservation, street interfaces, community character, site design & architecture, tenureship, waste & recycling collection, site safety and fire safety. The Mount Royal Community Association's participation and feedback was especially useful to the project team, which feels successful addressing almost every item noted by the Mount Royal Community Association.

CITY OF CALGARY OUTREACH FEEDBACK NOT RECEIVED BY PROJECT TEAM

Community Feedback

The City of Calgary received separate feedback as part of its standard outreach notification process for the 1023 Cameron AV SW Land Use Redesignation application. City Administration notified the project team on November 14, 2023 that they had received feedback from 1 respondent on the application, which included concerns regarding on-site and off-site motor vehicle parking, as well as the character of Royal AV SW. All feedback received has been summarized below within key themes, each responded to by the project team.

KEY THEMES HEARD AND APPLICANT TEAM RESPONSES

Land Use District

The Mount Royal Community Association had some questions regarding the best Land Use District to enable the site's reasonable redevelopment within its surrounding context.

The proposal at Pre-Application was contemplated to be a Direct Control (DC) District based on either the Mixed Use - General (MU-1) District or the Multi-Residential - High Density Low Rise (M-H1) District. During early engagement, the potential of using either the MU-1 or M-H1 Districts as potential bases for a DC District was opposed by the Mount Royal Community Association on the basis that commercial uses and/or high-density residential uses are incompatible with the surrounding area. Opposition to the use of a DC District was also early feedback, but due to the site's unique double-street frontage and high grade slope, it was recognized to be required. The proposal has since been formally amended to a DC District based on the Multi-Residential - Contextual Medium Profile (M-C2) District, which mirrors the M-C2 Districts flanking the site on its east, west and north sides.



Motor Vehicle Parking

Motor vehicle parking was a concern for two respondents and the Mount Royal Community Association, specifically that the originally proposed parking supply of 5 motor vehicle stalls was insufficient for the number of units proposed and that there is demand for nearby on-street parking.

The project team originally proposed 5 motor vehicle parking stalls for a total of 20 homes, which one respondent and the Mount Royal Community both viewed as insufficient. The current proposal via Development Permit (DP) application DP2022-06469 proposes a total of 15 homes (reduced from the original 20 proposed) with a total of 8 motor vehicle parking stalls (increased from the original 5 proposed). This motor vehicle parking supply is aligned with what is required in Land Use Bylaw (1P2007) for this site as per the M-C2 District. It is the project team's professional opinion that this motor vehicle parking supply is appropriate due to excellent transit and active modes adjacencies that make vehicle-reduced or vehicle-free lifestyles very possible. This is enabled by nearby regular and frequent transit bus service (Routes 2, 6 and 7) only ± 175 -200m from site. The site is also located within a ± 2 minute walk from the 17 AV SW Main Street commercial corridor, allowing future residents direct access by foot to a variety of local area destinations to meet their needs.

A single-vehicle-width curb cut will be required to accommodate access to a parkade structure off of Cameron AV SW. This has been reduced from the originally proposed double-vehicle-width curb cut to ensure the most on-street parking possible, resulting in the net loss of a single on-street vehicle parking stall with redevelopment and the net increase of 2 on-site motor vehicle parking stalls (from the 6 on-site motor vehicle parking stalls available today along Royal AV SW). The proposed redevelopment is not seeking any motor vehicle parking relaxations and the proposed density is not anticipated to have a significant impact on the local network nor on-street motor vehicle parking supply.

Historic Preservation

One outreach respondent was concerned about the removal of a historic building to enable redevelopment. The Mount Royal Community Association also collaborated with the project team regarding the possibility of historic preservation, but agreed that demolition and redevelopment would be necessary due to the historic building's deteriorated condition and that the incorporation of this building would reduce the number of on-site motor vehicle parking stalls feasibly possible.

One of the primary design considerations for this site's redevelopment was the historic Heeney Residence and if it could possibly be incorporated into a new design. Early design concepts at the Pre-Application stage incorporated the Heeney Residence, with new buildings proposed on both the north and south sides of the historic building. While this option included the retention of the historic building, the building itself was in a relatively deteriorated condition and its incorporation reduced the on-site motor vehicle parking stalls possible on the site with feasible redevelopment. Ultimately, and in light of the deteriorated condition of the building, stakeholder desire for more on-site motor vehicle parking stalls outweighed the interest to retain and restore the Heeney Residence. A demolition permit was applied for after due process and historic photographic documentation of the site's character-defining elements (both interior and exterior). The Heeney Residence was demolished in December 2022 and a commemorative / interpretive plaque will be incorporated in front of the site legible from the Cameron AV SW sidewalk. The project team is working with Heritage Calgary, which provides best practice advice and implementation support to project teams seeking to permanently commemorate listed historic resources that are removed to accommodate redevelopment.



Cameron AV SW Street Interface & Community Character

The Mount Royal Community Association requested that the Cameron AV SW interface be designed with a single-vehicle-width curb cut and maximized plantings to keep with the community character.

The proposed design via DP2022-06469 and the proposed interface with Cameron AV SW has been carefully considered and collaboratively arrived at with assistance from the Mount Royal Community Association. A single-vehicle-width curb cut (decreased from the original proposal of a double-vehicle-width curb cut) will be utilized along Cameron AV SW to reduce any impact on the public realm. Soft landscaping has also been incorporated along the Cameron AV SW interface to keep with the existing green community character.

Royal AV SW Building Setback, Materiality & Community Character

The Mount Royal Community Association requested for the building setback along Royal AV SW be increased from 1.2m to 1.5m at-grade, with further setbacks of an additional 0.7-1.0m for the second-storey and storeys above to create a break in the wall frontage. One outreach respondent also noted that the Royal AV SW interface should be carefully designed to ensure that the character of this frontage is not negatively impacted.

The project team and Administration explored the possibility of increasing this setback from 1.2m to 1.5m. Ultimately, the project team is seeking to maintain the proposed 1.2m setback within the current DC District in light of balancing the proposed interior amenity space and soft landscaping, rear unit livable square footage, and potential impact along Royal AV SW - all of these aspects were considered when allocating space on a unique and challenging site. Having said that, the design of DP2022-06469 currently has the garage and second storey, as seen from Royal AV SW, setback 1.2m from the roadway, but the uppermost two storeys are setback approximately ± 4.7 m from the roadway, successfully breaking up the wall frontage along this interface. The project team views this as an appropriate and contextual response to the Royal AV SW interface, currently utilized primarily as a functioning laneway for the multi-residential buildings on its south side and without any public sidewalk adjacent to the site along Royal AV SW.

The proposed design via DP2022-06469 seeks to fit in contextually and complement the existing community character along Royal AV SW with more modern setbacks, a contemporary building design, and high quality building materials. In terms of specific building materiality along the Royal AV SW interface, the project team is dedicated to realizing an excellent interface by ensuring the usage of high quality materials such as brick, metal and frosted glass.

Site Coverage, Massing & Building Height

The Mount Royal Community Association provided comments on the site design via DP2022-06469 with specific notes to reduce site coverage and ensure that the massing is contextual with the surrounding built form.

The project team worked collaboratively with the Mount Royal Community Association to ensure that the proposal is well designed and responds to the existing surrounding built context. Approximately double the required amenity space is proposed through the concurrent DP2022-06469 compared to what is required under the Land Use Bylaw, primarily via a large interior common courtyard. The built form seeks to be contextual with the maximum building height for this site by using the same maximum building height as the two adjacent parcels designated as the M-C2 District. The massing has been significantly reduced from the original proposal, which retained the Heeney Residence and included two new buildings (for a total of three buildings including the Heeney Residence) on its north and south sides.



Tenureship

Clarification was requested from the Mount Royal Community Association regarding the anticipated tenureship of the redevelopment: whether owner-model or rental-model, and if rental-model, whether long-term rental or short-term rental.

The project team can confirm that the redevelopment is intended as purpose-built long-term rentals. The operation of short-term rentals requires additional permitting and licensing through The City of Calgary and is not intended by the project team.

Waste & Recycling Collection

More detail around how waste & recycling collection would be facilitated was requested from the Mount Royal Community Association.

The project team met with the Mount Royal Community Association and as recently as November 20, 2023 and provided an update that waste & recycling would be stored for resident use in a secure indoor location next to the garage accessed from Royal AV SW. The proposed waste & recycling strategy will rely on a private collection provider and will not use the City of Calgary's public 3-bin system. This allows for the consolidation of resident waste, organics and recycling into shared containers along with greater flexibility for collections scheduling and appropriate bin sizing. Private collection also allows for bins to only be rolled out at the time of collections and rolled back after to minimize bin clutter along the Royal AV SW collection route.

Site Safety

One outreach respondent and the Mount Royal Community Association noted that site safety, both during and after construction, should be taken into consideration, especially due to the inner-city location of the site and proximity to the 17 AV SW Main Street commercial corridor.

The project team as a best practice always strives to ensure that safety is achieved through good and thoughtful design. Construction fences have been utilized to ensure that the site remains secure during the construction phases. In terms of design, the proposal via DP2022-06469 includes well-lit pathway elements, direct access from both Royal AV SW and Cameron AV SW, and security features to ensure that the site will remain private and secure post-development.

Fire Safety

The Mount Royal Community Association asked whether the proposed redevelopment via DP2022-06469 meets fire safety building codes.

The project team has worked collaboratively with The City of Calgary Administration to ensure that the proposal meets all fire safety building codes, inclusive of ingress and egress.