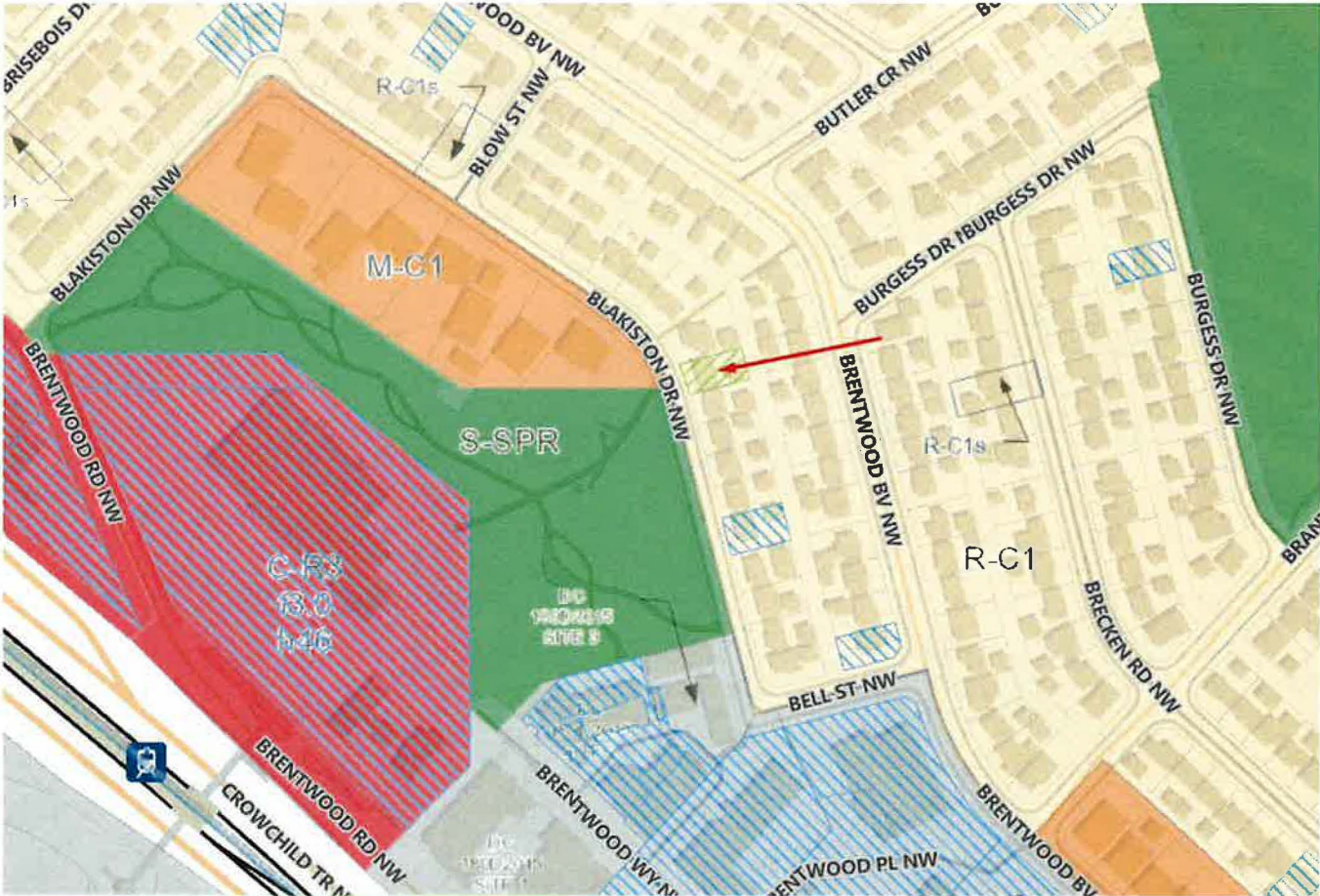


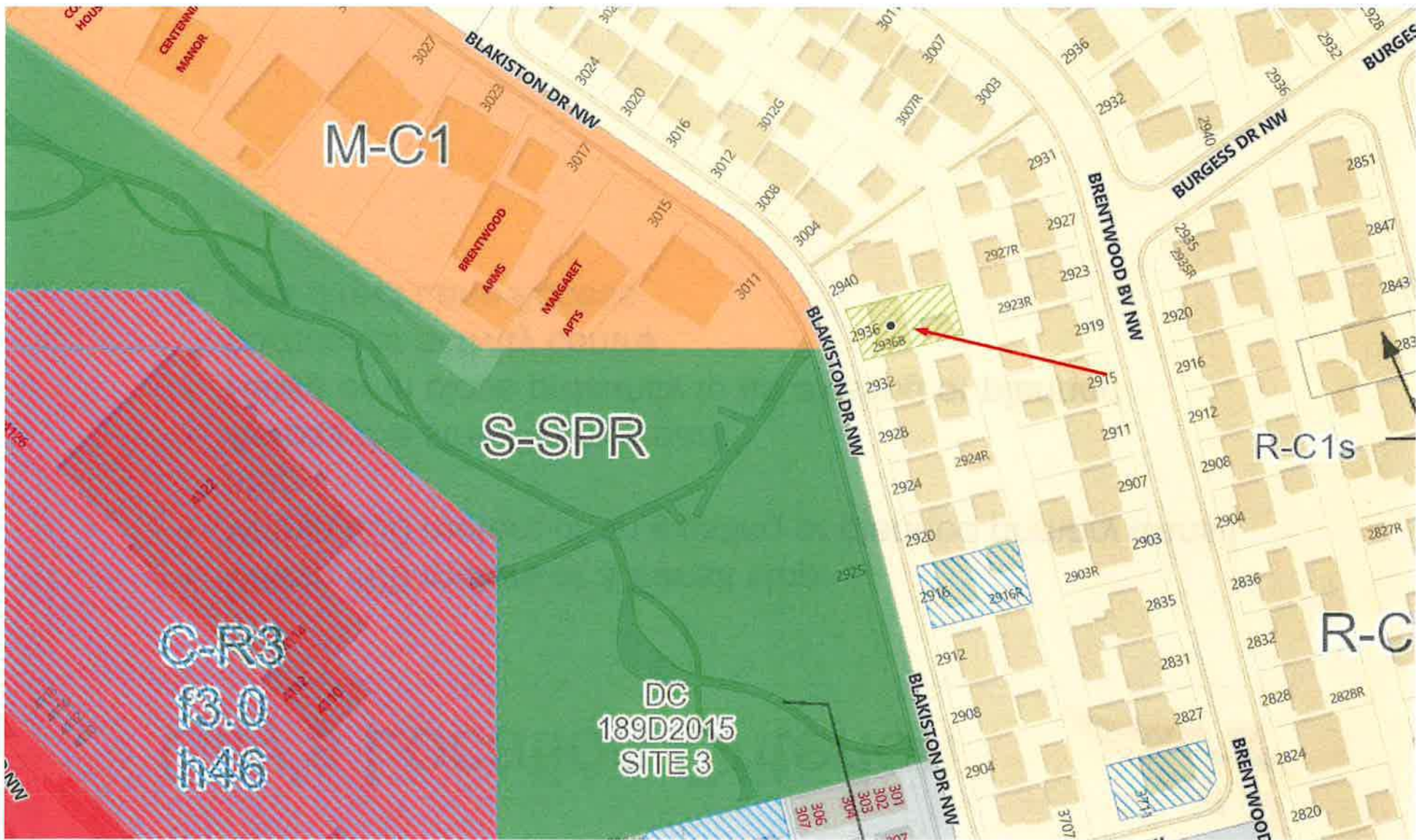
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SEP 10 2024
ITEM: 7.2.1 CEC2024-6754
Distrib- Presentation 2
CITY CLERK'S DEPARTMENT



Why here?





City's Location Criterion



- Within 400 meters of a transit stop;
- Within 600 meters of an existing or planned primary transit step
- Across the street from a park
- Along or in close proximity to an existing or planned corridor or activity centre
- Has direct Lane Access



Public Outreach



- First Open House on May 2nd
Roughly 40 residents attend
- Second Open House on Aug. 29th
Roughly 20 residents attend



What we hear?



- Number of Units

Some residents worry about the number of units the site can accommodate under M-CG.

- Conceptual Drawing

Residents like to see conceptual drawing to clearly show what we actually proposed on site.

- Contextual Setback

The current bylaw only requires 3 meters front setback. Some residents have made clear to us that they prefer contextual sensitive setback.



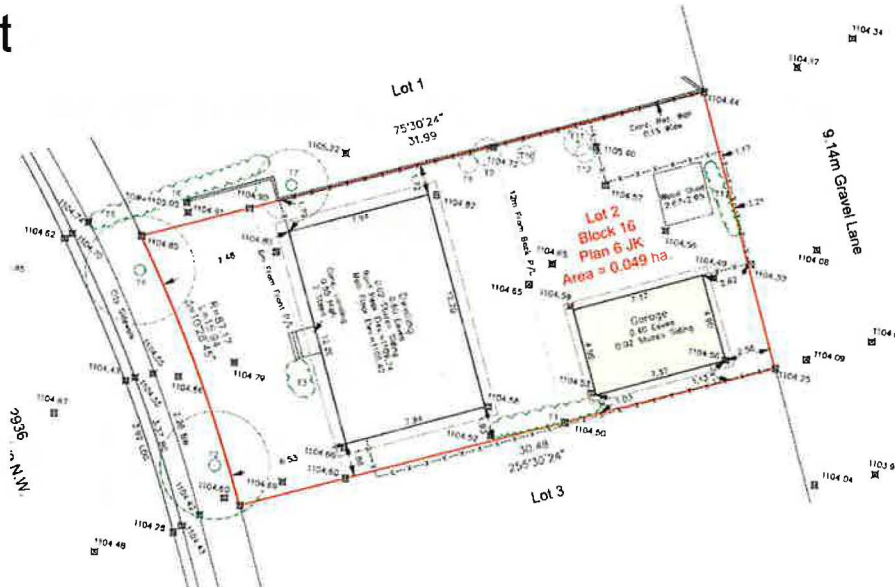
What we hear?



- Maximum height and shadowing

The maximum height under M-CG is 12 meters. We hear a lot of concerns about this maximum height and ask us to consider if we can lower this.

- Tree Protect



What we hear?



- Parking Pad VS Parking Garage

Most residents would like to see parking garage instead of parking pad or car port

- Garbage Collection

Residents would like to see number of bins controlled and limited while enough to handle load



What we hear?



- Other comments

We also hear comments such as:

- Deep services in the area including water, sanitary and storm
- Privacy
- Traffic
- Crime
- Property value



Our Response

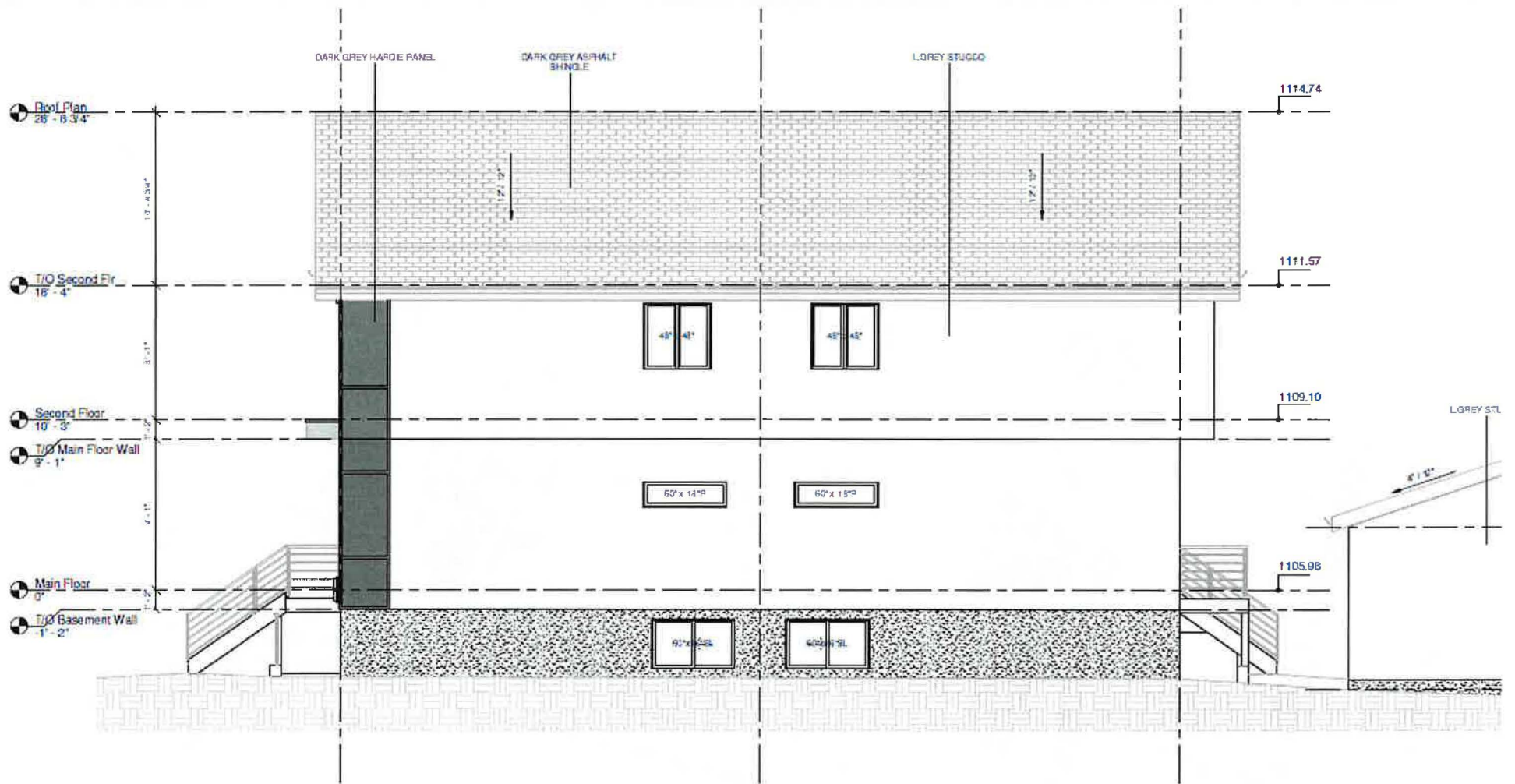


- Next day of the open house, we introduce a density factor of 85 to limit the number of units to four.
- We start the hard work with architecture to incorporate concerns residents raised.









To Sum Up



- *We believe the proposal is appropriate for the area especially considering the many special features this specific lot can offer.*
- *We are in housing crisis. Transit oriented developments are the best way to tackle the crisis*
- *We have heard a lot of comments and are concrete actions to deal with those concerns. We welcome more inputs from the community.*
- *Residents comments actually help us plan a better project. We appreciate all the inputs.*

