

Applicant Outreach Summary



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

05.10.2024

ATTN: Jarred Friedman | Planner - Community Planning, South

RE: DR1 | LOC 2024-0101 (3207 29 ST SW): DC to H-GO

The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

COMMUNITY OUTREACH SUMMARY

CivicWorks and EC Living 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 community groups and citizens. As part of our process, we contacted the local Ward 8 Councillor's Office, Killarney-Glengarry Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions, or concerns. Additional elements of our outreach process also include:

Custom On-site Signage: *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed April 5, 2024). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox, phone line, or project website.

Neighbour Postcards: *Delivered to surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residents and adjacent property owners (delivered April 5, 2024) 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 directly via a dedicated phone line, email inbox, or project website.

Project Website, Voicemail, and Email:

The project website acts as an information-sharing platform and the 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.

Killarney-Glengarry Community Association & Ward 8 Councillor's Office

An information rich project summary was shared with the Killarney-Glengarry Community Association and Ward 8 Office at the outset of the application. The project team did not receive any response, comments or inquiries from the Killarney-Glengarry Community Association or the Ward 8 Office.

WHAT WE HEARD

Local Area Residents Feedback

The project team heard from a total of 3 community members, but only 1 individual provided feedback regarding the application. Through its own outreach process, the City received 4 letters of opposition and noted the following themes:

- Policy Alignment
- Community Character and Privacy
- Parking and Traffic
- Environmental and Infrastructure Impact
- Waste & Recycling

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OUTREACH MATERIALS

Neighbour Postcards



Proposed Land Use Change
3207 29 ST SW
DC29291 to Housing - Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2024-0101

Hello Neighbour

We are proposing a land use change at 3207 29 ST SW from the existing Direct Control (DC2929) District based on the R-2 (Residential - One / Two Dwelling) District, to the new Housing - Grade Oriented (H-GO) District. The proposed change will enable a three-story street oriented townhouse and a reduced 2-storey courtyard oriented townhouse, with a total of 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller 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 such as 29 ST SW or close to frequent transit service such as Richmond RD SW.

Find Out More

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

ecliving.ca/engage
engage@civicworks.ca
587.747.0317
Reference: KG3207
3207 29 ST SW

City of Calgary Application Info:
dmap.calgary.ca

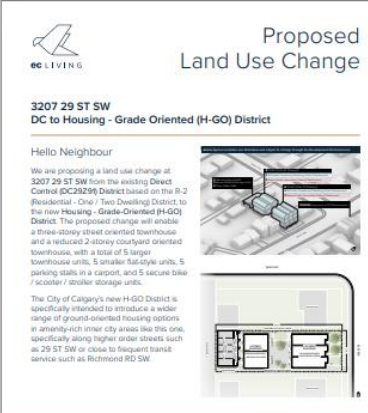


ecliving.ca

4 Total Units (2 Storeys)
2 Above-Grade Townhouse Dwelling Units (1 Bedroom)
2 Below-Grade Secondary Suites (2 Bedrooms)
5 Total Units (3 Storeys)
3 At-Grade Townhouse Dwelling Units (1 Bedroom)
2 Below-Grade Secondary Suites (2 Bedrooms)
KG3206 Approved H-GO Development

Figure conceptual and subject to change

Custom On-Site Signage



Proposed Land Use Change

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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 like this one, specifically along higher order streets such as 29 ST SW or close to frequent transit service such as Richmond RD SW.

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.

ecliving.ca/engage
engage@civicworks.ca
587.747.0317
Reference: KG3207 - 3207 29 ST SW

City of Calgary Application Information Portal: dmap.calgary.ca
Application Reference: **LOC2024-0101**



Dedicated Project Website



Proposed Land Use Change

Why Here?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit services, as well as within the specific policy boundaries of comprehensive Local Area Plans. The specific higher order streets for the H-GO District, including where met by the project site, are listed below:

1. An area within an approved Local Area Plan (e.g. Municipal Comprehensive Local Area Plan) identified as a "Neighbourhood Connector" or "Neighbourhood Plan" street, or
2. An area within an approved Local Area Plan, as well as within the "Core City" or "Town City" as identified in the Municipal Development Plan (Municipal Strategic Map that is also within one or more of the following:
 - A. 200m of a Main Street or Activity Centre,
 - B. 600m of an existing or capital bus rapid transit station,
 - C. 400m of an existing or capital bus rapid transit station, or
 - D. 300m of a roadway that hosts Primary Transit Services.

Project Details

Community	InnerCity/Neighbour
Current Land Use	Direct Control (DC2929) District
Proposed Land Use	Housing - Grade Oriented (H-GO) District

Local Area Plan

The project site falls within the boundary of the **Midtown-Corridor Local Area Plan (LAP)**. The project site is located in the **LAP as Neighbourhood Connector** Plan Urban Form Category in a **Local Area Plan**. Housing that is consistent with the **Local Area Plan** and the **Municipal Development Plan** is encouraged. The **KG3207** project aligns with the **Midtown-Corridor Local Area Plan**, and an amendment will be required to finalize the housing.



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Policy Alignment

The project team heard questions about the Westbrook Communities Local Area Plan (LAP) and how this development proposal aligns with this policy. The project site falls within the boundary of the LAP and is identified as having a Neighbourhood Flex Urban Form Category at a Low-Modified Scale, meaning that residential and commercial development of up to 4-storeys is encouraged here. The H-GO District is only appropriate within the specific policy boundaries, such as the Neighbourhood Flex Urban Form Category, of contemporary Local Area Plans, including the Westbrook Communities LAP. The project team believes the 2-3 storeys proposed in the KG3207 development vision is a modest increase when compared with the maximum 4-storey height permitted in the LAP.

Community Character & Privacy Considerations

Administration noted a general theme of concerns regarding community character and privacy in their own outreach process. The proposed land use district application seeks to transition the land use from the existing Direct Control (DC29Z91) District to the H-GO District to facilitate a courtyard-oriented rowhouse-style development with 5 townhome units and 5 secondary suites. The H-GO District regulates density based on building form (through Floor Area Ratio) rather than through units per hectare. As a result, the overall mass of building forms (through two- and three-storey buildings) can enable a gentle density increase within a contextual building form that transitions to the surrounding community.

The H-GO District provides for a maximum building height of 12.0m, while the existing Direct Control (DC29Z91) District has a maximum height of 10.0m (a 2.0 metre or approximately 6.5 foot difference). The H-GO District includes a building height chamfer rule that limits height to a maximum of 8.0 metres where the property line is shared with a low-density residential land use district, gradually increasing to 12.0m. This ensures that building height and mass is pulled away from any existing adjacent low-density neighbours. Through the active Development Permit (DP2023-04202), the project team has carefully chosen to reduce the height of the rear townhome building from 3-storeys to 2-storeys to mitigate privacy and shadowing concerns from adjacent neighbours. Additionally, there are no windows proposed along the North or South building elevations that interface directly with the adjacent parcels.

Parking & Traffic Impacts

Parking and traffic considerations were a theme Administration noted in their own outreach process. There are 5 parking stalls proposed for KG3207 accessed via the rear lane. The amount of parking proposed aligns with the Council approved Land Use Bylaw rules of the stock H-GO District with a ratio of 0.5 vehicle parking stalls for all units or secondary suites. Units not assigned a vehicle parking stall are provided with active modes storage lockers or enclosed bike parking (the mobility storage units are large enough for a cargo/e-bike, stroller, e-scooter, etc).

The project site is within $\pm 170\text{m}$ ($\pm 2\text{-}3$ min. walk) of the Primary Transit Network along Richmond RD SW with stops for Route 22, within 400m (~ 5 min. walk) of Route 6 local bus service on 26 AV SW and Route 66 local bus service on Sarcee RD SW, and is within 900m



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(~15 min. walk) of additional MAX Yellow BRT primary transit service on Crowchild TR S. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles. The adjacent cycle route along 29 ST SW connects cyclists safely to the greater cycling and pathway network.

Environmental & Infrastructure Impacts

Both Administration and the project team heard concerns regarding the capacity of the community infrastructure and landscaping. While the loss of mature trees is likely to occur due to new infill development, efforts by the project team architects to maintain existing private trees and shrubs are always an important consideration. Through the active Development Permit (DP2023-04202), the two mature public trees adjacent to the site in the 29 ST SW boulevard will be retained per the Tree Protection Bylaw (23M2002). The H-GO District includes specific rules about landscaping, such as minimum required number of new trees and shrubs and their minimum size requirements, etc. As a requirement of the H-GO District a Landscape Plan is required to be submitted as part of any Development Permit Application. Per the active Development Permit (DP2023-04202), there are 5 new trees proposed to replace the 1 existing tree within the site.

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.

Waste & Recycling

The project team heard from one respondent with concerns about the storage and collection of waste and recycling. The proposed development will use a private collections company for waste, recycling, and organic waste. Waste, recycling, and organics bins will be stored in a dedicated, screened, and private area beside the rear garage. The bins provided will accommodate for the waste and recycling produced by the entire development and will be shared among the residents. The use of a private collection contractor like Blue Planet or Waste Management ensures that bins are picked up directly from the storage area and returned properly only at the time of collections to avoid a cluttered laneway. Bins will generally be picked up more often than the City of Calgary's public collection program, and pickup frequency can be adjusted over time to meet future resident demand.