

Applicant Outreach Summary



Community Outreach Summary Update

June 7 2024

Address: 2102 21 Av SW
Current Zoning: R-C2
Proposed Zoning: H-GO

Did you conduct Community Outreach on your application?

Update Jun 7: Yes. This is an update to the community outreach and includes highlighted updates to each point below.

Outreach Strategy

During the LOC application process, our strategy for public outreach is:

- Ongoing discussions with the file manager of the LOC regarding public submissions and any potential conflicts, opposition, or opinions shared
- Conducting a postcard mail-drop to at least 50 of the closest residents including information regarding the application, the H-GO zoning, and the LOC process
- Contacting with the RKHCA to gauge their opinions on the LOC and seek their advice for any discussions with community members
- Contacting the Ward Councillor, Courtney Walcott of Ward 8, to gauge his opinions on the LOC
- Providing direct communication with individuals through email

Update Jun 7: To date, outreach includes:

- Ongoing discussion with the file manager of this LOC
- The 4x8' notice posting was placed on site on Apr 6 2024, giving nearby residents information about the application and direction to submit comments to the file manager and applicant
- Resulting from the notice posting, one phone conversation with the direct neighbour on Apr 11 2024
- A postcard drop to the nearest 63 residents was completed on May 5 2024 at approximately 12:00pm. A copy of the postcard drop location and the postcard itself is located at the bottom of this document.
- Resulting from the postcard drop, two emailed conversations with nearby residents on May 8 and May 10 2024
- Resulting from a request in the DTR document, an email was sent to the RKHCA on Jun 2 2024

Stakeholders

We are anticipating discussions with the City of Calgary file manager, the Richmond/Knob Hill Community Association, direct neighbors, and the ward councilor Courtney Walcott.

What did you hear?

We have not heard any comments yet as we have not yet started the outreach campaign.

Update Jun 7: A summary of comments and feedback includes:

- Inquiries regarding general information about the application process, the ongoing (at the time) city-wide land-use amendments, and questions about the process
- Inquiries about potential construction timelines
- Street-parking is congested and any further development will cause more congestion
 - A development of 5 units will bring at least 15 vehicles to the area
- Richmond Diagnostic Centre staff park on nearby streets, causing no available parking for existing residents let alone new additional residents
- Transit is not actually used, so therefore shouldn't be a consideration for increased density
 - Distance to transit is too far (390m and 500m) to be well utilized
- Property owners should not think about only profit
- Downtown is too far away to be considered as accessible by walking, bicycling, or transit, therefore all residents will require vehicles and further congest streets with parked vehicles
- 17th Ave Main Street is too far away (500m to 1km)
- Comments regarding pro-densification, but not in this area
- Comments regarding city-wide land-use amendment, not pertinent to this specific application.

How did stakeholder input influence decisions?

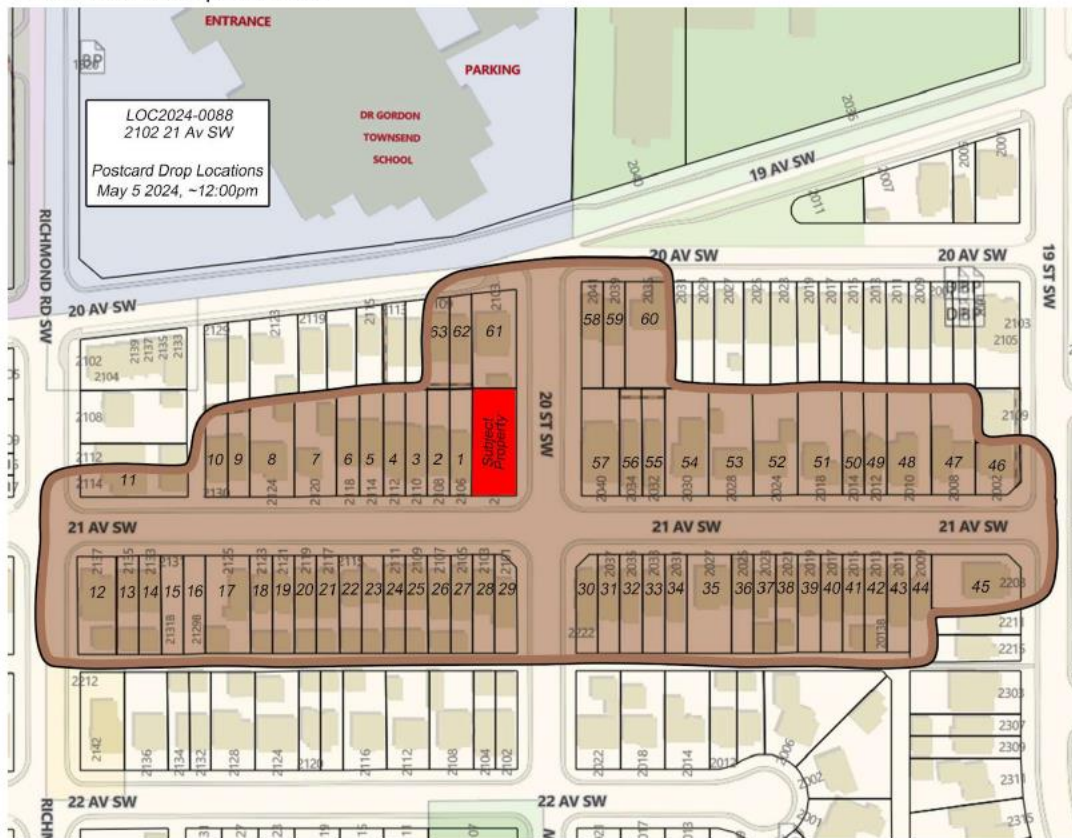
Update Jun 7: Though some parties have expressed concern and complaint over further density in this area, it is the opinion of the applicant that several arguments that were made are either not factually accurate and cannot be used to counter this application, and several arguments that were made can be addressed in the design stage of the development (DP). Care will be taken during design of any development on this site to address parking concerns, site layout, views, and community character, but at this point comments received have not changed the goals of this land-use amendment application. The intent of the property owner is still to utilize up to 5 units of residential development that may or may not include secondary suites.

How did you close the loop with stakeholders?

We will close the loop closer to the Council hearing of this matter.

It should be noted that City council approved city-wide redesignation to R-G, R-CG, and H-GO in all areas of the city on May 14 2024, during this application. This specific property at 2102 21 Av SW is indicated as being changed to R-CG which will come into force in August 2024. Effectively, this means this application is no longer changing the zoning from R-C2 to H-GO, but rather R-CG to H-GO which is effectively a smaller change in potential density and impact.

File: Postcard drop locations



File: Postcard front and rear



This land-use amendment application is currently under review by the City of Calgary planning department with the file reference number: LOC2024-0088.

To learn more about the land-use amendment process, this particular application, land use zoning in general, or the Local Area Plans currently in planning:

The Calgary Development Map: dmap.calgary.ca
The Land-Use Bylaw: lub.calgary.ca
Housing Choice and H-GO: calgary.ca/housingstrategy
Community Local Area Plans: calgary.ca/planning/local-area

2102 21 Avenue
SW

LOC2024-0088

RGC Residential Design
is proposing a land-use
amendment in Richmond on
behalf of the property
owners.

For questions, comments,
and concerns, please
contact Ryan at:
ryan@rgcdesign.ca



About the Land-use Amendment

The current zoning is R-C2 (contextual one/two dwelling). This generally allows residential development in the form of Single Detached, Semi-Detached, and Duplex Dwellings, including secondary suites and accessory buildings.

The proposed zoning is H-GO (Housing Grade-Oriented), which would allow residential development with the following characteristics:

- 12m maximum building height (approx. 3-storeys)
- Floor Area Ratio of 1.5
- 60% maximum parcel coverage
- At-grade orientation of all units
- Minimum parking and transportation storage areas
- Waste and recycling storage areas

The intended development includes a residential building hosting 5 dwelling units with 5 off-street parking stalls, which may contain basement suites.

H-GO is a permitted zoning within 600m of LRT transit, 400m of BRT transit, or 200m of primary bus transit.

This modest densification is supported by recent public investment into nearby BRT and bus transit, LRT Transit, and infrastructure upgrades in the area.

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