

Applicant Outreach Summary

2024 April 5

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Outreach Summary – LOC2023-0127

O2 implemented a comprehensive engagement strategy to share details of the proposed land use application, receive feedback from interested stakeholders and implement revisions to the proposed application. Community Outreach has remained a continuous effort throughout the land use application process to ensure information was updated and project updates were shared.

The following engagement tactics were implemented:

- Postcard Mailers
- Project Website
- Notice Posting
- Meetings with the Springbank Hill Community Association
- Meetings with Rundle College
- Public Open House (1 & 2)

Project Website

A Project Website <https://www.engage77street.com> was prepared to communicate the Area Structure Plan and Land Use Amendment Application to the public. The website included a form through which members of the public could provide direct feedback to the project team. By allowing residents to provide feedback on the project from the comfort of their own home, and at their convenience, the project website created a greater opportunity for a variety of public opinions to be heard.

What We Heard

To date we have not received any formal comments through the project website.

Public Notice Posting

A public notice board was posted on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant. The posting was updated to reflect the revised application of a reduced building height and density.

What we Heard

We received questions from the community requesting clarification between the proposed application for up to 10 storeys and the on-site notice sign which identified up to 14 storeys on site. Working with Administration, the notice sign was revised to reflect the proposed application of up to 10 storeys.

Meetings with Rundle College

The applicant team met with representatives from Rundle College to review the proposed application, answer questions and receive feedback. The first meeting was held on May 24, 2023 and the applicant team presented the proposed development application and planning rationale to Rundle College representatives. The meeting focused on the application, future engagement, timing, and next steps. The second meeting on July 10th, 2023, Rundle College presented application concerns and requests for revisions to the applicant team.

Meeting # 1: May 24, 2023

O2 presented the original submission package to Rundle College for their review and consideration.

- General concern for future development on the site, including the request for an Area Structure Plan Amendment to enable multi-residential development.
- Concern for traffic in the immediate area and site access as 17th Avenue is developed out.
- Privacy and safety concerns with future residential development near a school.
- Shadowing concerns for the outdoor play space of Rundle College.

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Meeting # 2: July 10, 2023

The revised application materials were presented to Rundle College for review and discussion in advance of a formal resubmission back to Administration. Key feedback included:

- A request for a building setback on the site's eastern property line to mitigate impact to future development and increase sunlight exposure on Rundle College play space.
- Request for a shadow study to determine the impact on the outdoor play space at Rundle College.
- Reduced for reduced building height and density.

Meeting # 3: February 21, 2024

The updated concepts were presented to Rundle College and received mainly positive feedback. Rundle expressed they were pleased with the progress made and proposed application changes. There was a request to review the shadow studies, site massing and proposed Direct Control Bylaw.

Meetings with the Springbank Hill Community Association

The Springbank Hill Community Association has a Development Committee that reviews and provides comments on land use matters throughout Springbank Hill. In-person meetings were held with O2 Planning & Design and the Community Association to present the proposed application, collect feedback, and answer questions.

1st Meeting – June 5, 2023 – We met with the Community Association in advance of our Open House to discuss our proposed development and connect feedback.

What we Heard

- Concern for the requested 10 storeys and required slope adaptive design to 'step down' towards Rundle College.
- Request for more information on a potential concept, including the request for a development permit to be submitted concurrently with the land use application.
- Request to integrate a sensitive transition towards Rundle College, to mitigate privacy concerns.
- General concern for loss of privacy and natural sunlight for attendees of Rundle College
- Request for a copy of the Transportation Impact Assessment prepared by the traffic consultant.

2nd Meeting – February 1, 2024 – We met with the Community Association to provide an update on our application and receive feedback in advance of our second Open House.

What we Heard

- Concern of the collective traffic impacts between the site and adjacent properties.
- Pleased to hear the proposed density includes a transition towards Rundle College.
- Supportive for the highest building height proposed on the lowest point on the site, although there were still reservations for the proposed height and density across the site given the requirement for an ASP Amendment.
- Supportive of the 'no build zone' included in the revised concept.
- Supportive of the use of a Direct Control Bylaw to implement maximum building heights across the site.
- Concerned for the lack of municipal reserve/public park space.

Public Open Houses

Members of the public were invited to attend an in-person open house to learn about the proposed application and provide feedback. The Community Association and representation from Councillor Pootmans office was notified of the open house and invited to attend.

Postcard Mailers

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Approximately 40 postcards were hand delivered within a 100-metre radius in advance of the in-person Open House to notify neighbours of the upcoming engagement and direct them to the project website for additional information. A copy of the postcard was circulated to Rundle College, the Ward 7 Councillor's office and the Springbank Hill Community Association.

Open House # 1: June 19, 2023

The first open house was a drop-in format information session to provide an overview of the proposed development including details on the policy context and planning rationale and requested community feedback. Approximately 50+ attendees were present during the in-person session including representatives from the Springbank Hill Community Association and the Ward 6 Councillors office. Most attendees were either employees or parents of students from Rundle College. Overall residents were concerned with the proposed building height and density in proximity to Rundle College. At the time of the open house, conceptual massing had not been prepared, therefore there was general concern for how the requested building height and density would be developed on the site.

What we Heard

- Concerns regarding building height and density given site topography and the existing policy designation for single housing and a church.
- Request for larger setback to Rundle College to maintain sunlight exposure and mitigate privacy concerns.
- Sightline and shadowing concerns in proximity to school site.
- Mental health concerns associated with nearby large buildings and loss of sunlight.
- Safety concerns of future multi-residential development next to a school site.
- Concern for sufficient "no build zone" or buffer adjacent to Rundle College.
- View consideration for residential properties on the ridge.
- Traffic and parking concerns given the existing transportation challenges in the immediate area plus future development congestion.
- Opposed to the ASP Amendment and the misalignment between the current policy designation and the proposed development.
- Concerned for potential users of the site and the overall impact to crime and security.

Open House # 2: March 12, 2024

A second in-person open house was held to present the revised application and request feedback from the community. Approximately 70 individuals attended, including representation from the Springbank Community Association and Ward 6 Councillor office. Overall, feedback was positive, and attendees felt the proposal was easier to understand compared to the original application. Specific concerns focused on the interface to Rundle College and potential shadow impacts from the proposed development on the outdoor play space.

What we Heard

- Pleased with the use of a Direct Control District to create a "no build zone" adjacent to Rundle College.
- Supportive of the terraced land use strategy to mitigate impact to Rundle College.
- Questions regarding site access, and the overall parking strategy.
- Concern for overall traffic impact as existing conditions experience congestion and future development will increase traffic challenges.
- Concerned with the shadow impacts on Rundle College including the impact of natural light on the school and the usability of the outdoor play space in winter months.
- Concerned about potential interface with a future residential area in proximity to a school with young children.
- General questions regarding project timelines and construction.
- General questions on landscaping and tree retention to support on-site drainage.
- General concerns regarding the requested site density of the site.
- Pleased with the adjustments to the concept in response to the feedback from the first open house.
- General concerns regarding loss of sightlines from classrooms to natural viewpoints.

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- Pleased the shadow study confirmed minimal shadowing on Rundle College, however some attendees were concerned with winter shadowing on outdoor spaces and reduced sunlight into classrooms.
- Excitement around the addition of a multi-story mixed use development that will contribute to the neighbourhood.
- Concerns around environmental implications of potential development on nature in the area.
- Concerns about increased crime because of increased density in neighbourhoods.

How the Application Responds to Comments

The revised application responds to feedback received through discussions with the Community Association, Rundle College, Area Residents, and Administration. Most comments focused on the impact on Rundle College, the request for an Area Structure Plan Amendment and the overall massing and height of the site. Additional comments related to detailed design will be reviewed through a future development permit process.

Site Density: The application was reduced from 4.0 floor area ratio (FAR) to 3.5 FAR and the submitted concept demonstrated how the proposed density could be developed across the site.

Building height: The application reduced the maximum building height from 42 metres to 35 metres, aligning with the Truman maximum building height directly west of the site. A concept was prepared to demonstrate how the maximum 35 metres could terrace down towards Rundle College in a contextually sensitive manner and locate the highest height on the lowest point of the site.

Traffic: A Transportation Memo was prepared to review the proposed site density and confirm what if any upgrades would be required to accommodate the proposed development. No additional upgrades would be required to accommodate the proposed development.

Shadowing: A shadow impact study was prepared to analyze the impact to Rundle College on the eastern boundary of the site. Throughout the spring and summer seasons, the study confirmed no shadowing would occur on Rundle College from 8am to 5 pm, during core school hours. In winter months, shadowing was present during portions of the afternoon, however limited sunlight is a common challenge in southern Alberta during winter months. At the development permit stage, detailed design can be reviewed to further mitigate shadowing on Rundle College.

Privacy and sightlines: The proposed Direct Control District will include a setback 13 metres measured from the property line to the closest building on the site, resulting in approximately 25-30 metres building to building setback from the site to Rundle College. The buffer area is like a local arterial street cross section or neighbourhood boulevard cross section in Calgary, creating substantial distance between Rundle College and future residents living on site. Sightlines from Rundle College will be impacted by the future Truman development further west of our site, including future development on 17th Avenue that will change the context of Springbank Hill. Setbacks and stepbacks can be integrated into building design to mitigate shadowing and overlook towards Rundle College.

Landscaping/Open Space: A Direct Control district is proposed to implement the development vision on the site, including a building setback as a buffer to Rundle College. Internal pathways and landscaping will be reviewed and confirmed through the development permit process, however where possible, the existing Aspen Stand will be preserved. Detailed landscaping plans will be provided through the future development permit application.

Construction timelines and crime: The proposed land use and area structure plan application does not regulate the user but rather the use of the proposed district. Estimated construction timelines are not known at this stage. Once the land use has been approved, we anticipate Rockpointe Church will review the project timeline in addition with Roundhill Consulting Ltd to determine an appropriate construction timeline.