

Applicant Outreach Summary

2024 November 6



Applicant-Led Outreach Summary

3407 3 AV NW
LOC2024-0201
DP2023-06035



Issued
November 2024

Summary

On behalf of Riverview Custom Homes, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 3407 3 AV NW from the existing Residential - Grade-Oriented Infill (R-CG) Districts to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Parkdale.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of community outreach communication channels were implemented between August 2024 and October 2024 and are further detailed below. Interested parties including the Parkdale Community Association (PCA) and Ward 7 Office were offered digital meetings and invited to participate in our process which has focused on informative and fact-based engagement and communications.

How We Engaged

August/Sept. 2024: Application Submission/Outreach Launch

- Activated and monitored a dedicated engagement email and phone line
- Shared project information materials with the PCA and Ward 7 Councillor's Office, offering virtual meetings
- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed custom applicant signage on-site, providing proposal details and contact information
- On-going correspondence and direct responses provided to all interested parties

October 2024: Outreach Closure

- Hand delivered a second round of letters to neighbours within +/-200m of the subject site, providing outreach closure notification and project updates
- Updated on-site signage to provide notice of outreach closure and shared Outreach Summary to interested parties
- Shared Outreach Summary with City Administration, PCA, and Ward 7 Office
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

Community Outreach Feedback

The project team did not receive any feedback on the proposal through our community outreach process. Through a separate outreach process, The City of Calgary received comments from 6 individuals related to the themes of density, privacy and shadowing, amenity space, traffic congestion and parking impacts, and city infrastructure capacity. The Ward 7 Office acknowledged and thanked our team for sharing information. This outreach summary provides responses from the project team to the feedback themes as categorized by The City of Calgary.

Feedback Themes Received by City



- Density, Building Height & Overshadowing, Privacy
- Traffic Congestion and Parking Supply
- Amenity Space
- City Infrastructure



Outreach Materials

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented including:

- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed a sandwich board on the site, providing proposal details and contact information
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments

Neighbour Mailer (Front and Back)

<p>Hello,</p> <p>We are proposing a Land Use Redesignation of 3407 3 AV NW to change the zoning from the existing Residential - Grade Oriented Infill (R-CG) District to the Housing Ground Oriented Infill (H-GO) District.</p> <p>The proposed change will enable a three-storey townhouse development with 7 townhouse units, 5 secondary suites with 6 parking stalls within enclosed garages, and 6 secure bike / scooter / stroller storage units or class 1 bicycle stalls.</p> <p>The proposed development aligns with the intent of the H-GO District to provide a wider range of ground-oriented housing options in amenity-rich inner city areas like Parkdale, specifically along higher order streets or close to Activity Centres, Main Streets and Primary Transit service.</p> <p>A supporting rezoned Development Permit (DP) application has been submitted to the project team and will be required for completion by the City of Calgary, and available for review at the City of Calgary, 1000 17th Avenue SW, 2nd Floor, 2000177.</p> <p>Find Out More</p> <p>View our online presentation at https://www.civicworks.ca/development-permit for more information.</p> <p>Contact Us</p> <p>engage@civicworks.ca Phone: 587.747.0317</p>		<p>Proposed Land Use Change</p> <p>R-CG to H-GO: 3407 3 AV NW</p>  <p>RIVERVIEW</p>
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<p>Site Context</p>  <p>Land Use Change</p> <p>The proposed change will enable a three-storey townhouse development with 7 townhouse units, 5 secondary suites with 6 parking stalls within enclosed garages, and 6 secure bike / scooter / stroller storage units or class 1 bicycle stalls.</p> <p>Planning Rationale</p> <p>The proposed change aligns with the intent of the H-GO District to provide a wider range of ground-oriented housing options in amenity-rich inner city areas like Parkdale, specifically along higher order streets or close to Activity Centres, Main Streets and Primary Transit service.</p>	<p>Conceptual Site Plan</p>  <p>Thank You & Share Feedback</p> <p>We appreciate your input and feedback. Please contact us if you have any questions or comments.</p>	<p>Supporting Policy Alignment</p> <p>The proposed change aligns with the intent of the H-GO District to provide a wider range of ground-oriented housing options in amenity-rich inner city areas like Parkdale, specifically along higher order streets or close to Activity Centres, Main Streets and Primary Transit service.</p> <p>Supporting Policy</p> <p>The proposed change aligns with the intent of the H-GO District to provide a wider range of ground-oriented housing options in amenity-rich inner city areas like Parkdale, specifically along higher order streets or close to Activity Centres, Main Streets and Primary Transit service.</p>
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On-site Signage

Proposed Land Use Change

3407 3 AV NW
R-CG to Housing - Grade Oriented Infill (H-GO) District

We are proposing a land use change at 3407 3 AV NW from the existing Residential - Grade Oriented Infill (R-CG) District to the Housing Ground Oriented Infill (H-GO) District. The proposed change will enable a three-storey townhouse development with 7 townhouse units, and 5 secondary suites with 6 parking stalls within enclosed garages, and 6 secure bike / scooter / stroller storage units or class 1 bicycle stalls.

The H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas like Parkdale, specifically along higher order streets or close to Activity Centres, Main Streets and Primary Transit service.



Find Out More

engage@civicworks.ca
587.747.0317
Reference: 3407 3 AV NW
City of Calgary Application Information Portal:
developmentmap.calgary.ca

RIVERVIEW
CITY OF CALGARY

What We Heard

Density, Overshadowing & Privacy

What Was Heard

The City received feedback on the proposed density, privacy, and overshadowing.

Project Team Response

Density

The proposed development vision seeks to add 12 homes of varying unit sizes and types including five 3-bedroom homes, five 2-bedroom homes, and two 1-bedroom homes within a courtyard-oriented rowhouse-style development.

The subject site is located along 3 AV NW, a higher order Parkway street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist, and pedestrian activity. The H-GO District is not appropriate or eligible everywhere. The subject site meets the criteria for the H-GO District based on the rules of the Land Use Bylaw and is supported by proximity to the Primary Transit Network on 3 AV NW.

The H-GO District was designed to regulate density based on the building form (through Floor Area Ratio) rather than

through units per hectare. Within the existing R-CG District, the maximum density is 75 units per hectare. The subject site has an area of 0.079 hectares allowing for a maximum density of 5.925 units per hectare within the R-CG District, however due to rounding rules in the land use bylaw, density is rounded down to the nearest whole number of 5 Dwelling Units and 5 associated Secondary Suites. The R-CG District allows for one less unit and suite when compared to the proposal within the H-GO District that could support 7 Dwelling Units and 5 Secondary Suites.

The subject site is within the boundaries of the non-statutory *South Shaganappi Communities Area Plan* (SSCAP, 2011). The plan identifies the subject site as 'Inner City Residential' and is directly adjacent to the Parkdale Crescent Centre Neighbourhood Activity Centre (NAC) node. Although a non-statutory plan, a redesignation to the H-GO District aligns with guiding policy of the SSCAP that supports locating density and intensification around NACs and near Primary Transit service to provide a mix of housing types such as multi-dwelling housing and secondary suites.



Draft South Shaganappi Local Area Plan

The emerging policy of the contemporary South Shaganappi Communities Local Area Plan (SSCLAP) is currently in the 'Phase 4 - Realize' stage and anticipated to proceed to Calgary City Council in early 2025. The subject site is identified within the Neighbourhood Connector and Low-Modified (Up to 4 Storeys) Urban Form and Building Scale categories which enable the H-GO District within LAPs and support development of up to 4 storeys.

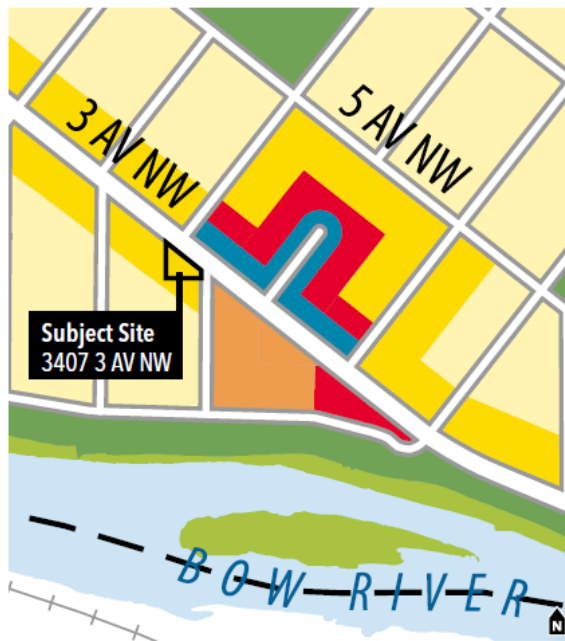
Building Height & Overshadowing

The proposal to the H-GO District is informed by the context of this neighbourhood block. As a six-storey residential building has been recently approved across 3 AV NW to the north and a four-storey multi-residential development is located to the east of the site across 34 ST NW, the H-GO District provides an appropriate transition of scale to other existing low-density residential building forms.

The existing R-CG District permits a maximum building envelope height of 11.0m (approximately 3 storeys) while the H-GO District allows a maximum of 12.0m (a difference of 1.0m or ±3.3ft). The proposed development vision considers the site context, specifically with regards to building height, shadowing, and overlooking on neighbouring properties. The majority of the rowhomes are oriented to the street which places the bulk of the building mass toward 3 AV NW rather than the center of the site. Most of the shade will fall to the north onto 3 AV NW throughout the day as the sun moves from east to west, reducing most of the impact on adjacent properties.

Draft South Shaganappi Local Area Plan Policy

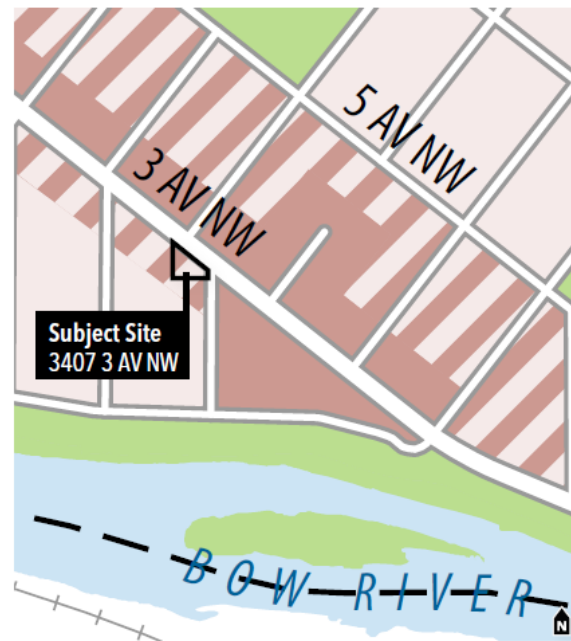
Map 3: Urban Form Categories



LEGEND

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Parks + Open Space
- City Civic + Recreation
- Active Frontage
- ▨ Comprehensive Planning Site

Map 4: Building Scale Categories



LEGEND

- Limited (up to 3 storeys)
- Low (up to 6 storeys)
- Mid (up to 12 storeys)
- High (up to 26 storeys)
- Parks, Civic + Recreation

Traffic Congestion and Parking Supply

What Was Heard

The City received feedback and concerns related to traffic congestion and potential impact to on-street parking.

Project Team Response

Parking Supply

There are 6 parking stalls with 6 secure alternative mobility storage lockers or class 1 bike stalls proposed. The amount of parking stalls proposed meets the Council approved Land Use Bylaw rules of the stock H-GO District with a ratio of 0.5 vehicle parking stalls per Dwelling Unit or Secondary Suite. Units not assigned a vehicle parking stall are provided with active modes storage lockers (large enough for a cargo/e-bike, stroller, e-scooter, etc) or enclosed bike parking. The subject site is located within Residential Parking Zone S (RPZ). Though on-street parking is considered a public asset intended for public use, an established RPZ allows residents to request the City of Calgary implement on-street parking restrictions to ensure there is a reliable and predictable amount of available space on each block. Currently, there are on-street parking restrictions in place along the west side and most of the east side of 34 ST NW. Signed on-street parking restrictions are in place along the majority of streets within the community of Parkdale.

Traffic Congestion

The project site has transit stops adjacent to the site for Route 1 and Route 40 Primary Transit bus service. Calgary Transit's 30-year plan, *RouteAhead*, identifies 3 AV NW as part of the primary transit network and earmarks a future West Bow BRT route on 3 Avenue NW with a stop located adjacent to the subject site.

The site also is within easy walking distance to the regional Bow River Pathway supporting vehicle-reduced and vehicle-free lifestyles.

The project team has consulted with transportation engineers Bunt & Associates through similarly scaled projects within the inner-city where it was determined that proposals of this scale are not significant generators of total daily traffic volume. The City's Mobility Engineering department team did not identify any concerns related to parking or traffic with the proposal as part of this application's review.

Subject Site Looking South Along 34 ST NW



Subject Site Looking Northeast Along 3 AV NW



