

# Applicant Outreach Summary



October 7, 2024

**45 New Street SE**  
Calgary AB T2G 3X8

Attn: Huy Dang | Huy.Dang@calgary.ca  
Community Planning | Planning & Development Services  
The City of Calgary | C 587.572.2076

**Re: Applicant Outreach Summary for LOC2024-0194**

## **Outreach Strategy:**

Based on our completed Community Outreach Assessment Tool our project scored 1B, which recommends a direct approach with the community. We decided on a postcard mailer drop (print materials) with information about our LOC, we met and discussed our plans with our direct neighbours on New Street SE (one-on-one conversations), we discussed our plans with our ward Councillor and met with the Inglewood Community Association (ICA) (invite meetings). More detail on the outreach below with associated dates.

## **Summary, affected parties and what we heard:**

- Councillor Carra has been instrumental and very supportive throughout the duration of our design, planning and application process since we acquired the property in 2022.
- Ongoing conversations with the owners of 49 New Street SE (direct neighbours to the west) since property purchase in 2022 about our intention to redevelop the property at some point. We kept in contact with them about our plans for our proposed project every step of the way. The owners of 49 New Street SE own 11 lower income rental properties in Inglewood and Ramsay, they support our concurrent DP and LOC application and have communicated several times they appreciate the architectural approach, massing, density and scale of the proposal.
- August 9: Reached out to the Inglewood Community Association (ICA) president to ask to meet the week of Aug 19th to share our development plans and LOC.
  - Got an email August 21st asking to meet the following night, August 22, with the development team to share our plans. Neither myself nor my husband could make the meeting on such short notice due to prior engagements. We asked for a future date to meet with more notice.
- August 15: Met with Talia Bell, Chief Programs & People Officer from the YW Hub in Inglewood, to share our plans for the project and ask if they wanted to place the tenants in our affordable units with residents transitioning out of the YW Calgary Domestic Violence Shelter in Inglewood. She said they would be delighted to place the tenants in the affordable units.
- August 18: Met with the residents at 50 New Street SE to share our plans for the project and ask for their support.
- August 19: Delivered our postcards with information about our Land Use redesignation to the neighbourhood. Postcard mailer attached and houses delivered attached.
- Received 2 emails from neighbours after the postcards were delivered and answered their questions. We directed people to the development map where they could leave their comments about the LOC and concurrent DP.
- September 7: The homeowner Nick Tumu (and previous ICA Board member) met with Bruce MacDonnell, Inner-City Planning and Heritage Director, from the ICA and discussed our plans for the property. Bruce's role within the ICA is to present projects at the community meetings. We felt it was a good idea to meet with him prior to meeting with the ICA so we could provide any clarification to the project that he might have.
- September 9: Met with the ICA and presented our proposal for our project. Please see attached meeting minutes for what we heard from the community members who attended the meeting.

**BOLD Workshop Architecture**  
www.boldworkshop.ca

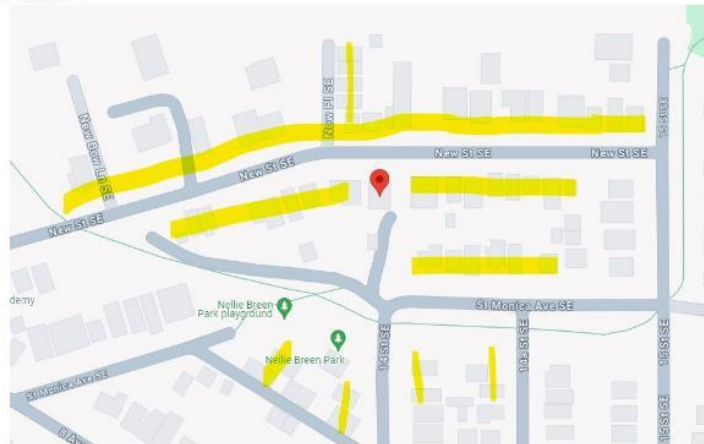
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**Darren Polanski** Architect AAA, LEED AP  
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- Ongoing conversations with the neighbours on 43 New Street SE to share our plans for the project and ask for their support. They are in support of our concurrent DP and LOC application and are interested in increasing density on their property, therefore have been curious as to the process, progress and our approach to the site.

**Postcard mailer drop location**



**Postcard mailer**

**45 NEW STREET SE | LOC2024-0194**

This application is being reviewed against applicable policies of the Inglewood Area Redevelopment Plan and the Municipal Development Plan.

Submit comments to The City by Sept 9, 2024 at: [calgary.ca/developmentmap](http://calgary.ca/developmentmap) and refer to LOC2024-0194.

Proposed Land Use Amendment  
Proposed Road Closure



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**HI NEIGHBOUR, BOLD WORKSHOP ARCHITECTURE IS PROPOSING A LAND USE CHANGE AT 45 NEW STREET SE**

You can submit your comments to The City by September 9, 2024 at: [calgary.ca/developmentmap](https://calgary.ca/developmentmap) and refer to LOC2024-0194.



If you have any questions about the proposal please contact: Kayla Browne at [kayla@boldworkshop.ca](mailto:kayla@boldworkshop.ca)

To learn more about the city land use amendment process please visit: [calgary.ca/planning/land-use/redesignation.html](https://calgary.ca/planning/land-use/redesignation.html)

**THE PROPOSED LAND USE CHANGE IS FROM R-CG TO H-GO ZONING**

R-CG (Residential - Grade-Oriented Infill District) supports developments such as rowhouses, townhouses, backyard suites and secondary suites. R-CG and H-GO (Housing - Grade-Oriented District) are both a form of gentle density created by the City of Calgary to provide more housing options for Calgarians while being sensitive to the existing community's scale and character. An H-GO zoning will allow for a project with these characteristics:

- Maximum height: 12 m.
- Maximum FAR: 1.5 floor area ratio.
- Maximum parcel coverage: 60%.
- Minimum parking requirement: 0.5 stalls per unit and suite.
- Storage units are required for all dwelling units that do not have access to a garage or parking stall, and can be used for things like bikes and scooters.
- If there is more than one residential building, there must be a minimum of 6.5 m between the buildings, ensuring sufficient open space for activities and landscaping.
- All grade oriented units.

**45 NEW STREET SE | LOC2024-0194**

This combined H-GO redesignation and road closure application at 45 New Street SE will allow for:

- Dwelling units that primarily take the form of rowhouse, townhouse, or stacked townhouse and may include secondary suites.
- Redesignation of the proposed road area to the district of its adjacent parcel (H-GO).
- Approximately 0.20 HA of closed road right-of-way at the intersection of St. Monica Av SE and 14 St SE to be consolidated with 45 New St SE.
- Maximum building height of 12 m.
- Maximum building area of 1652 sm (floor to parcel area ratio of 1.5).



**How did input influence decisions:**

- We have incorporated feedback from Councillor Carra's request of not wanting garages facing New Street.
- We have incorporated feedback from Councillor Carra to locate units above the garages on St Monica Avenue to address the street frontage.
- We have incorporated feedback from direct neighbors on New Street SE suggesting 2-storey's in overall height.
- We have mirrored the building facing St Monica Avenue from the initial DP application to retain the largest mature trees on site.

**How did we close the loop:**

- Nick Tumu, the homeowner and former ICA board member, attended the ICA meeting on September 9, 2024, to hear the concerns raised by attendees (meeting minutes attached). During the meeting, he outlined how our application complies with the Land Use Bylaw and satisfies the eligibility criteria for H-GO zoning. Prior to the meeting, Nick had also met with Bruce MacDonnell, ICA's Inner-City Planning and Heritage Director, to discuss and explain these points in preparation for the ICA meeting. He had an open and honest discussion about our values, goals for the project, and our vision for the future of our neighborhood. We remain committed to these intentions. Our aim is to contribute to a more prosperous and equitable future for all Calgarians, and we believe our mixed-market affordable housing complex can play a small but meaningful role in making that difference.

Sincerely,

Kayla Browne  
Architect AAA

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