

Applicant Outreach Summary

Engagement Summary – LOC2024-0124

Date: August 12, 2024

O2 is committed to meaningful engagement with the community and interested parties through a variety of tactics. The following engagement strategies were implemented:

- On-site signage
- Meeting with the Mount Royal Community Association
- Contacted the 17th Avenue Business Improvement Area, Beltline Business Improvement Area, Beltline Community Association.

On-site signage

On-site signage (public notice) was posted on the subject site on May 24, 2024, 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 or file manager. To date, our team has not received any comments/feedback from the on-site signage.

Meeting with the Mount Royal Community Association

The applicant team met with the Mount Royal Planning Committee on June 10, 2024, to present the proposed application, request feedback and answer questions regarding the application.

Key comments included:

- General support for application and its desire to transform the site from an existing surface parking lot to a mixeduse development.
- Concurred that the additional community engagement is unnecessary at the land use stage.
- Recognition of the site's appropriateness for intensification within the community.
- Suggested optimizing the rear lane for residential vehicular movement and commercial deliveries should be considered during the development permit stage.
- Suggestion that the design stage should consider potential shadowing impacts to the north and south of the parcel.
- Concerns that the proposed 5.0 FAR and height was too high and a 4.0 FAR was more suitable.

Revisions to the Application

During the meeting, we presented our rationale for the proposed building height and density to the community association. We believe that the proposed height and density are well-suited for a designated Neighbourhood Main Street, which is supported by existing infrastructure and community amenities, making it ideal for future residents. The scale and size of the development will enhance the vibrancy of 17 Avenue, aligning with its intended role as a Neighbourhood Main Street that offers a diverse mix of residential, employment, and retail uses,

while also meeting the required minimum intensity of 100 people and jobs per hectare. The project team is also working closely with the architect to ensure that the concept effectively utilizes the proposed height and density in full compliance with ARP policy.

Concerns about potential shadow impacts were raised during the Community Association meeting and highlighted in the City of Calgary's Detailed Review. To address these concerns, a shadow study was conducted to assess the impact on June 21, March 21, September 21, and December 21 at 8:00 AM, 12:00 PM, 2:00 PM, and 4:00 PM using the maximum proposed height. The study confirmed that the proposed building height will have minimal shadow impacts on the surrounding area, including Thompson Family Park to the north. While the current site is undeveloped and the proposed development will introduce some new shadowing from the site, the overall impact on the surrounding area is minimal. As noted, the project team is also working with the architect to refine the final design, ensuring it fully utilizes the proposed height and density while adhering to all applicable shadow and design policies in the ARP.

Design considerations related to the integration of the 17 Avenue SW Urban Design Strategy, building design, and rear lane movement will be addressed during the development permit stage and did not require changes to the land use application.