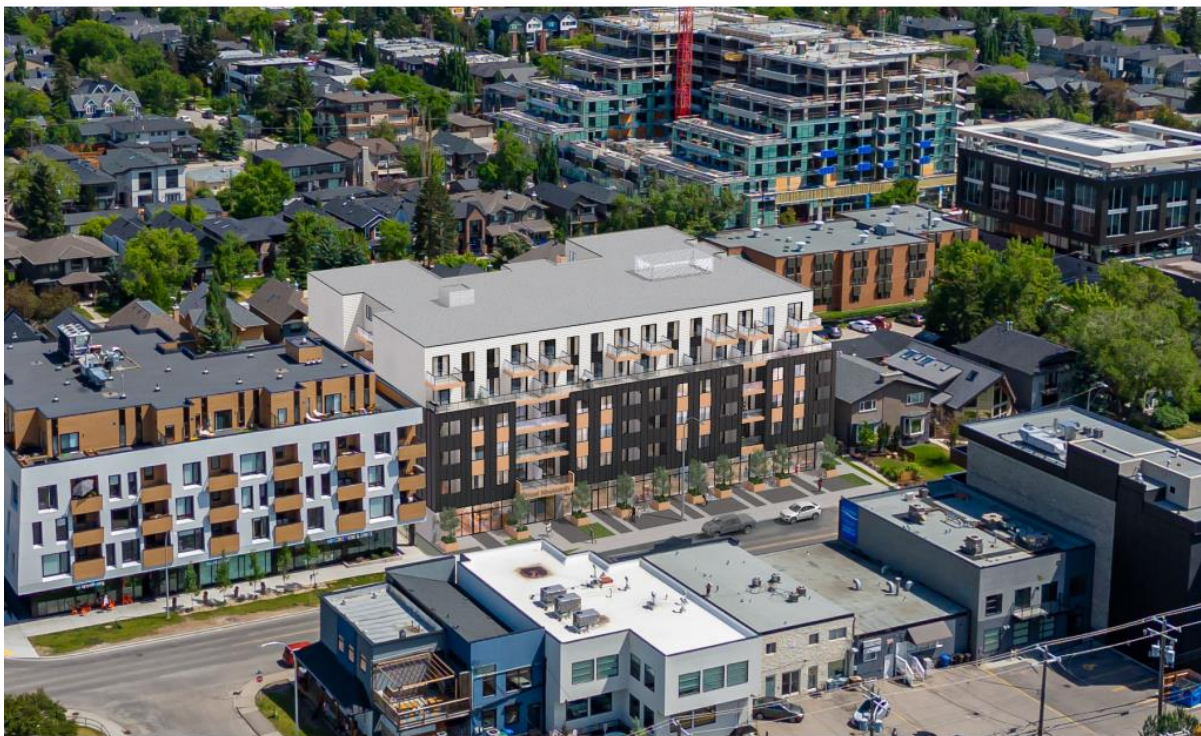


Applicant Outreach Summary

2024 September 24



Applicant-Led Outreach Summary

West Nineteenth: 206-218 19 ST NW

LOC2024-0183
DP2024-06339



Issued
September 2024

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Applicant-led Outreach Process

CivicWorks and EC Living are committed to being good neighbours and working with the community throughout this Land Use Redesignation and Development Permit application process. In support of the applications for this project, CivicWorks undertook a proactive outreach program to ensure a clear process for interested parties and groups. Various outreach strategies were implemented between July - September 2024 and are further detailed below. Interested parties including the West Hillhurst Community Association (WHCA) 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. A Digital Information Session was held on September 12, 2024, to ensure that interested community members had the opportunity to learn more about the proposal, discuss and ask questions.

Our Outreach Strategies



On-Site Signage

Supplementary on-site signage was installed early in the application process. Additional temporary signage was installed on-site to advertise the Digital Information Session and outreach closure. Signage remains on-site to share detailed project information directly with surrounding neighbours and provide project team contact information until a Council decision is made.



Project Outreach Webpage

The project website (<https://www.ecliving.ca/west-nineteenth>) was regularly updated, acts as an information-sharing platform, and served as a direct line to the project team. Community members could learn more about the proposed development vision through the information published to the project website including the Outreach Summary and were invited to ask questions and share their feedback directly via an online feedback form.



Hand Delivered Mailers

Detailed trifold brochures were hand-delivered to surrounding area neighbours within a $\pm 200\text{m}$ radius of the project site when outreach was initiated to share project information, provide project team contact information. Two more rounds of mailers publicly advertised the Digital Information Session and notified residents of outreach closure.



Public Digital Information Session held on September 12, 2024

The project team hosted an online information session on September 12, 2024 to share the development vision, listen to community feedback, and answer questions. In total, 9 community members attended.



Phone Line & Email Address

An outreach phone line and email inbox provided direct lines of contact for the public to communicate with the project team. The outreach phone number and email address were listed on mailers, on-site signage, and the project outreach webpage.



Community Association & Ward Office Meetings

The project team met digitally with the Ward 7 Office on September 3, 2024 and the West Hillhurst Community Association on September 16, 2024 to discuss the proposed change and answer questions.

Application Timeline

July - September 2024: Application Submission & Applicant-led Outreach Launch

- Activated and monitored a dedicated engagement email and phone line with on-going correspondence and direct responses provided to all interested parties;
- Shared project information materials with the WHCA and Ward 7 Councillor's Office, offering virtual meetings;
- Two rounds of hand-delivered mailers to neighbours within ±200m of the subject site, providing proposal details, contact information, and advertising the Digital Information Session;
- Displayed sandwich board on site that was periodically updated, providing proposal details, contact information, and details about the Digital Information Session;
- Dedicated project website hosted application materials, an online feedback portal, and was periodically updated with latest/greatest materials;
- Digital Information Session with Community Members on September 12;
- Virtual Meetings with Ward 7 Office on September 3 and WHCA on September 16;

September 2024: Outreach Closure

- Hand-delivered a third round of mailers to neighbours within ±200m of the subject site, providing outreach closure notification and project status updates;
- Updates to on-site signage, providing notice of outreach closure and availability of Applicant Led Outreach Summary for download on project webpage;
- Dedicated project website updated with most relevant materials and Outreach Summary available for download;
- Shared Applicant-led Outreach Summary with City Administration, WHCA, and Ward 7 Office;

Our Commitment

Since no single solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**

Balancing Interests

Our role as Applicant / Outreach Lead requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions. Through this outreach process, we consider:

1. **Calgary's Growth & Development Goals**
City-wide goals and priorities that shape the future of Calgary's communities.
2. **Local Area Policy**
Existing and emerging plans and policies that guide local area development.
3. **Development Vision & Design Principles**
'Missing Middle' projects that provide greater housing choice for Calgarians looking to live in amenity-rich communities.
4. **Economic Viability**
The need to design and deliver a financially-viable project.
5. **Community Feedback**
What various community members and groups think and say about a proposed project or specific issue.

Application History & What We Heard Overview

Application History

In July 2024, on behalf of EC Living, CivicWorks made a Land Use Redesignation ('rezoning') application (LOC2024-0183) at 206-218 19 ST NW. The redesignation proposes retention of the existing Mixed Use - General (MU-1) District, with minor refinements to Floor Area Ratio (increase from 3.3 to 3.9) and Height (increase from 19m to 24m) to allow for the subsequent development of a six storey, mixed-use and multi-residential development. The subject site is located along the 19 ST NW Collector Roadway in the Inner City community of West Hillhurst.

Casola Koppe Architecture was also retained to undertake a staggered concurrent Development Permit (DP2024-06339) application alongside the Land Use Redesignation (LOC) application. The staggered-concurrent process ensures a high-quality 'bricks-and-mortar' design outcome that aligns with the proposed land use change.

Overview

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies, we heard feedback from the WHCA, the Ward 7 Councillor's Office, and a total of 10 community members, inclusive of the 9 community participants who attended the Applicant-led Digital Information Session. Administration also advised they received responses from 8 community members. EC Living and the project team would like to thank these community members for sharing their feedback.

In reviewing the feedback collected to date (September 24, 2024), and summarized by Administration and the WHCA, the project team has identified six key feedback themes. The key themes outlined in the following pages are broken into What We Heard and Team Response.

Feedback Themes

1. **Traffic, Parking, and Roadways**
2. **Community Fit, Height, and Design**
3. **Interfacing Conditions**
4. **Development Permit Considerations**
5. **School Capacity**
6. **General Support**

What We Heard

Traffic, Parking, and Roadways

What We Heard

Concerns regarding traffic, parking, and impact on surrounding roadways were raised by community members, the Ward 7 Office, the WHCA, and in the feedback received by Administration. Particularly, impacts to traffic and commercial parking along 19 ST NW, pedestrian safety for students traveling to and from Queen Elizabeth School, and the paving of the rear lane were top of mind considerations.

Team Response

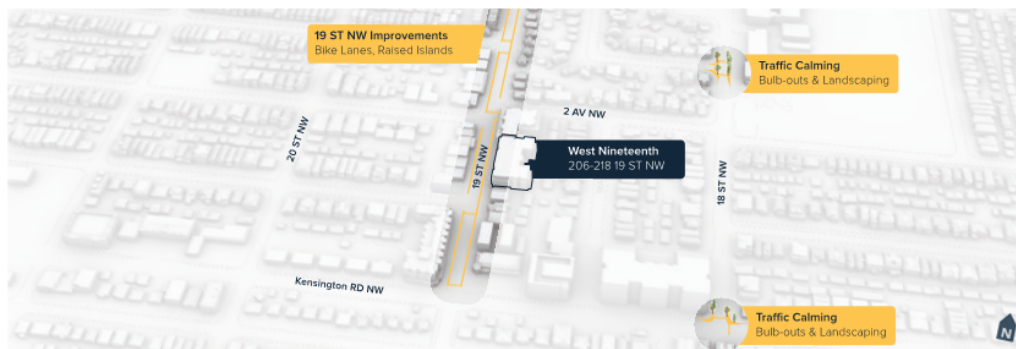
To better understand the traffic and parking impacts, the project team worked with professional transportation engineers, Bunt & Associates, to complete a Transportation Impact Assessment (TIA), available for download on the project website. An intersection capacity analysis was completed for 2 AV NW and 19 ST NW as well as the north and south intersections of the rear lane. This analysis identified all relevant intersections that will continue to operate acceptably after development of the subject site. This study takes into account not only traffic from existing developments, but future traffic from approved and upcoming developments as well.

The rear lane behind West Nineteenth will be required to be paved from the southernmost parcel of the West Nineteenth assembly at 206 19 ST NW north to where the lane meets 2 AV NW. The City of Calgary recommends a daily volume of less than 1,500 trips for Inner City rear lanes, and West Nineteenth will increase the daily rear lane traffic volume of the north

intersection to 670 trips and the south intersection to 450 trips, both well below the daily capacity limit.

The proposed parking supply of 68 resident vehicle stalls exceeds the bylaw parking requirement of 63 stalls, which takes into account a transit-reduction as the site is within 200m of a MDP-identified Primary Transit Corridor, Kensington RD NW. Based on surface parking demand observed at the adjacent 19+2 mixed-use development, the anticipated commercial parking demand is 4-6 stalls. The development is providing 3 on-site commercial stalls off the lane and an additional 8 on-street stalls are currently available along the site 19 Street NW frontage with 1-2 hour parking.

The surrounding road network has several traffic calming measures and active transportation enhancements being introduced through new bulb-outs along 18 ST NW and Kensington RD NW as part of off-site improvements from the Truman Frontier development, and the upcoming 19 ST NW Improvements. These measures are intended to slow down traffic and increase pedestrian and cyclist safety for residents of West Hillhurst and students of Queen Elizabeth School. Although the 19 ST NW Improvements are still being finalized, the road widening is intended to allow for separated bike lanes on either side of 19 ST NW while maintaining street parking on both sides as well. As currently proposed, street parking will be largely retained along the frontage of the West Nineteenth development through these improvements.



06

What We Heard

Community Fit, Height, and Design

What We Heard

Several community members and the WHCA raised concerns about the proposed height, the contextual fit with the community character, and why the existing MU-1f3.3h19 District could not be used to achieve the development vision.

Team Response

The proposed development vision is for a 6-storey mixed-use multi-residential development with pedestrian-oriented commercial along 19 ST NW. EC Living and the project team have carefully tailored the development vision for this site given recent nearby developments ranging from 3 to 8-storeys in scale, aligning with the final draft Riley Communities Local Area Plan (RCLAP), and the unique site assembly of 4 parcels along a higher-order Collector Roadway. The mix of 1 to 3-bedroom units will cater to a diverse mix of unit types that appeal to a variety of future residents across a range of lifestyles and stages along this corridor. The proposed MU-1f3.9h24 District will enable the 6-storey development vision, and the project team has prepared a comparative shadow study with the existing MU-1f3.3h19 District, available on pages 11-13 of this document. The study highlights that there is a minimal difference in sun-shadow impact between a 5 storey building that is already entitled versus the proposed 6 storey building.

Within a block of West Nineteenth are several recent, under-construction, and approved developments that range from 3-storey townhomes to 8-storey mixed-use

multi-residential developments. West Nineteenth is also directly adjacent to 19+2, a 5-storey mixed-use multi-residential development. The project team believes that the proposed 6-storey form, with considered setbacks and stepbacks, is a contextual fit along the 19 ST NW Collector Roadway. Additional mass carving beyond MU-1 Land Use Bylaw envelope requirements has shifted building mass away from lower-density residential homes across the rear lane and towards 19 ST NW.

The final draft of RCLAP is scheduled to go to the Infrastructure and Planning Committee on October 16, and then Public Hearing on December 3, 2024, for a final decision. The final draft RCLAP designates this site and the southern portion of the 19 ST NW Community Corridor under the Neighbourhood Commercial urban form category with a low building scale modifier, encouraging mixed-use and multi-residential development up to 6-storeys on this site and along the southern 19 ST community corridor. The proposed MU-1f3.9h24 District and development vision are aligned with the RCLAP vision for this site and the 19 ST NW Community Corridor.

The project team believes that this site is appropriate for a modest increase in height and density given it's located along a commercial street with amenities, bikeways, and local bus service, as well as being within walking distance from the Kensington RD NW Neighbourhood Main Street and Primary Transit Corridor.



07

What We Heard

Interfacing Conditions

What We Heard

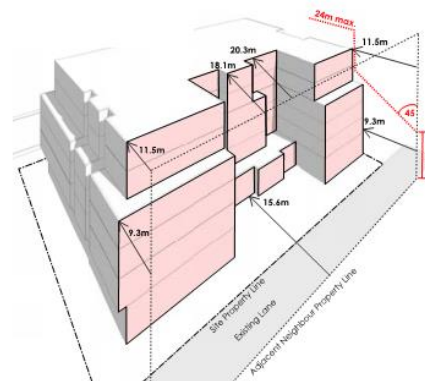
The project team heard from two adjacent neighbours to the east and south of the subject site that they had concerns regarding the massing and potential overlooking of their properties.

Team Response

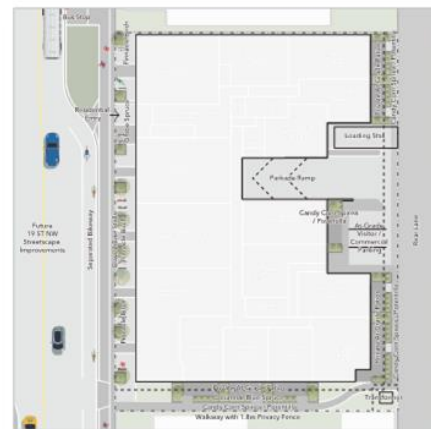
The project team has created an internal courtyard along the eastern interface to shift massing and units away from adjacent lower-density homes across the rear lane. This massing reduction is intended to allow for greater sunlight access onto the site and across the rear lane, as well as reduce overlooking of adjacent properties with a 50-65ft separation from the adjacent property across the lane.

Beyond the mass reduction for the rear courtyard, the building has been stepped back on the fourth-storey along the east, south, and west elevations to further shift massing away from neighbouring properties. Additional plantings and a 2.0m tall privacy fence along the southern property line will further prevent overlooking.

Included in the active Development Permit, DP2024-06339, the project team has included frosted glass along the lower half of all raised windows and the full extent of all balcony railings along the eastern and southern interfaces, annotated in pink below, to mitigate privacy and overlooking concerns. Although 19 ST NW is envisioned as a mixed-use multi-residential corridor, the project team is cognizant of existing single and semi-detached homes along and nearby this corridor.



Eastern Mass Carving Diagram



Landscape Plan



East Elevation



South Elevation

NOTE: Building designs are conceptual in nature and provided for discussion purposes only based on community requests. Confirmation of exact form would be required through a Development Permit application and review by The City of Calgary. 08

What We Heard

Development Permit Considerations

What We Heard

The project team heard feedback from the WHCA regarding several development permit specific considerations such as screening rooftop mechanical equipment from adjacent residents, the potential for excessive noise from future residents, security of the rear lane including lighting and storage of waste & recycling, future compliance with the landscape plan, as well as the choice of building materiality for durability and sustainability.

Team Response

The active Development Permit, DP2024-06339, will meet the requirements of the Land Use Bylaw, Section 1360: Mechanical Screening. Mechanical equipment will be located on the rooftop of the proposed development, and screened from view to align with Land Use Bylaw requirements and mitigate visibility concerns raised by the WHCA.

No outdoor communal amenity space is proposed in the active Development Permit, DP2024-06339, which may contribute to excessive noise. As with any residential property, future residents of West Nineteenth and existing residents of West Hillhurst will have to comply with the City of Calgary Community Standards Bylaw 23M2023 Part 9 which regulates residential noise.

Waste, recycling, and organic waste will be stored in an internal and secure storage room that is accessed off the rear lane. To help improve security and safety of the rear lane, a strategic lighting strategy will be explored through the Development Permit review process that illuminates on-site walking paths without disrupting neighbouring properties.

EC Living is an experienced local developer that is committed to contributing to a high-quality public realm in all their developments. If the WHCA has concerns about future bylaw compliance specific to landscaping, they may contact The City at 311 or EC Living at eciving.ca.

The project team has carefully selected a combination of building facade materials that are durable, aesthetic, and match the look and feel of the surrounding developments. Wood grain siding, either real or veneer on metal, brick masonry, and fibre cement panels are proposed for the West Nineteenth development which are also common building materials in Calgary that are designed to withstand our sometimes severe weather and climate.



Fibre Cement Panel
Vertical, Dark



Fibre Cement Panel
Horizontal, Light



Wood Grain Siding
Blonde Oak



Masonry
Light Grey Brick

What We Heard

School Capacity

What We Heard

The WHCA raised concerns that the schools in West Hillhurst at maximum enrollment and cannot support new developments.

Team Response

While an increase in the number of homes can have potential impacts on school capacity, it is beyond the purview of individual land use applications to effect change related to school capacity issues. The Calgary Board of Education (CBE) is circulated on development applications, and monitors population growth and change to make recommendations to the Government of Alberta about opening or closing schools. The Government of Alberta (Alberta Education) is responsible for reviewing, planning, forecasting and funding school capacity. In recent years, Alberta has seen record inter-provincial migration and international immigration, which has had a great impact on school capacity. These organizations will continue to work together to plan school capacity in Calgary based on its growth patterns.

General Support

What We Heard

The project team heard general support for the development vision directly from an adjacent neighbour, as well as in the Online Information Session hosted on September 12, 2024. Specifically, the contribution the development would make to the community and detail-oriented efforts from the project team.

Team Response

The project team appreciates support for the application and development vision from community members and agrees that the subject site is well suited for an increase in density given the adjacency to transit, small-scale commercial, bike lanes, and the close walking distance to the Kensington RD NW Neighbourhood Main Street and Primary Transit Corridor.



10

Conceptual Shadow Studies Proposed Design DP2024-06339

SUMMER SOLSTICE - JUNE 21



9:00am



12:00pm



2:00pm



4:00pm

NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

LEGEND

- Existing MU-1f3.3h19 Shadows
- DP2024-06339 Shadows



Conceptual Shadow Studies Proposed Design DP2024-06339

SPRING & AUTUMN EQUINOXES - MARCH 21 / SEPTEMBER 21



9:00am



12:00pm



2:00pm



4:00pm

NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

LEGEND

- Existing MU-1f3.3h19 Shadows
- DP2024-06339 Shadows



Conceptual Shadow Studies Proposed Design DP2024-06339

WINTER SOLSTICE - DECEMBER 21



9:00am



12:00pm



2:00pm



4:00pm

NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

LEGEND

- Existing MU-1f3.3h19 Shadows
- DP2024-06339 Shadows



Outreach Materials - On-Site Signage, Information Session, Project Website

Proposed Land Use Change + Concurrent Development Permit

206-218 19 ST NW
MU-1f3.3h19 to Mixed Use - General (MU-1f3.9h24) District

Introducing West Nineteenth

We are proposing a land use change at 206-218 19 ST NW from the existing Mixed Use - General (MU-1f3.3h19) District to the Mixed Use - General (MU-1f3.9h24) District. The proposed change will enable a six storey mixed-use development, named West Nineteenth, with 301 units and 71 parking stalls. A concurrent Development Permit will be submitted shortly reflecting the proposed redesignation.

The proposed development vision for West Nineteenth is aligned with the final draft Riley Communities Local Area Plan which envisions six storey mixed-use developments along this part of the 19 ST NW Community Corridor.

Get In Touch

You can review all publicly available materials for the proposed land use change and share questions or feedback directly with the project team.

ecliving.ca/engage
engage@cityworks.ca
587.747.0317
Reference: West Nineteenth

City of Calgary Information Portal: dmpp.calgary.ca
Application Reference: LOC2024-0183

On-site Signage - Installed July 16, 2024

Proposed Land Use Change + Concurrent Development Permit

We're inviting you to a Digital Information Session about the proposed Land Use Change. Registration: LOC2024-0183 at 206 - 218 19 ST NW. The last day of registration is Wednesday, 206 - 218 19 ST NW from 00:00:00 to 23:59:59 on September 11, 2024. The online information session will be held on September 12, 2024.

When: Thursday, September 12, 7:00-8:30pm
Where: Online (Zoom Webinar format)
Register here: www.ecliving.ca/west-nineteenth

We are proposing a land use change at 206-218 19 ST NW from the existing Mixed Use - General (MU-1f3.3h19) District to the Mixed Use - General (MU-1f3.9h24) District. The proposed change will enable a six storey mixed-use development, named West Nineteenth, with 301 units and 71 parking stalls. A concurrent Development Permit will be submitted shortly reflecting the proposed redesignation.

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Reference: West Nineteenth

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Application Reference: LOC2024-0183

On-site Signage - Updated August 22, 2024

West Nineteenth
206-218 19 ST NW | LOC2024-0183

Digital Information Session | September 12, 2024
Prepared by CityWorks

Digital Information Session Presentation - Presented September 12, 2024

West Nineteenth - 206, 210, 214, 218 19 ST NW

Proposed Land Use Change (LOC2024-0183)

An aerial view of the project site is shown at the top of the page. The main content area contains the following text: 'An aerial view of the project site is shown at the top of the page. The proposed change will enable a six storey mixed-use development, named West Nineteenth, with 301 units and 71 parking stalls. The proposed development vision for West Nineteenth is aligned with the final draft Riley Communities Local Area Plan which envisions six storey mixed-use developments along this part of the 19 ST NW Community Corridor. A concurrent Development Permit (DP) application will be submitted shortly to all three Councils. We are pleased to be supported by The City of Calgary and excited to participate in the public consultation process for additional review and comment.'

Dedicated Project Website - Live July 12, 2024

Outreach Materials - Neighbour Postcards



Digital Information Session Invitation

206, 210, 214, 218 19 ST NW
MU-1f3.3h19 to MU-1f3.9h24
City of Calgary Application Reference: LOC2024-0183

Hello Neighbour

You are invited to a Digital Information Session on **Thursday September 12, at 7:00-8:30pm**. You may join through the West Nineteenth page of the EC Living Engage Website (www.ecliving.ca/westnineteenth). Members of the project team will be in attendance to give a presentation on the proposal and to answer questions on project details.

We are proposing a land use change at 206-218 19 ST NW from the existing Mixed Use - General (MU-1f3.3h19) District to the Mixed Use - General (MU-1f3.9h24) District. The proposed change will enable a six storey mixed use development, with 101 units and 71 vehicle parking stalls. The proposed development vision for West Nineteenth is aligned with the final draft Riley Communities Local Area Plan which envisions six storey mixed-use developments along the southern portion of the 19 ST NW Community Corridor.

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

ecliving.ca/engage
engage@civicworks.ca
587.747.0317

Reference: West Nineteenth
206, 210, 214, 218 19 ST NW

City of Calgary Application Info:
developmentmap.calgary.ca

ecliving.ca



Future concept and subject to change.

Online Information Session Mailer - Delivered August 23, 2024

Introducing West Nineteenth


We are proposing a land use change at 206-218 19 ST NW from the existing Mixed Use - General (MU-1f3.3h19) District to the Mixed Use - General (MU-1f3.9h24) District. The proposed change will enable a six storey mixed use development, with 101 units and 71 vehicle parking stalls. The proposed development vision for West Nineteenth is aligned with the final draft Riley Communities Local Area Plan which envisions six storey mixed-use developments along the southern portion of the 19 ST NW Community Corridor.

Find Out More

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engage@civicworks.ca
587.747.0317

Reference: West Nineteenth
206, 210, 214, 218 19 ST NW



Proposed Land Use Change & Concurrent Development Permit

MU-1f3.3h19 to MU-1f3.9h24
206, 218 19 ST NW (West Nineteenth, LOC2024-0183)

Land Use Change

To ensure the development is in line with the vision of the Riley Communities Local Area Plan, the proposed land use change is being proposed. The land use change is being proposed to allow for a six storey mixed use development, with 101 units and 71 vehicle parking stalls. The proposed development vision for West Nineteenth is aligned with the final draft Riley Communities Local Area Plan which envisions six storey mixed-use developments along the southern portion of the 19 ST NW Community Corridor.


Policy Alignment

The Riley Communities Local Area Plan supports the vision of the Riley Communities Local Area Plan. The proposed land use change is being proposed to allow for a six storey mixed use development, with 101 units and 71 vehicle parking stalls. The proposed development vision for West Nineteenth is aligned with the final draft Riley Communities Local Area Plan which envisions six storey mixed-use developments along the southern portion of the 19 ST NW Community Corridor.

Planning Rationale

The proposed land use change is being proposed to allow for a six storey mixed use development, with 101 units and 71 vehicle parking stalls. The proposed development vision for West Nineteenth is aligned with the final draft Riley Communities Local Area Plan which envisions six storey mixed-use developments along the southern portion of the 19 ST NW Community Corridor.

Conceptual Site Plan



Track Progress & Share Feedback

You can track the progress of the project and share your feedback with the project team via:

ecliving.ca/engage
engage@civicworks.ca
587.747.0317

Neighbour Brochure - Delivered July 12, 2024



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344

civicworks.ca