

# Applicant Outreach Summary

2025 February 19

O2

## Applicant Outreach Summary

### Project Overview:

O2 is proposing to redesignate four parcels of land (+/- 2.19 ha) along 81 St SW in the community of Springbank Hill. The application requests to amend the existing land use to facilitate a multi-family development comprised of one 3 storey apartment buildings, two duplexes, and an amenity building. An Area Structure Plan (ASP) amendment is also required to change a portion of the site to the Medium Density land use. Additionally, the project team has a concurrent Development Permit application active.

Our development is designed to complement the surrounding community as a low-to-medium density residential project that preserves over 80% of the site as green space. Building heights align with adjacent development, and the streetscape is consistent with the surrounding residential context. A significant buffer ensures compatibility with single-family homes to the west, while the site avoids shadow impacts to the north. The location offers convenient access to parks, transit, and commercial amenities such as Aspen Landing, contributing to a well-connected and thoughtfully integrated community.

### Outreach Strategy

O2 implemented an outreach strategy to share details of the proposed land use amendment application, receive feedback from interested stakeholders, and consider revisions to the proposed application. The following engagement tactics were implemented:

- Postcard Circulation
- On-Site Public Notice Posting
- Virtual Public Information Meeting

### Postcard Circulation

Approximately 350 postcards were distributed to neighboring residents surrounding the subject site. The postcards outlined the proposed land use redesignation, project website URL, virtual public meeting information, and the project team's contact information. No comments were received following the postcard circulation.

### On-Site Notice Posting

Consistent with the City's notice-posting requirements, two large-format public notice signs are installed on site. The signs will be updated following CPC to reflect the Public Hearing date.

### Public Information Meeting

*November 27, 2024 | 7:00PM - 8:30 PM*

Members of the public and City Staff were invited to attend a virtual public information meeting held via Microsoft Teams to learn about the proposed application and provide feedback.

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Approximately 10-15 residents attended the meeting, in addition to the City of Calgary file manager and members of the project team.

### **Springbank Hill Community Meeting (closed invite)**

*January 27, 2025 | 7:00PM – 8:00PM*

Slokker and O2 hosted an engagement session at Slokker's Springbank Hill Sales Centre on January 27. Members of the Springbank Hill Community Association, Homes by Avi Wildflower condo board, and Springwillow neighbours were invited to attend the meeting. The purpose of the meeting was to offer an opportunity to provide additional feedback and facilitate discussions on the proposed development. Four (4) community members attended.

### **What We Heard**

The main comments outlined during our public outreach included:

- Appreciation for the compromise on density with the proposed 3-storey apartment
- Concerns regarding consistency with existing neighbourhood character, including height, density, and building typology
- Appreciation for the rehabilitation and integration of the stormwater pond
- Concern about consistency with ASP land use map, specifically regarding the density transition moving south from 17 Ave SW
- Interest in collaboration between community and developer as the project progresses to development permit stage
- Concerns about increased traffic, lack of available street parking, and noise
- Interest and concern about future construction staging
- Appreciation for the consistent street edge along 81 St SW with the proposed duplexes
- Support for park space for nearby residents, particularly families
- Concern about environmental impacts, particularly garbage disposal and littering
- Support for the proposed interface between the 3-storey apartment and adjacent townhome development to the north
- Appreciation for the proposed underground/off street parking
- Support for a concurrent development permit application that guarantees the proposed site design

### **Responses to Outreach Feedback**

#### **Building Height, Density, and Typology**

The development responds to key considerations regarding height, density, and building typology. The scale is comparable to surrounding development, with a 3-storey apartment positioned along the northern edge, approximately 1.1 metres taller than the adjacent townhomes but separated by 16.6 metres. The apartment's perpendicular orientation also contributes to a favourable edge condition that minimizes visual and shadow impacts on the properties to the north. Additionally, the proposed duplexes fronting 81 St SW are consistent in height with the neighbouring duplexes which helps maintain a cohesive streetscape. Toward the west, the existing single-family homes are set back over 60 metres, ensuring privacy and separation from the proposed apartment

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building. While the building typology introduces variety, the development concept is compact with over 80% of the site dedicated to park and stormwater pond space.

## Area Structure Plan Consistency

During community engagement, the project team heard concerns about the need to amend the Area Structure Plan (ASP) land use map to accommodate the medium-density designation. The ASP is a guiding document designed to evolve with changing development contexts, allowing for thoughtful adjustments over time. The proposal dedicates a substantial portion of the site to park and stormwater pond space, resulting in a smaller development parcel with higher density. Despite this, the effective impact is minimal, consisting of a 3-storey apartment with 24 units and two duplexes - an approach that aligns more closely with low-to-medium-density development.

## Traffic and Parking

Community members raised concerns about increased traffic and on-street parking volumes. A traffic impact assessment was conducted when the original proposal included over 80 units, and the study concluded that the traffic system would be minimally impacted. Since then, the concept has been revised to include a stormwater pond, significantly reducing the development area and overall density. The updated proposal now includes 28 units which presents less of a traffic impact when compared to the original concept. Additionally, the development will provide 24 underground parking stalls and 12 at-grade stalls which exceeds parking bylaw requirements and alleviates concerns about on-street parking.