

Applicant Outreach Summary

2025 April 30

Applicant-led Outreach Summary

MacLean Court
Concurrent Land Use Redesignation (LOC2025-0019) & Development
Permit (DP2025-00598)

1016 - 1026 8 ST SE
Community of Ramsay

Prepared By
CivicWorks

Prepared on Behalf of
Cover Art Developments

Project Contact
587.747.0317 | engage@cover-art.ca

Project Team
CivicWorks | Hindle Architects

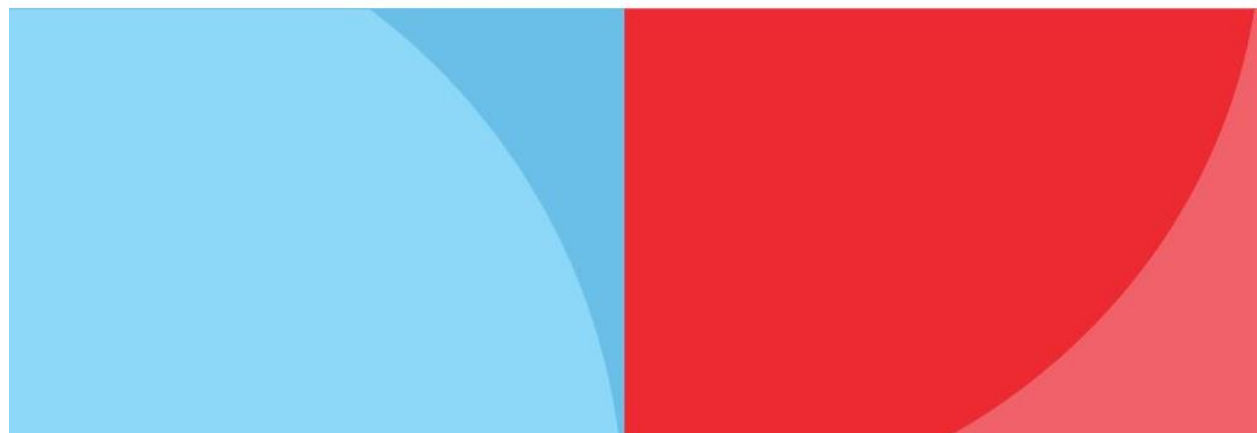
Project Website
cover-art.ca/maclean-court



HINDLE ARCHITECTS

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Our Process

Balancing Multiple Interests

An outreach process is more than a compilation of community input. The project team's role requires active listening to determine the root issues underlying individual statements, as well as reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions. The array of interests influencing any development include, but are not limited to:



Calgary's Growth & Development Vision

Planning for the next generations of Calgarians.



Economic Viability

The needs of the developer to create a viable project.



Local Area Policy

The existing policy framework guiding development.



Community Feedback

What various citizens and community members think and say about an issue.

City of Calgary Review and Guidance

The City of Calgary (The City) Administration is responsible for the formal review and consideration of the Land Use Redesignation and Development Permit. All Land Use Redesignation and Development Permit applications are subject to standard notice and outreach requirements conducted by The City, including circulation of materials to the local Community Association and Ward Councillor's Office, letter delivery to adjacent property owners, and large-format notice signage posted on the site.

City Administration will also review feedback received directly through Applicant-led outreach, and summarize all input in reports to Calgary Planning Commission (CPC) and City Council prior to final recommendations and decisions being made. The project team will provide City Administration contact information in Applicant-led outreach materials.

Our Approach

Overview

Our outreach process provides multiple opportunities across a variety of platforms for community members and community groups to learn about the development vision and to share their thoughts – all with the intent of maintaining a respectful and transparent dialogue.

Feedback for MacLean Court has been gathered from emails, phone calls, meetings, and City Administration and incorporated into this Applicant-Led Outreach Summary. Key themes have been identified, with each theme presented alongside a summary of the feedback received and a detailed response from the project team. Cover Art Developments (Cover Art) and the project team would like to thank all those who participated.

Outreach Methods



Custom On-Site Signage

Applicant signage was posted on-site to notify surrounding community members of the proposed change, website link, and how to get in contact with the project team.



Neighbour Mailers

Delivered to residents and businesses within 200m of the project site. The mailers summarize the development vision and provide contact information and website location for the project team and The City.



Project Voicemail + Email

An outreach voicemail (587.747.0317) and email inbox (engage@cover-art.ca) provides direct lines of communication for residents to contact the project team.



Project Webpage + Feedback Form

A dedicated webpage for MacLean Court (cover-art.com/maclean-court) provides an opportunity to learn about the development vision and enables convenient 24-hour access to the most up-to-date proposal information. The webpage includes a feedback form and contact information for the project team and The City.



Community Information Sharing + Meetings

Information sharing and meetings offered to the Ramsay CA, Heritage Calgary and Ward 9 Councillor's Office through the application process.



Digital Information Session

Provides community members the opportunity to learn more about the proposal, ask questions, and share feedback.



Applicant-Led Outreach Summary

Feedback from all outreach methods will be summarized in a Applicant-Led Outreach Summary and responded to thematically by the project team.

What We Heard & Team Response

Through outreach channels to date, the project team has received feedback directly from four community members, the Ward 9 Councillor's Office, and Heritage Calgary. Further feedback was received at a Digital Information Session. City Administration also shared a summary of feedback they received. The volume of feedback given the project scale can be characterised as low. Five feedback themes have been derived.

Feedback Themes

- Project Support
- Height, Density, + Fit
- Heritage Commemoration
- Building Design
- Traffic + Parking

Outreach Timeline

January 2025: Public Outreach Launch

- Hand-delivered ~120 mailers to neighbours within ~200m of the subject site and placed a sandwich board on-site. Both detailed the proposal, gave contact information, project webpage link, and advertised a digital information session;
- Activated and monitored multiple feedback channels, including email, phone line, and webpage (ongoing);
- Shared project materials, including the Application Brief, Development Permit Drawings, and Transportation Impact Statement with the Ramsay Community Association (RCA), Ward 9 Councillor's Office, and Heritage Calgary, offering meetings.

January to March 2025

- Ongoing correspondence and direct responses to community members contacting the project team (4 respondents);
- *February 19* Digital Information Session (4 attendees);
- *February 26* Digital Meeting with Heritage Calgary.

April 2025: Outreach Closure

- Provided outreach closure notification via hand-delivered mailers and updated on-site signage;
- Published Applicant-led Outreach Summary to project webpage for citizen download + review;
- Shared Applicant-led Outreach Summary with City Administration, RCA, Ward 9 Office, and Heritage Calgary;
- Ongoing monitoring of engagement email, phone line, and webpage feedback portal for additional feedback.

Project Support

What We Heard

The most commonly heard feedback theme for the Maclean Court proposal was support from community members and groups, with focus on the proposed scale, modern design, and parking supply.

Team Response

Cover Art and the project team appreciate the support received during community outreach. It is our professional opinion that the MacLean Court application adds modest density meant to blend with existing built forms and will add people in close proximity to daily services and amenities, such as Primary Transit Service, Main Streets, and Calgary's Downtown. The design is meant to complement the eclectic area context and will use high quality materials reflective of its gateway location into Rmasay. The vehicle parking provides enough supply to reduce any concerns of off site parking impacts.



Height, Density, + Community Fit

What We Heard

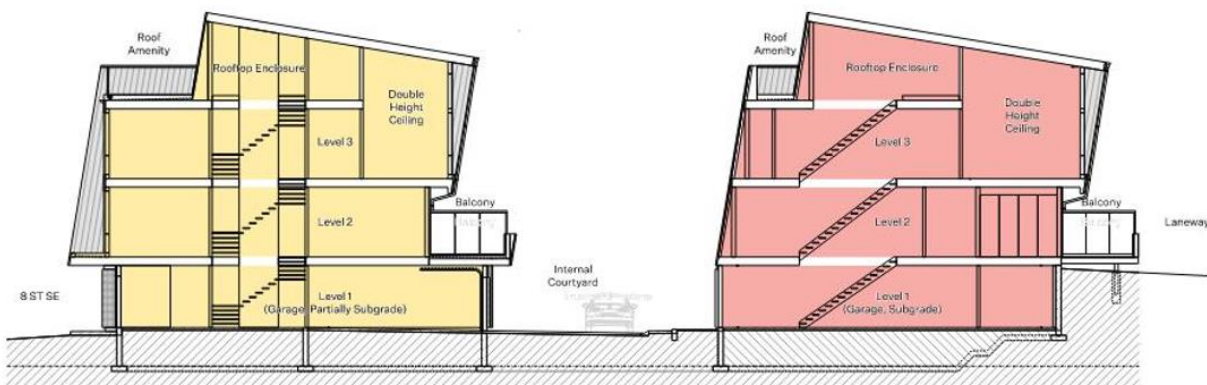
Feedback was received about the appropriateness of the H-GO District being proposed for the site and whether it would fit with the community given the proposed density and scale.

Team Response

Housing - Grade-Oriented (H-GO) is a contemporary Land Use District meant to fit with low density built forms through grade-oriented design and a contextual building envelope. H-GO is only allowed in the Inner City and in close proximity to a Main Street, current or future LRT service, or BRT/Primary Transit service. These adjacencies are all met by Maclean Court, so H-GO is appropriate from a planning perspective. The H-GO District has a height limit of 12m and density is regulated by a Floor Area Ratio (FAR) of 1.5, meaning the square footage of the proposed buildings can be no larger than 1.5 times the size of the site area.

The site assembly (and all neighbouring properties) are currently designated Residential – Grade-Oriented Infill (R-CG) District. Its maximum height is 11m and density is regulated by a maximum of 75 units per hectare (excluding suites). The size of the land assembly is 0.32 hectares, which allows for up to 24 units and 24 suites, totalling 48 homes.

MacLean Court requires the use of the H-GO District due to a challenging grade condition where the rise from street level to the lane is approximately 1 storey. A regrading exercise will mostly level out the site, placing level 1 of the rear buildings essentially subgrade, meaning the rear yard buildings will effectively measure only 2 storeys. The building design will measure no taller than 12m, 1m taller than the allowable developable height for all neighboring properties. At 20 units, the proposed density is far lower than what is allowable under the current entitlement.



Note: Design is conceptual and subject to change through the Development Permit submission and review process.

Heritage Commemoration

What We Heard

One community member and Heritage Calgary raised concerns about the loss of the MacLean Residence and how the building would be commemorated in the MacLean Court development proposal.

Team Response

The MacLean Court land assembly hosts the MacLean Residence (1026 8 ST SE), a historically significant but unprotected heritage building at Ramsay's gateway. Cover Art initially planned to relocate, renovate, and integrate the residence into the development (an approach taken on Cover Art's Black & White redevelopment also in Ramsay), but in this instance it was determined to be financially unfeasible. Instead, Cover Art planned to offer the residence for relocation to any community group or individual that wanted it. However, in December 2024, a furnace failure while tenants were on holiday caused a freeze thaw issue where pipes burst and subsequent flooding and severe damage occurred. The MacLean Residence was determined uninhabitable following this event. The tenants have moved out and the property has now



undergone asbestos abatement and services disconnection. A Demolition Permit (BP2025-03342) has been granted by The City and can proceed at any time. Cover Art's project team will collaborate with The City to ensure that the home is photographed and that materials salvage opportunities are explored in advance of demolition.

The heritage significance of the MacLean Residence lies in its street-oriented massing at the intersection of MacDonald AV SE and 8 ST SE, acting as a gateway building to Ramsay for the past century. MacLean Court has been designed to act as a new gateway building that will greet residents and visitors alike for the coming century. Its design does not emulate the heritage building, but rather celebrates it through street-oriented massing at a limited scale, introduction of residential entries and landscaping at grade in the front yard, and use of high quality materials. Other commemoration efforts associated with the MacLean Residence include the project name that will be prominently displayed on an entry plinth in the front yard, in addition to a plinth near the intersection where the residence currently stands that will contain a commemorative plaque with an image of the building and supporting statement of significance. Plaque content will be determined by project team Architect Hindle through the Development Permit, in collaboration with Heritage Planning and Heritage Calgary.



Building Design

What We Heard

Questions and comments about building design, materials, and privacy considerations were shared by a community member and discussed during the Digital Information Session.

Team Response

Cover Art plans to deliver a high quality design through its project team Architect Hindle and Landscape Architect Bassett Associates. Top quality, durable building materials including brick, metal panelling, and wood accents have been selected to create a striking building design. Landscaping was chosen with variety and seasonality in mind, drawing from species native to Alberta.

The MacLean Court proposal has been massed within a building envelope that takes neighbouring properties into consideration, achieving a contextually sensitive 3 storey scale. Due to a rear yard regrading exercise, the buildings effectively measure two storeys above grade at the lane as opposed to the allowable three storeys under the H-GO District, reducing sun-shadow and overlooking impacts on neighbours.

Grade-oriented entries and high quality landscaping in the front yard are incorporated to establish a similar front yard condition and residential entry rhythm to other homes on the block. Entries and amenity spaces are oriented to the front yard, internal drive aisle, and lane to reduce overlooking onto neighbours. The central drive aisle entry point also manages vehicle traffic and parking associated with MacLean Court away from neighbours. In the side yards, the buildings have been designed so there are no windows on the northernmost and southernmost elevations, and therefore no overlooking from rooms into neighbouring properties. Rooftop amenity spaces have been designed in the same manner, with stairwells and parapet walls blocking any overlooking onto neighbours. Finally, the space between the two buildings in both side yards will be planted with columnar spruce trees to ensure all season privacy. The building design prioritizes high quality materiality, context and privacy.

Traffic + Parking

What We Heard

Though not heard in the Applicant Team's outreach process, feedback was provided to The City regarding increased traffic (including during construction) and off site pressure for street parking associated with the MacLean Court proposal.

Team Response

MacLean Court is located on a block impacted by the permanent closure of the CPKC Rail crossing at 8 ST SE. This change has decreased daily traffic north of MacDonald AV SE by 80% as the dead end cul de sac condition now only serves the residences on the block. MacLean Court is expected to generate 8 additional vehicle trips during peak traffic hours, a negligible increase that will not impact area traffic, leaving significant capacity along 8 ST SE.

Cover Art is committed to responsible city-building and understands the importance of working closely with the community to limit construction-related impacts should approvals for this application be granted. All construction activities (including traffic management strategies and any off site impacts) will be managed through a detailed Construction Management Plan, which is a City of Calgary requirement.

The proposed parking supply at 40 stalls on site is quadruple the bylaw requirement of 10 stalls for the 20 townhomes. This is ample parking to manage off site impacts for residents and visitors, though there is restricted permit parking in place should area residents have concerns with on street parking availability. Buildings with 20 or more units like MacLean Court do not qualify for standard residential permits to park in these restricted areas (\$30/year for first vehicle), but instead inner city market permits, which cost \$900/year per vehicle. This significantly more expensive permit in combination with the adequate on site parking supply will limit on street parking impacts associated with the MacLean Court development proposal.

