

# Applicant Outreach Summary

2025 April

## Applicant-led Outreach Summary



### 1920-1948 26 AVENUE SW

R-CG TO DC (based on R-CG) | LOC2024-0144 | DP2024-06225

APRIL 2025

OLDSTREET.CA

## APPLICANT-LED OUTREACH SUMMARY

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### Our Process

The Oldstreet project team is committed to being good neighbours and working with community throughout this land use redesignation and development permit application process. In support of the applications for this proposal, the project team undertook a proactive and appropriately-scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented, which are further detailed below.

Our outreach process has focused on informative and fact-based engagement and communications. Interested parties including the Bankview Community Association and Ward 8 Councillor's Office were provided information. A Digital Information Session was held on July 29, 2024 to ensure that interested community members had the opportunity to learn more about the proposal, share their feedback, and ask questions. Please refer to pages 16-17 for greater details on our outreach materials.



#### 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. Signage remains on-site to share detailed project information and provide project team contact information until a Council decision.



#### Phone Line & Email Address

An outreach phone line and email inbox provides a direct line of contact for the public to communicate with the project team. The outreach phone number and email address are listed on both mailers and on-site signage.



#### Community Association & Ward Office Communications

A brief summary of the development vision, conceptual site plans and other details related to the proposed change were shared with the Bankview Community Association and Ward 8 Office. We also circulated materials to the Richmond-Knob Hill Community Association and Marda Loop Communities Association.



#### Hand Delivered Brochures & Postcards

Detailed project mailers were hand-delivered to surrounding area neighbours within a 1200m radius of the project site to share project details and provide project team contact information, and publicly advertise the Digital Information Session.



#### Digital Information Session: July 29, 2024

The project team hosted a public outreach session with local area residents on July 29, 2024 to discuss the proposed change, listen to feedback, and answer questions about the proposal.

## 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 process, we consider:

### 1. Calgary's Sustainable Growth & Development Goals

City-wide goals and priorities that shape the future of Calgary's communities.

### 2. City-wide & Local Area Policy

Existing and emerging plans and policies that guide both city-wide and local area development practices.

### 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 financially viable projects.

### 5. Public Feedback

What various individuals and community groups think and say about a proposed project or specific issue.

## Our Commitment

Since no single design solution can satisfy every interested party completely, the project team often cannot integrate everything suggested by our neighbours and the community at-large. Our promise is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our process:

1. We will provide you with detailed information about the project and development vision.

2. We will ask for your thoughts on key areas of the project.

3. We will share what we heard through the course of our process and our team's response to it.

## WHAT WE HEARD SUMMARY

### 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, feedback was received from the Bankview Community Association, the Ward 8 Councillor's Office, City Administration, and 8 community members, in addition to feedback from the 19 community participants who attended the Applicant-led Digital Information Session. We also engaged the Marda Loop Communities Association and the Richmond-Knob Hill Communities Association. Oldstreet and the entire project team would like to thank these community members for sharing their feedback.

### Feedback Themes

The project team identified ten (10) key feedback themes through out outreach process:

1. On-Street Parking & Traffic
2. Building Height
3. Density
4. Caveat & Direct Control District
5. Affordable Housing Availability
6. Laneway Conditions
7. Waste & Recycling Collection
8. Landscaping
9. Stormwater Management
10. Tenure Type



## WHAT WE HEARD & PROJECT TEAM RESPONSES

### 1. On-Street Parking & Traffic

#### What We Heard

The most common feedback themes were related to on-street parking availability and potential traffic generation. The Bankview Community Association and local area residents shared concerns that The City of Calgary is enhancing the north side of 26 Avenue SW that fronts onto this project site, proposing to remove street parking.

#### Project Team Response

Every application proposing change is reviewed for appropriateness by The City of Calgary's multidisciplinary teams. This proposal has been reviewed and is not expected to result in any significant impacts to transportation network operations. In addition, the proposed on-site parking supply meets The City of Calgary's Bylaw requirements. The proposed development currently includes 36 on-site vehicle parking stalls along the laneway and 45 Class 1 Bicycle Stalls / Mobility Storage Lockers.

The project team is pleased to share that we are working with The City of Calgary's 26 Avenue SW Mobility Corridor team to enable an outcome that would retain street parking along the fronting segment to this site. The City of Calgary is proposing a new multi-use pathway along the north side of 26 Avenue SW that would require removal of on-street parking along this segment; however, due to the active Development Permit application for this site, which covers 8 standard parcels, we have made a case to The City of Calgary that we could work on

a solution to retain street parking by altering the proposed site design to accommodate such a change to their proposed new streetscape. We heard loud and clear that on-street parking was a top concern from community members through this outreach process, and we are doing our best to respond to that feedback by liaising with The City to enable a great outcome. Having 8 contiguous parcels proposed for active redevelopment around the same timeframe as The City's municipal work along 26 Avenue SW provides for this uniquely beneficial opportunity.

We also would like to note that Bankview is a well-connected community and many residents choose to live in the area without a personal vehicle. The typology of building and type of units proposed typically have a lower rate of car ownership relative to a single-detached or semi-detached residence. Tenants tend to self-select their housing choice based on their lifestyle and the priority they place on available, convenient, and predictable parking. The project site was chosen because it is inner-city, nearby to transit routes and has excellent access to other alternative and sustainable modes of transportation, helping to support vehicle-reduced and vehicle-free lifestyles. As a large site that fronts onto a Collector Road with a planned Multi-Use Pathway directly in front, new residents will be able to take advantage of this municipal investment by The City of Calgary. Please refer to pages 14-15 for additional information on local mobility options and vehicle ownership local area trends.

## 2. Building Height

### What We Heard

Some community members asked how tall the development was proposed to be, how tall it would be allowed to be, and how tall may be allowed under the emerging, draft (non-statutory) West Elbow Communities Local Area Plan.

### Project Team Response

The proposed development vision is for 2-3-storey stacked townhomes that steps down to 2-storeys on the north interface with the laneway. The Land Use Redesignation proposed is a *Direct Control (DC) District* based on the existing R-CG District. The intention is to provide “Missing Middle” housing with a maximum height of 11 metres, the same height as currently possible under the existing R-CG District. No height change will be possible through should this application be approved.

To add further certainty of outcome, an active Development Permit application (DP2024-06225), was submitted by Formed Alliance Architecture Studio (FAAS), which proposes a maximum building height of 11 metres, aligned with the existing maximum building height possible for the site.

Currently, the draft of the West Elbow Communities Local Area Plan designates this site as appropriate for up to six-storeys (excerpts provided on pages 12-13). Regardless of this policy’s approval or refusal at City Council, the Oldstreet project team is not seeking to utilize the maximum height possible – we are still seeking to move forward with a 2-3 storey development aligned with the general rules of the R-CG District.

## 3. Density

### What We Heard

Some local residents asked if it was possible for the development to have fewer units.

### Project Team Response

While the proposed development vision provides for a density increase, it intentionally follows a low-scale building form and seeks to remain contextual to the local area through the existing R-CG District housing typology forms. Conceptual visualizations of the proposed housing forms are provided on page 10 for those interested in learning more. No greater density or unit count is allowed under the proposed DC District than is currently allowed under the existing R-CG District.

In specific, through the Development Permit application (DP2024-06225), 34 units are proposed with 34 secondary suites across the eight (8) parcels for redevelopment. The project team feels that the subject site is appropriate based on its existing R-CG District, strategic location, large parcel area, direct laneway access, and proximity to public transit and surrounding amenities. In light of these considerations, and the significant feedback considered through comments from the community prior to application submission, no change to unit numbers are currently proposed.

#### 4. Caveat & Direct Control District

##### What We Heard

The Bankview Community Association asked about the existing Caveats, as well as how they relate to the proposed change to a *Direct Control (DC) District* based on the R-CG District.

##### Project Team Response

Many properties in Bankview are subject to a 1950 Caveat (9658GC) restricting the use of and development on all affected lots to only single-detached and semi-detached dwellings. Caveats registered against individual properties and entire subdivision plans were used as an early land use planning tool before municipalities adopted land use bylaws and other newer planning legislation designed to inform land development. This 1950 Caveat is an example of such an early planning tool with the Caveator notably being The City of Calgary (please refer to page 11). In many cases these Caveats are no longer in alignment with the goals and objectives of The City of Calgary.

While these Caveats are not binding on City Council or Administration in making land use or development permit decisions, they present a level of risk to landowners seeking to redevelop. Accordingly, a solution is to pursue a *DC District* that stipulates a minimum density. The proposed *DC District* would reinforce the existing, recent City Council approval and intent, and aligns with The City of Calgary's shared interest in seeing development uptake in the R-CG District product, lock-step with City-initiated rezoning. The proposed *DC District* seeks to address the site's unique conditions, such as the presence of a restrictive Caveat used as a planning tool in 1950.

#### 5. Affordable Housing Availability

##### What We Heard

Some outreach participants and some community members expressed their support for the provision of more affordable units on this site, while some shared concerns that existing rental units would be removed with redevelopment.

##### Project Team Response

Oldstreet currently intends to develop the project using the Canada Mortgage & Housing Corporation (CMHC) MLI Select program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages. As per the MLI Select program's requirements, ≥25% of the homes (17 of 68 homes) are proposed to be at 30% of median renter income for at least ten (10) years. While there are many definitions of "affordability", this specifically references the Canada Mortgage & Housing Corporation (CMHC) definition of affordability as costing "less than 30% of a household's before-tax income".

While the eight (8) bungalows currently on-site would be demolished with redevelopment, these homes would be replaced with a total of 68 new homes, representing a notable increase in housing supply relative to what is available today. Research indicates that increasing housing supply improves housing affordability over the long-term, as adding more units means fewer people are competing against each other to find a home that fits their needs and budgets. Nearby rental costs can also be reduced as a result of increased supply, as older units need to be priced more competitively to attract tenants.

## 6. Laneway Conditions

### What We Heard

The Bankview Community Association and two local area residents asked if garages were possible instead of carports, as well as if the laneway itself would be paved alongside redevelopment.

### Project Team Response

The project team heard through our outreach process that maximizing the number of on-site parking stalls was the most important vehicle-related aspect. Accordingly, the proposed parking supply has been maximized as much as feasible on this large site, with priority given to number of on-site parking stalls over the provision of fewer enclosed stalls. Along the laneway, carports are proposed instead of garages, which not only will allow units to be more affordable, but also provide for a greater number of available on-site parking stalls relative to what would be possible if every stall was within an enclosed garage.

The City of Calgary's Mobility Engineering team reviews the rear lane as a component of the Land Use Redesignation and Development Permit applications. Laneway paving is not typically required through low-density residential redevelopment applications, and the project team can confirm that it has not been identified as a requirement for this site at this time. Oldstreet however notes that they would be pleased to participate in the Backlane Paving Program for the portion of the laneway adjacent to 1920-1948 26 Avenue SW if this is seen as desirable to other neighbouring residents.

## 7. Waste & Recycling Collection

### What We Heard

Some outreach participants had questions related to the collection of waste, recycling and organics, asking if they should expect more carts in the laneway.

### Project Team Response

A total of 33 carts are proposed to replace the existing 24 carts currently on-site. Oldstreet will contract a private waste management company for waste, recycling and organic collection service. The use of a private collection contractor like Waste Management ensures that waste is picked up directly from private storage areas and returned properly only at the time of collections to avoid a cluttered laneway. Pickup frequency can be adjusted over time to meet future resident demand, but is currently expected to be twice a week, as this pickup frequency reduces the number of carts required.

Please note that all details related to the site's proposed waste & recycling management is subject to The City of Calgary and may change through the Development Permit application (DP2024-06225) review process.



## 8. Landscaping

### What We Heard

Several community members asked what would happen to the trees in front yards of the project site.

### Project Team Response

The proposed landscaping is subject to City review of the concurrent Development Permit application (DP2024-06225). Where possible, privately-owned trees will be retained, but most are anticipated to require removal with redevelopment. The Land Use Bylaw (1P2007) includes specific rules about landscaping and requires that a landscape plan be submitted that includes a variety of species of trees and shrubs of a minimum size suitable to Calgary's hardiness zone. The project team's landscape plan proposes a variety of tree types and species, along with various shrubs, grasses, and perennials—a total of 56 trees and over 160 shrubs are proposed, far exceeding the requirement of 40 trees and 80 shrubs.

City-owned trees or shrubs located next to the property will be evaluated for retention through the concurrent Development Permit application, but those required for removal will have replacements as per the required landscape plan. More information about the requirements for protecting public trees when building or developing a property can be found in the Tree Protection Plan on The City of Calgary's website.

## 9. Stormwater Management

### What We Heard

The Bankview Community Association asked if there would be any expected impact to stormwater management and site drainage.

### Project Team Response

The Utility Engineering department at The City of Calgary actively reviews all relevant stormwater and other potential water-related considerations with each application. The City of Calgary has a robust review system that ensures that Applicants address any issues required prior to, or during, redevelopment. Sites are not allowed off-site drainage, and these details will be confirmed and enforced as required through The City of Calgary's Land Use Bylaw and building regulations.

## 10. Tenure Type

### What We Heard

Two community members asked about the intended tenure for this proposed redevelopment.

### Project Team Response

The proposed development has been specifically designed to operate as a purpose-built rental property. Oldstreet will directly manage these rental units and is committed to being a part of the Bankview community over the long-term.

## DEVELOPMENT VISION (DP2024-06225)

Conceptual Visualization looking Northwest from 26 AV SW



Conceptual Visualization looking North from 26 AV SW



## OUTREACH MATERIALS: ON-SITE SIGNAGE

Land Use Redesignation signage (installed Jun. 11, 2024)

### Proposed Land Use Change

**1920-1948 26 AV SW**  
R-C2 District to Direct Control (DC) District based on R-CG District

We are proposing a Land Use Redesignation at 1920-1948 26 AV SW (8 parcels) to transition the existing land use from the existing Residential - Conventional One / Two Dwelling (R-CO) District to a Direct Control (DC) District based on the Residential - Conventional One / Two Dwelling (R-CO) District. The proposed land use change would establish a 2.8 three-bedroom townhome-style units and add one-to-two-bedroom secondary suites with 1.34 parking stalls within a project footprint of the lot, and 4.34 secure vehicle storage units or Class 1 bicycle stalls.

A DC District based on the R-CO District is proposed to enable development in line with contemporary planning priorities, address a rezoning request from 1920, and include specific rules to allow for a centralised mobility storage room and bicycle repair hub. All the same rules of the base R-CO District will otherwise apply, such as building height, maximum density, lot coverage, and vehicle parking requirements.

To ensure a timely and efficient development outcome, a supporting Development Permit (DP) application is planned to be submitted by the project team, reviewed for compliance by The City of Calgary, and available to surrounding area residents and the broader public for additional review.



**Find Out More**

Email: [engage@cityworks.ca](mailto:engage@cityworks.ca)  
Phone: 587.747.0317  
Application: LOC2024-0144  
City of Calgary Application Information Portal: [dmap.ca/calgary](https://dmap.ca/calgary)



Digital Information Session signage (installed Jul. 16, 2024)

### Digital Information Session

**1920-1948 26 AV SW**  
R-C2 District to Direct Control (DC) District based on R-CG District

The project team is hosting a Digital Information Session on **July 29<sup>th</sup>, 2024 from 7:00PM - 8:30PM** to discuss the proposed land use change from the Residential - Conventional One / Two Dwelling (R-CO) District to a Direct Control (DC) District based on the Residential - Conventional One / Two Dwelling (R-CO) District at 1920-1948 26 AV SW (8 parcels).

We are committed to working with community members throughout the application process to ensure a clear and transparent process for all interested parties. We hope that you can join us on July 29<sup>th</sup> to find out more about the proposal and share your feedback.


**Digital Information Session**

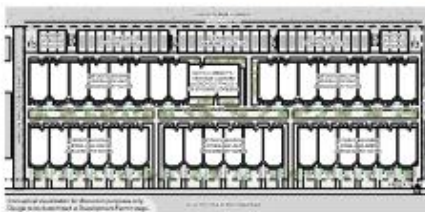
We are hosting a Digital Information Session for the proposed land use change at 1920-1948 26 AV SW (8 parcels). The Digital Information Session is open to everyone and the project team is happy to answer questions and provide any information you may need.

**When:** July 29<sup>th</sup> from 7:00PM - 8:30PM  
**Where:** Online (Zoom)

**Register:** <https://www.eventbrite.ca/e/digital-information-session-tickets-755555555555>


Scan the QR code for more info.





**Find Out More**

Email: [engage@cityworks.ca](mailto:engage@cityworks.ca)  
Phone: 587.747.0317  
Application: LOC2024-0144  
City of Calgary Application Information Portal: [dmap.ca/calgary](https://dmap.ca/calgary)



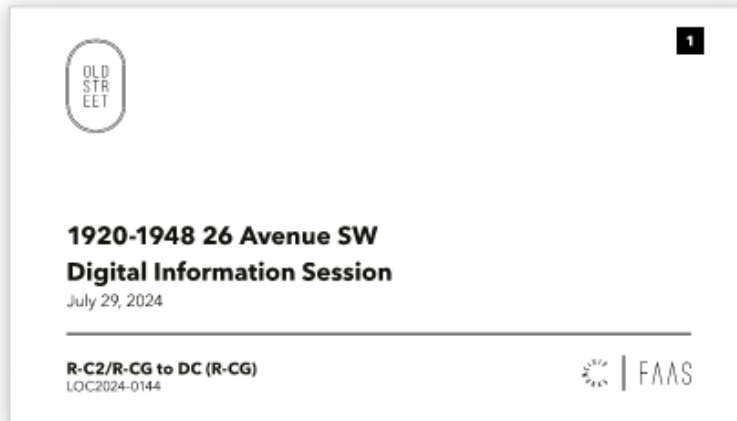
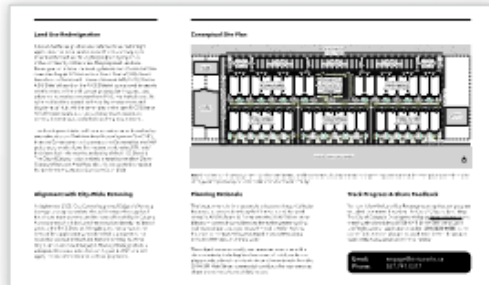


## OUTREACH MATERIALS: BROCHURES, POSTCARDS, & DIGITAL INFORMATION SESSION

Trifold Brochure (delivered Jun. 12, 2024)



Digital Information Session Postcard (delivered Jul. 17, 2024)



Public Digital Information Session  
(hosted Jul. 29, 2024)