

Applicant's Open House Summary Report from the Developer-Led Open House

Glendale Land Use Application

LOC2017-0210

February 9, 2018 Open House Summary Report

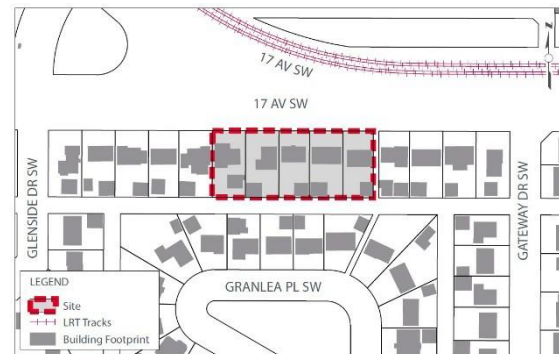


CARLISLE GROUP
eye on quality ... focus on value

The Application

In July 2017, Carlisle Group applied to redesignate (rezone) 4919-4935 17th Avenue SW in the community of Glendale. The application sought to change the designation from R-C1 to M-H1, to allow for a multi-residential building with commercial storefronts at-grade. The proposed designation would have accommodated a building with a maximum height of 18 metres (6 storeys). In September, The City of Calgary provided the applicant with DTR1 comments on the application, including a request for further community engagement.

In November 2017, the Application was revised to reduce the redesignation to M-C2, a 37.5% reduction in size (Gross Floor Area, GFA), reduced height by 1.6 storeys (5 storeys, with 40% coverage on the 5th floor) and changing the building to entirely residential.



Phase 2 Engagement

In response to the request for additional community engagement, Carlisle Group hired a community engagement consultant, Dobbin Consulting, to conduct an open house. The consultant and Applicant met with the City to obtain advice regarding information distribution and engagement expectations. The Carlisle Group decided to proceed with the mail-out of a flyer to all 980 homes in Glendale and public open house on February 9th at Killarney Community Hall.

Approximately 120 people attended the open house and provided feedback on the land-use resignation and feedback for use in building design for the Development Permit stage of application. Key issues: Building Height; Community Context; Parking Access; and Traffic Impact on Alley. Further items were identified: Safety & Privacy Impacts; Land Value Impact; and Policy Confusion.

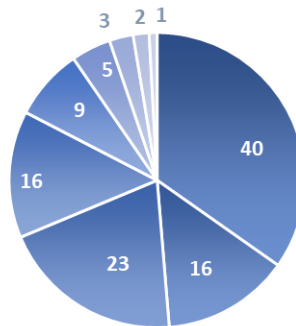
The open house was conducted in a walk-through layout with City staff (3), Developer (3 reps) and Engagement Consultant (1) in attendance. Three City panels were presented and six panels from the Developer represented: the Application Process & Engagement Timeline; Changes Summary; Site & M-C2 Bylaw information; Feedback Opportunities; and, a panel for Feedback (attendees self-recorded their comments on post-it notes, summarized and documented herein). The developer's panels displayed are shown attached to this report.

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What We Heard

Attendee feedback focused on resisting any development in the area above the existing R-C1 zoning (at 8.6-10M in height). However, significant additional feedback was collected that can be used to identify and address contextual, safety and community integration issues at the DP stage. Comment counts:

- 40 - “No” to this Development
- 16 - Height Concern
- 23 - Traffic & Parking
- 16 - DP Ideas
- 9 - General Comments
- 5 - Community Integration
- 3 - Land Value Impact
- 2 - Safety & Privacy Concerns
- 1 - Policy Concerns



Summary of Comments

The following table provides a summary of the key issues from the open house attendees. This feedback is aligned with, and in addition to, the previous feedback documented in the City’s Stakeholder Report Back, September 2017.

No to this Development	Many attendees felt that any redevelopment in Glendale was inappropriate for their R-C1 area. Some residents agreed that development on 17 th Avenue was appropriate but felt that 4-6 storeys was too high, and increasing density would negatively impact the character of the community. The “precedence” of a 4-6 storey redevelopment was of concern.
Height Concerns	A portion of attendees approved redevelopment on this site and along 17 th Avenue but felt that 3 storey townhomes would be more appropriate.
Traffic & Parking	The impact of an additional 90 units (with approximately 90 additional cars) would have a large negative impact on the parking in the area as well as traffic in the laneway. Cut-through traffic from 17 th Avenue is already of concern.
Community Integration	The importance of at-grade interfaces and opportunities for community connections (and community building) was of concern to neighbours and the greater community.
Land Value Impact	Several homeowners felt the redevelopment would reduce the value of their homes due to overlooking/privacy and the change in character of the neighbourhood.

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Safety & Privacy Concerns	Adjacent neighbours are concerned about privacy in their back yards due to the height of the building and rear balcony proximity to the lane.
Policy Concerns	A note was made that the introduction paragraph for the 2009 West LTR Study indicates that 'significant change in use or density' will be discouraged in the area. Within the same study, the parcel is indicated to be appropriate for 4-6storeys.
DP Ideas	Many ideas for building integration, pedestrian interface and community integration were given including street-oriented design, UDRP review request, all-underground parking, parkade access off 17 th Avenue and rear step-backs for the building.
General Comments	Some comments included concerns about the design of the invitational flyer circulated, distribution of the flyer and location of the open house outside the community. Questions about unit count, value and size were voiced by several attendees.

A selection of verbatim comments from each of these categories are attached to this report.

Developer Response

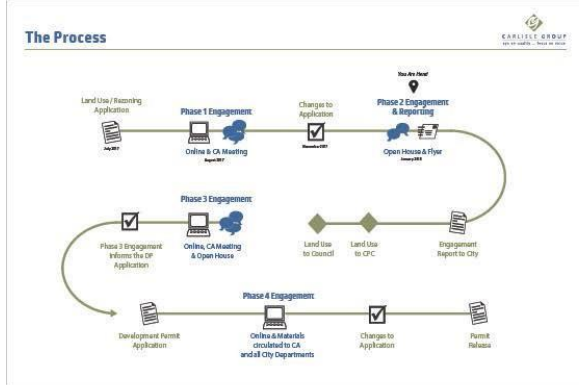
Carlisle Group was pleased with the turn-out and opportunity to engage with community members and to collect further feedback on the Application and ideas for the Development Permit design. We noted that Policy knowledge was not high among attendees, with many not realizing the City's intention to direct density to transportation corridors like 17th Avenue and near CTrain stations with TOD policies. Where possible we discussed these policies and how they impact land assembly targeting and redevelopment with attendees, providing access to the West LRT Study and M-C2 bylaw content. Further, many attendees did not understand the separate process of land redesignation separate from development permit application, so they sought to have access to the building information that is not yet available. Hosts provided timeline and process information in response to these inquiries.

It remains the intention of the Applicant that M-C2 is appropriate zoning for this land in response to City policies including: the West LRT Study 2009 (identifying 17th Avenue for 4-6 storey development); TOD guidelines due to the proximity to the CTrain station; and Main Streets program guidelines.

As with 'first projects' in many historically single-family areas, residents are very concerned about how the first new building will impact their community, safety, traffic and privacy. Due to previous feedback from the City's online engagement survey and the file manager, the Applicant has reduced the height, density and zoning from M-H1 to M-C2, utilizing a zoning that has consistently been used in similar R-C1 situations to soften the contextual impact of the building through set-backs and step-backs.

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Developer's Open House Panels



What We Heard & What We Changed

M-B1 Application	Concerns by Theme	Changes by Theme	M-C2 Application
<ul style="list-style-type: none"> 1.8M Gross Area with 1000 Units 4.0 FAR up to 100% maximum of Gross Floor Area 135 Units up to 100% maximum of Gross Floor Area 216+ sqm of parking Commercial & Residential Uses 	<ul style="list-style-type: none"> Height: Mixed Height & Massing: Building heights controlled by the land-use. The Applicant has reduced the height from 18m (58 ft) to 16m with 40% top floor. Density: Density is controlled by land-use zoning. The change to M-C2 reduces the density by 37.2% overall. Parking: Parking requirements are set by the City of Calgary. This project will comply with the 1:1 parking requirement plus 10% visitor parking. Commercial Use Supports: The inclusion of Commercial Use allows for a wider range of uses and provides a more vibrant and active street scene. 	<ul style="list-style-type: none"> Reduction in Height, Improved Massing: The reduction in height from the original 18m to 16m with 40% top floor provides a more compact and integrated building form. Reduction in Density: The reduction in density from 4.0 FAR to 2.5 FAR provides a more appropriate density for the surrounding context. Commercial Use Reduced: The reduction in Commercial Use provides a more focused residential development. 	<ul style="list-style-type: none"> 1.6M Gross Area with 40% coverage on top floor with 1000 Units 2.5 FAR up to 60% maximum of Gross Floor Area 0-37.5% sqm of parking 90+ Units up to 60% maximum of Gross Floor Area 144+ sqm of parking Commercial Residential Use Only

Site & M-C2 Bylaw Information

The panel includes a site map showing the location at 17th Avenue SW, a 3D rendering of the proposed building, and a table of M-C2 Bylaw information:

M-C2 Bylaw Information
Height: Building heights controlled by the land-use. The Applicant has reduced the height from 18m (58 ft) to 16m with 40% top floor.
Density: Density is controlled by land-use zoning. The change to M-C2 reduces the density by 37.2% overall.
Parking: Parking requirements are set by the City of Calgary. This project will comply with the 1:1 parking requirement plus 10% visitor parking.

Feedback Opportunities

Concerns on Land Use - Phase 2 Engagement (Today)

- Height:** Building heights controlled by the land-use. The Applicant has reduced the height from 18m (58 ft) to 16m with 40% top floor.
- Density:** Density is controlled by land-use zoning. The change to M-C2 reduces the density by 37.2% overall.
- Parking:** Parking requirements are set by the City of Calgary. This project will comply with the 1:1 parking requirement plus 10% visitor parking.
- Massing:** Building mass, setbacks, step-backs and shape are controlled by land-use rules. The M-C2 land-use is more restrictive than the original M-B1 proposed.
- Uses:** The Use of area in a building is controlled by zoning. M-C2 zoning is primarily residential (providing the commercial component allowed in M-B1).

Discussions for Development Permit - Phase 3 Engagement

- Design & Articulation:** At the Development Permit stage, drawings are provided for review and feedback on the Building Staff.
- Safety & Lighting:** Safety and lighting is discussed in the Development Permit. Drawings allowing review by the City and CA.
- Landscaping & Pedestrian Realm:** Landscaping & the pedestrian realm are strongly controlled by City policies & guidelines and reviewed at the Development Permit stage.
- Building Features & Interfaces:** Entrances, balconies, privacy features, outdoor interfaces, etc. reviewed at the Development Permit stage by City Departments and available for public feedback.

Samples for Discussion

This panel provides architectural samples for discussion, including:

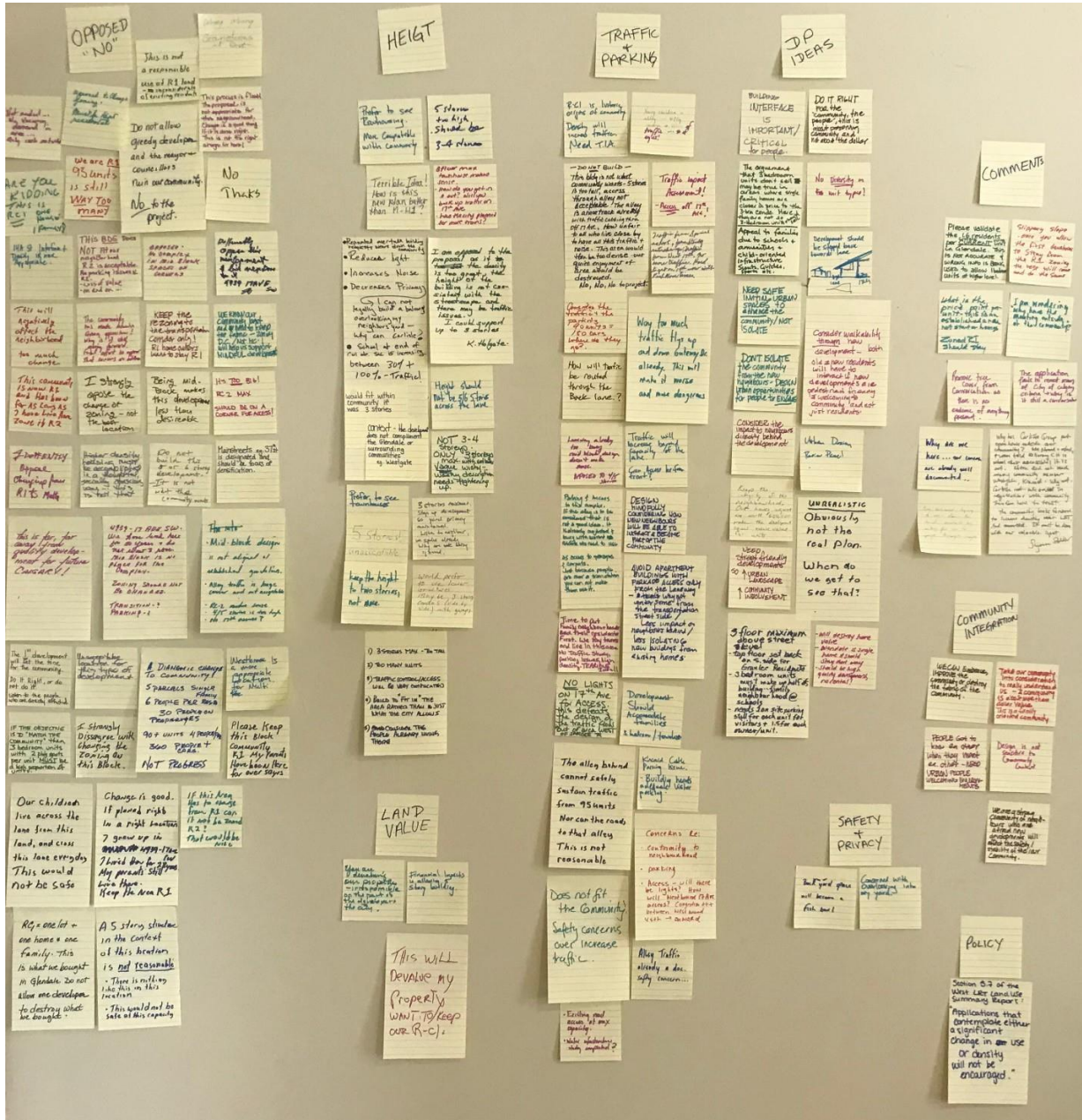
- Full-height structure:** A tall, multi-story building with a mix of residential and commercial uses.
- Mid-rise structure:** A building with a mix of residential and commercial uses, featuring a prominent entrance.
- Low-rise structure:** A building with a mix of residential and commercial uses, featuring a prominent entrance.
- Residential structure:** A building with a mix of residential and commercial uses, featuring a prominent entrance.

Please Provide Your Feedback

A large, stylized speech bubble graphic is centered on the page, inviting public input.

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Open House Attendee's Comments by Category



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Sample Comments by Category

No to Development	<p>“No Thanks”</p> <p>“We are R-1, 95 units is way too many”</p> <p>“This community is R1 and has been for as long as I have lived here. Zone it R2.”</p>	<p>“We know our community best and need to keep the fabric – zoning DC/not M-C2 will help us support mindful development”</p> <p>“5 storey structure in this location is not reasonable”</p>	<p>“This is not responsible use of R1 land – inconsiderate of existing residents”</p> <p>“Unacceptable location for this type of development”</p>	<p>“Being mid-block makes this development less desirable”</p> <p>“Our children live across the lane from this land and cross this lane every day. This would not be safe.”</p>
Height Concerns	<p>“Prefer to see row housing. More compatible with community.”</p> <p>“Terrible idea! How is this new plan better than M-H1?”</p> <p>“5 storeys unacceptable”</p>	<p>“Would fit within community if it was 3 storeys.”</p> <p>“Repeated over-tall building requests wears down the community. Reduces light. Decreases privacy.”</p>	<p>“I am opposed to the proposal as the density is too great, the heights of the building is not consistent with the streetscape and there maybe traffic issues. I could support up to 3 storeys.”</p>	<p>“Prefer to see townhouses”</p> <p>“3 stories max – too tall, too many units, traffic control/access will be very complicated, build to “fit in” the area rather than just what the city allows, consider the people already living there”</p>
Traffic & Parking	<p>“Traffic impact assessment! Access off 17th Ave!”</p> <p>“No lights on 17th Ave for access. This defeats the design of the traffic flow in/out of the area west of Sarcee Tr”</p>	<p>“...access through alley not acceptable. The alley is a race track already with traffic cutting thru off 17 Ave.”</p> <p>“Building needs adequate visitor parking.”</p>	<p>“Consider the traffic and parking 90 units = 150 cars where do they go?”</p> <p>“Alley traffic is already a documented safety concern”</p>	<p>“Traffic will increase beyond capacity of the lane Can access be from front?”</p> <p>“The alley behind cannot safely sustain traffic from 95 units nor can the roads to that alley not reasonable”</p>
Community Integration	<p>“People got to know each other when they meet each other – need urban people welcoming environments”</p>	<p>“We are a strong community of neighbours who are afraid new developments will affect the safety/ stability of our community.”</p>	<p>“Take our community into consideration to really understand us – a community is about more than dollar value. This is a family-oriented community.”</p>	<p>“We can embrace, improve the community or destroy the fabric of the community”</p>

Land Value Impact	“You are devaluing our properties – irresponsible on the part of the developer and City”	“Financial impacts in allowing 5 storey buildings”	“This will devalue my property want to keep our R-C1”	
Safety & Privacy Concerns	“Back yard space will become a fishbowl”	“Concerned with overlooking my yard”		
Policy Concerns	“Section 5.7 of the West LRT Land Use Summary report (states) “Applications that contemplate either a significant change in use or density will not be encouraged”			
DP Ideas	<p>“Building interface is important/critical for people”</p> <p>“Development should accommodate families – 3 bedroom/ townhomes”</p>	<p>“Diversity in unit types”</p> <p>“Should go to the Urban Design Review Panel”</p> <p>“Should be high-quality development, no rental units”</p>	<p>“Development should be stepped back towards lane”</p> <p>“Keep the integrity of the neighbourhood. Our houses adjacent are worth \$600,000, make the development equal resale value for units.”</p>	<p>“Design mindfully considering how new neighbours will be able to interact and become part of the community”</p> <p>“3 bedroom units should make up half the building – family friendly neighbourhood.”</p>
General Comments	“Slippery slope – once you allow the first developer to stray from the R1 zoning the rest will come and do the same”	<p>“I am wondering why have the meeting outside of the community”</p> <p>“Why are we here... Our concerns are already well documented”</p>	“Please validate the 1.6 residents per current living unit in Glendale. This is not accurate and wrong info is being used to allow 1 bedroom units at higher level”	“This application fails to meet many of City of Calgary criteria – why is it still a conversation?”