

Summary of Applicant-led Community Engagement



2040 - 25a street SW Open House Report:

An open house was held on May 24, 2018 to present the proposed application to the neighbours, and the invitation was extended to the community association and the city of Calgary planning team. Representative from both the association and the City, and also 10 to 12 people from community residents were in attendance at the open house.

During the open house, a Q&A session was held that took almost two hours, and the neighbors, community association, City planners and the applicant's representative (MT-Arch) were engaged and discussed the questions and concerns that were presented.

The following is the highlight and areas of concerns that were brought up by some of the neighbors and the community association during the Q&A period:

location criteria

- if one RCG is built, is there more likelihood that one will be approved next to it?

rezoning

- this site is outside the line of denser development along 17th avenue, therefore should not be rezoned - there should be guidance from the City

- Richmond has taken on significant densification load already. has Richmond taken on enough densification - City doesn't know

process

- concern that DP application is permitted use - no advertising
- how much impact does community opinion impact decisions at City

waste and recycling

how do you handle 12 bins on one property

parking

- how do you handle parking, existing park is going to be redeveloped
- not convinced there will be one car per owner on proposed site

privacy

- concerns about privacy - especially back yard, are there rules in place?

design

- design is too cold, not enough warmth

landscaping

- can we protect mature trees on the site?
- will there be boulevard planting?

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The following are the responses and feedback provided by the City planners and/or the applicant's representative (MT-Arch):

Location criteria:

- At this point there is very little likelihood for this concern since this type of zoning and development is only suitable for corner units and not the middle of blocks.

Rezoning:

- City has criteria guidelines for the areas with older ARPs such as this community that the city planners will follow and determine the suitability of each application on a case by case following the criteria approved by the City of Calgary.
- The statistic were not presented in the session, however the debate that which community is taken more progress on the city of Calgary densification benchmarks is also driven by the market and developers' interests.

Process:

- Any application with discretionary use or noncompliance rules will be advertised, furthermore the Architect has provides means of engagement during design development for interested parties to provide comments.

Waste and recycling:

- The number of bins per unit is a city wide challenge and with good design there will be storage areas as per the City of Calgary rules and staging area for the time of pick up. This minimizes the impact of having the bins exposed on the lane all the time.

Parking:

- The requirement for the development will be 4 cars which will be provided by garages accessing from the lane. This is equal to having two double garage if this was to be developed as a semidetached development.

Privacy:

- At the DP stage the privacy will be provided by followings the City of Calgary planning and building rules including size of the window and obscure glazing, fence height, visually obstructive balcony panels, etc.

Design:

- Through means of engagement during design development comments of community in large will be discussed and addressed.

Landscaping:

- Such as any other type of development the mature trees are unlikely to be possible to retain, however the City of Calgary rules for this zoning will permit

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and may mandate to install additional trees on the city boulevard along the property line which will provide ample new vegetation that enhances the street scape and the neighborhood.

The material that were presented at the open house beyond the previously circulated material are attached.

Attachments: (total 8 files)

- Open house invitation letter
- Open house sign
- Presentation boards (four 24"x36" boards)
- Presentation notes
- Comments form

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Invitation to open house

Re: 2040 - 25a Street SW – Application for Re-zoning

We would like to invite you to an information session regarding our application to the City of Calgary proposing to rezone the 2040 -25a street lot to R-CG residential zoning, allowing it to be designed as a 4 unit row house with detached garages.

The opinions of our neighbors are important to us. As such, we would like to share the proposal with all of you to get your feedback and approval. The meeting will introduce the project and then a Q/A session will be held to address any questions or concerns you might have. We are expecting that a City of Calgary planner familiar with this application will also be in attendance.

We are holding the gathering on Thursday May 24 at 7:00 pm at the Good Companion 50 plus club (address below). Should you be unable to attend the gathering, please feel free to contact us at 403-608-0646 or email at mtayefi@mt-arch.ca regarding any questions you might have about the project.

Thank you kindly,

Venue Address:
Good Companion 50 plus club
Main floor meeting room
2609 19 Ave SW, Calgary, AB T3E 0E9

Time:
Thursday May 24, 2018 7:00 pm

Elveden Centre, Iveagh House
Suite 1450, 707-7th Ave SW
Calgary AB T2P 3H6

P: (403) 608 0646
E: info@mt-arch.ca
w: www.mt-arch.ca

Max Tayefi
Architect, AAA, MBA, LEED^{AP}

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Open House

**Proposed Rezoning
2040 21 Ave SW**

**Location:
Good Companions 50 Plus Club
Meeting Room
Upstairs**

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4020-25a STREET SW

PROPOSED APPLICATION BASIC INFORMATION:

<u>CATEGORY</u>	<u>PROS:</u>	<u>CONS:</u>
DENSITY	- 4 UNIT VS. 2 UNITS + 2 SECONDARY	- NO SECONDARY SUITES
PERMITTED HEIGHT	- 11.0 M (POTENTIAL 3 STOREYS)	- 8.6 M OR 10M (CONTEXTUAL) (2 STOREYS OR 3 STOREYS IF CONTEXTUAL)
BUILDING MASS	- INCREASE FROM 45% TO 60%	- EQUIVALENT TO ONLY ONE TOWNHOUSE
FRONT SETBACK	- 1.8 M INSTEAD OF 5 M FOR CONTEXTUAL (RELAXATION WILL BE REVIEWED AT DP STAGE)	- ACTIVE FRONTAGE WITH PORCHES, LANDSCAPING, BOULEVARD TREES
PROXIMITY TO PARK	- POTENTIAL INCREASED TRAFFIC	- INCREASED USAGE OF PARK, - TRAFFIC LEVEL MAY NOT CHANGE IF ACCOUNTED FOR SECONDARY SUITES
PARKING REQUIRED	- INCREASE TO 4 FROM 2 +2 (SECONDARY)	- DUPLEX WITH SECONDARY SUITE REQUIRES 4 - ALL REQUIRED PARKING WITHIN PROPERTY
LOCATION	- POTENTIAL INCREASED DENSITY	- PARCEL AT BLOCK END PROVIDES MORE STREET FRONTAGE - MINOR INCREASE IN DENSITY - PROVIDES ALTERNATIVE HOUSING TYPE



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SITE PLAN



SITE PLAN OPTION



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CONCEPT DESIGN



CONCEPT



VISUALIZATION



PROPOSED DEVELOPMENT
RECOMMENDATION
FOR THE CITY OF KELOWNA
CITY OF KELOWNA
CITY ENGINEER
CITY ENGINEER'S OFFICE



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2040 - 25a street SW PRESENTATION TO NEIGHBOURS

The property:

- We are proposing to rezone this property to R-CG - residential - grade-oriented infill district for the purposes of building a 4-unit row-house with a detached 4-car garage.
- this type of building development already exists in the neighbourhood and, as such, we believe that the building type is suitable for the property.

The design:

- 4-units, each with access from the street (21st ave.), at least one with access from 25a street - takes advantage of corner lot location
- two storeys - same general height as any house as permitted in RC1/RC2 zoning
- pitched roof, mix of cladding materials, lap siding, panels, stone or brick, asphalt shingles - typical residential appearance
- detached 4 car garage, plus concrete pad visitors parking within the property - all lane accessible

Background:

- Historically CPC has been in favour of similar re-zoning.
- proposal is in keeping with the relevant goals and policies of the Municipal Development Plan and serve to accommodate future development that enable **moderate** increase in density while maximizing the use of existing infrastructure

Areas of concern:

- increased density:
 - this development falls under the category of low-density residential; **not** multi-family, mid- or high-density
 - 4 units with no option for secondary suites = 2 units with secondary suites
- location criteria:
 - meets 5 of 8 location criteria – the other three are deemed not critical for the type of development proposed, they more appropriate for multi-family development [corner parcel, within 400m of transit stop, within 600m of primary transit network, adjacent to existing open space (park), served my lane access]
 - R-CG is a low-density grade-oriented development, designed to integrate into the existing fabric and allow alternative forms of housing for various incomes - the "missing middle". This is part of city-wide initiative to provide more housing options in established communities.
- does not fit with existing context, creates too much density:
 - current zoning allows for 2 units, we are proposing 4, furthermore, zoning already allows for 2 units + 2 secondary suites = 4 units.
- too much building mass:
 - the site coverage goes from 45% to 60% - essentially, the only increase is the building mass from one unit. New zoning has potential height of 11.0 m, our proposal is two storeys with a pitched roof, the same as any typical detached house.
- deviates from applicable Richmond ARP:
 - it is consistent with the intent of ARP and follows more recent MDP encouraging minor increases in density.

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- privacy issues:
 - the city encourages moving the building towards the street and away from neighbouring property; and minimizing windows overlooking the neighbour's back yard
- parking:
 - all required parking is within the parcel, street parking is available in front of the parcel on two sides, it does not interfere with the neighbours' frontages
- parking near park:
 - studies show that increases in on-street parking, especially at corners, slow cars down (traffic calming).
 - parking for this park is available on the park frontage on all 4 sides, there is no need to park in front of residences.
 - increasing density adjacent to park increases its utilization
- utilities:
 - no upgrades to existing infrastructure required
- urban street frontage:
 - not as intrusive as infill duplexes with double front driveways and garages.
 - maintain green frontage with walk up to front doors, not rows of stairs.

Analysis:

	R-C2	R-CG	proposal
Density	2 units	4 units	4 units
Coverage	45%	60%	56.5%
Height	9.6 m	11.0 m (townhouse)	8.6 m

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Re: Proposed Rezoning application for "2040 25a street SW Calgary AB"

Comments:

Please provide any other comments you would like to share with us. Thank you
(You can drop off this form at the end of session or email to the address at the bottom of the page by May 25, 2018)

Name: (optional)

Email: (optional)

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Suite 1450, 707-7th Ave SW
Calgary AB T2P 3H6

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