

Summary of Applicant-led Community Engagement

The summary of the applicant-led community engagement includes three parts: the engagement report, information presented at the public open house and postcards distributed to the surrounding neighbours.

Part 1: Engagement Report

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mckinley burkart

Aspectus Engagement Report

to:	The City of Calgary Planning Implementation Development & Building Approvals 800 Macleod Tr. S.E. Calgary, Alberta	date:	2018-10-01
attn.:	Emma MacIsaac, Engagement Planner Yuping Wang, Planner 2	file reference:	3.7.2 Development Permit
project:	Aspectus Multi-family	pages:	3
project no:	17047		
re:	<u>Engagement Report: DP2018-3900 Development Permit</u>		

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On behalf of our client, Tollo One Development Corporation, McKinley Burkart is pleased to submit this Engagement Report and attached supporting documentation that outlines efforts made to inform the public about our proposal and the design work done to ensure that this project is the right fit for the Bankview community. I trust this meets your criteria, but please do let us know if you need anything else.

Item	Notes
1.0	Communication: Postcard distribution, Tuesday July 10 2018 We began our public consultation process by distributing "Tollo Talk" postcards via Canada Post, to 2,534 residents' homes within a 350 m radius, notifying them of the proposed project within their community and inviting them to a public open house on July 25, 2018. PDF of invite provided, as well the scope of the mail drop from Canada Post.
2.0	Engagement: Bankview Community Association, Wednesday July 17 2018 We met meeting Sarah Duff (VP of the Bankview Community Association) and Nigel Lalande (Community Coordinator). The Development Permit drawings were presented, as well the comprehensive community engagement package. Following the meeting we confirmed that we had distributed an invitation to public open house to be held at the Bankview Community Hall on July 25 th . Event details were also posted on their social media channels, and we provided electronic copies of the community engagement package for their distribution.

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	What We Heard + Discussion Nigel and Sarah provided preliminary commentary outlining previous condo projects that had recently gone through engagement and gave the following feedback. 1. Bankview residents expressed concerns with previous condo applications that the proposed density was not met with reasonable on-site parking for residents and visitors. 2. Concern on typical proposed condo projects not having adequate on-site management of waste and recycling which results in pick up occurring on the streets, causing further congestion. 3. Concerns around sites typically being overbuilt with several relaxations. Following a detailed review of the drawings and package, Nigel and Sarah were pleased that the proposed development has a surplus of parking and includes 10 on site visitor parking stalls within the parkade. In addition, they supported the location of the waste and recycling collection strategy, being contained on site well back from the street, and with a driveway entrance that allows ample room for truck pick up on the development site. We discussed in detail how the site was not developed to the maximum FAR of 2.5, and demonstrated by use of model images and coloured vignettes(also submitted within DP Rationale) that careful consideration was taken in stepping the building in numerous areas to avoid towering conditions along the streetscapes and an unaesthetic appearance. Lastly, Sarah and Nigel provided comments that the community has long been hoping for some kind of further fencing around the dog park in the immediate area. We will be continuing discussions with the association on how this project could potentially assist the community in obtaining proper fencing for this community amenity.
3.0	Engagement: Bankview Community Association Hall, Wednesday July 25 2018 The public open house included large print outs of the full engagement package. There was a small group of people who attended. We have included the sign in sheet from the open house for reference. What We Heard + Discussion Most were pleased with the aesthetic of the building and commented "it will clean up that street significantly." A few residents commented that we should consider incorporating charging stations for electric vehicles and bikes. We have taken this suggestion into consideration and the parkade will now include two electric vehicle charging stalls at each level. Following the engagement meeting, there have been inquiries through www.tollotalk.ca and via the Bankview Community Associations website. All requests for information we received via email to date were responded to in a timely manner. To date, we have not received any negative commentary with respect to the proposed Development.

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Item	Notes
4.0	Additional Communication & Engagement Further engagement opportunities we have initiated include the following: 1. We have posted on the Community Associations social media channels and website. 2. We prepared a comprehensive community engagement package which is available to download on our engagement website. www.tollotalk.ca 3. We have contacted the Strata Manager of the condo building directly adjacent and NE to the proposed development, and we are attending their Annual General Meeting on October 16th to address questions, comments, and concerns. 4. We will host a second public open house in the fall of 2018, prior to the submission of revised drawings following the receipt of DTR-1 comments from the City. Given our first open house fell in the summer, we would like to offer another opportunity for engagement. Although feedback has been all positive to date.

End of document.



per:

Paolo Di Cienzo, associate architect
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Part 2: Information Presented at the Public Open House



1816 26 Avenue SW

Project Information

PE2018-00132

Updated July 10, 2018

Community Information Meeting

Wednesday, July 25

6:00 to 8:00pm

Bankview Community Association

2418 17th Street SW

Please also visit our community engagement portal

www.tollotalk.ca

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tollo. the vision.

Lifted. Raised. Elevated.

tollo is not just our name, it is a mantra. We choose to live tolo in all our interactions, with clients, with the community, and with our key partners. tolo is a community-first organization that builds living and work spaces. Our focus is the revitalization and transformation of inner-city sites into vibrant and desirable properties that interact with and lift up their surrounding communities.

The spaces we create are designed with the intent to live better, live smarter, and live happier. While our primary focus is what we physically create, we firmly believe in the importance of interaction and connection outside of the home and workplace.

The communities we work in are established and vibrant. Our primary goal is to develop properties in a meaningful way that respects the existing neighbours, while allowing new residents to enjoy and flourish in a vibrant community. Growth is inevitable; how we manage and provide for that growth is the tolo way.

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1816 26 Avenue

(Consolidation of 2604/2608/2510/2614/2618/2624 17A Street SW and 1816 26 Avenue SW)

Community	Bankview
Current Land Use	Combination of M-C2 and M-CG. M-CG (Multi-Residential, Contextual Grade-Oriented District) is a multi-residential designation in the developed area that is primarily for townhouses and fourplexes. M-C2 (Multi-Residential, Contextual Medium Profile District) is a multi-residential designation in the developed area that is primarily for 3 to 5 storey apartment buildings.
Proposed Land Use	M-C2
Current Allowable Density	Ninety (90) unit residential
Proposed Project Density	Ninety-four (94) unit residential
Land Use Amendment	The proposed Medium Profile development has grade access for all ground floor units. The amendment is focused on a relaxation of the M-CG height limitation of 12m to the M-C2 limit of 16m, which is just over 1 story increase in height.
City Policy	The information provided in the Bankview ARP takes a planning approach that offers a variety of residential dwelling options to a wide range of occupants. There is an emphasis on modern, street-facing, medium-density dwellings inclusive of all occupant types. The proposal offers a broad range of unit types – one-bedroom, two-bedroom, three-bedroom, and townhome style units – to house a diverse range of occupants in various stages of life, and in so doing adds range to the diversity of the community.



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What Makes our Vision Different?

Forward thinking architecture and design

Our mantra is to go beyond the status quo. This manifests through design; we intend this building to be a beacon for the neighbourhood. It features a dramatic, open, welcoming entranceway, and includes the incorporation of public art both inside and outside the community entranceway.



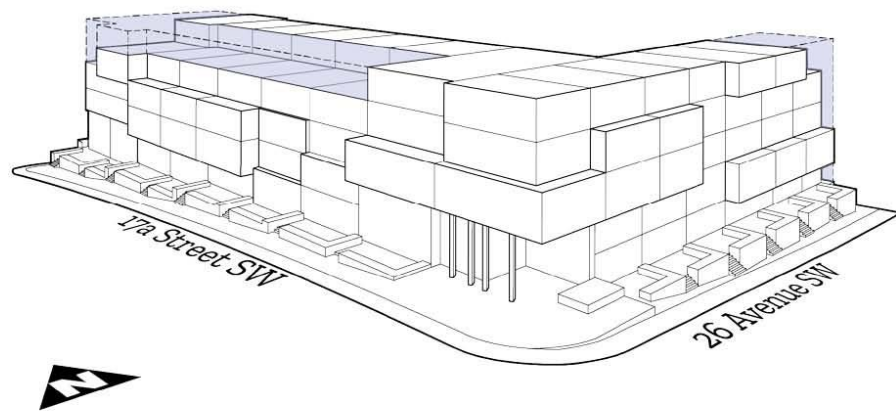
Summary of Applicant-led Community Engagement

What Makes our Vision Different?

Building stepping that respects site geography

We chose this site in large part due to the dramatic nature of its geography and stepping. The design allows for compatible/contextual rooflines, orientations and slope. The building is stepped in many areas to avoid towering conditions and to respect the height limitations of M-C2 zoning (16 meters).

The design includes landscaping of the underground parkade walls above grade with landscaped terracing to address change in grade at northeast corner of lot, including berms, raised beds, trees, and plantings.

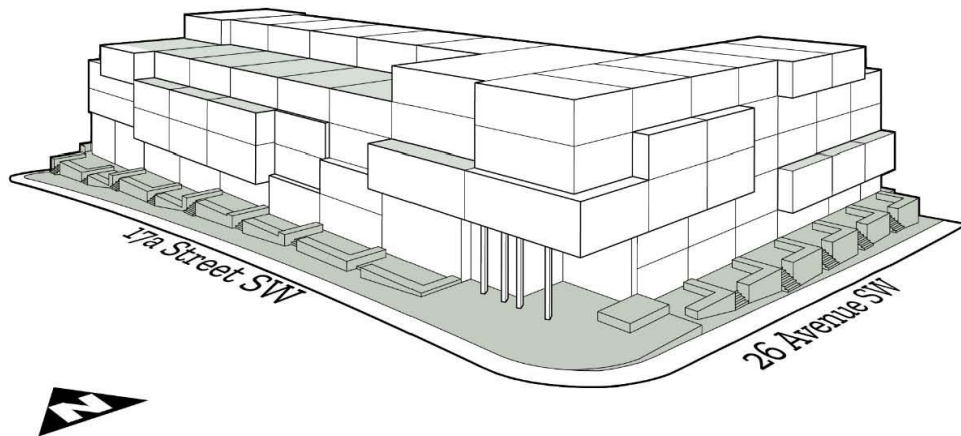


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What Makes our Vision Different?

Street- and Pedestrian-Oriented Design

The design provides landscaped front yards that are pedestrian friendly, as opposed to street-oriented drives/parking. We also are providing at-grade front building entries which engage the streetscape and provide community-facing homes with street interfaces. Extensive landscaping is planned which enhances all three streetscapes (26 Avenue, 17A Street, and 25 Avenue).

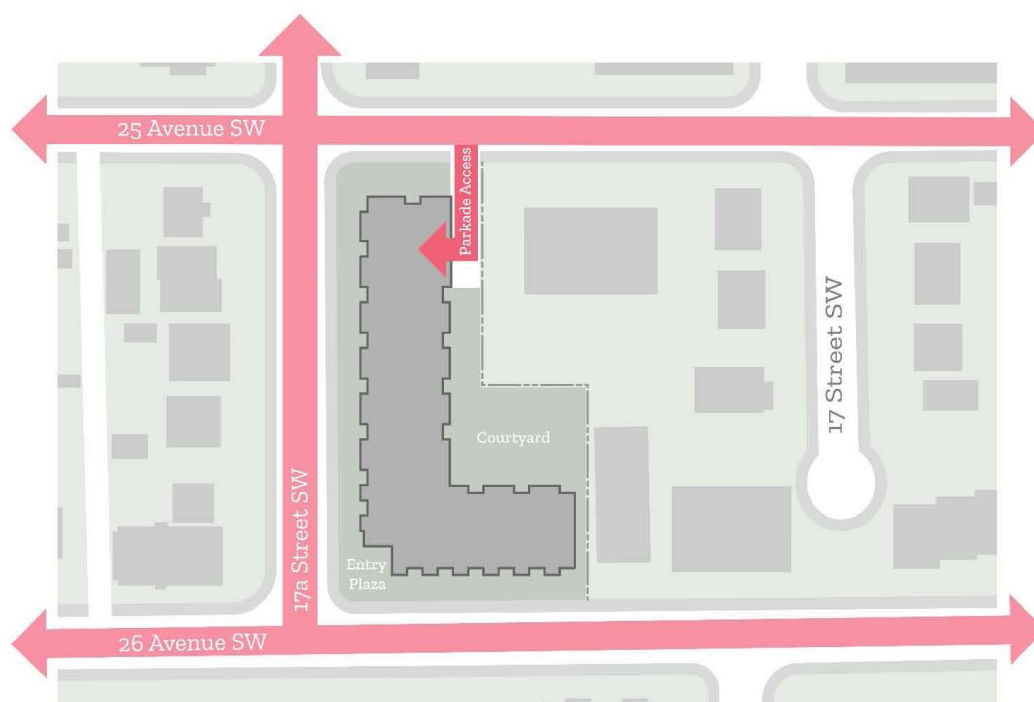


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What Makes our Vision Different?

Parking

In conjunction with the intent to provide contextual fit with remaining lower density of surrounding properties, the design provides for an abundance of secure, underground on-site parking (minimum of 1 residential parking stall and 15 visitor stalls). Garage/parking access is proposed to be accessible via the lesser trafficked street of 25 Avenue, as opposed to 26 Avenue, which is a busier main artery, or 17A Street, which is facing a single-family neighbourhood and would divide the current block with driveway access. A single point of parking access is strategically located adjacent to a neighbouring apartment's outdoor parkade, consolidating drive access at this location.



tollo

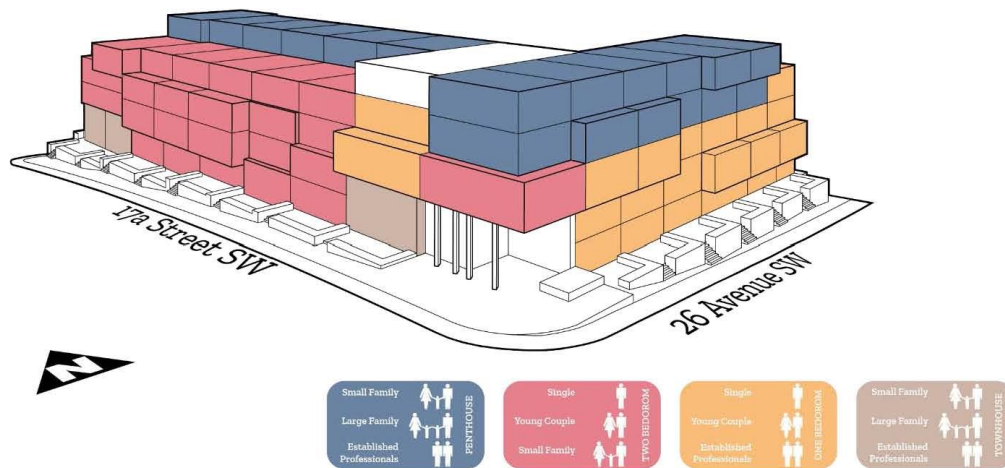
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What Makes our Vision Different?

Aesthetic and Neighbourhood Fit

The existing neighbourhood already includes a significant amount of M-C2 zoning. Being located on the corner of a major collector (26th Avenue SW) with a secondary connector (17A Street SW), the site is situated in such a way that it encourages densification.

The design provides for a variety of unit types and sizes (one-bedroom, two-bedroom, and three-bedroom units, street-front townhomes), allowing for a diverse mix of residents. The intent is to provide dwellings which will house a diverse range of occupants in various stages of life and, in so doing, adds range to the community membership spectrum.



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What Makes our Vision Different?



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Part 3: Postcards Distributed

