

Community Meeting Report

1516 21 Ave NW



LAND USE AMENDMENT

LAND USE AMENDMENT COMMUNITY MEETING REPORT

The purpose of this report is to provide a brief summary of the meeting held at the Capitol Hill Community Hall with the neighbouring property owners to 1516 21 Ave NW.

KHA provided a slide presentation which included videos to share with the neighbours the reason behind the Land Use Amendment. The presentation highlighted the issues surrounding transition (i.e. Rural/Suburban mindset that opposes inner-city mindset).

- KHA expressed their understanding that protectionism is a natural stance that people take when it comes to change, however there are many factors that are pushing for change in existing inner-city communities like Capitol Hill.
- KHA shared the major concerns highlighted by the Intergovernmental Panel for Climate Change and the need to reduce Carbon emissions by 45% of the levels recorded in 2010 by 2030. KHA highlighted that existing old properties are a major culprit in emitting high levels of carbon gases into the atmosphere.
- KHA, shared with the neighbours the projections that the city has given regarding population growth and the need for more diverse housing to be created in existing/mature communities like Capitol Hill. The push for more sustainable/affordable housing must be supported to encourage Calgary to be a city that is welcoming.
- KHA, shared their concept behind the desire to request for a land use amendment for M-CG to accommodate 6 compact units that can be built in a cost-effective manner to gain advantage of the net zero philosophy. The challenge is to build with quality materials to achieve net zero and to maintain affordability now and in the future. Only by intensifying land in inner-city lots can we achieve sustainability, supporting the existing infrastructure and maintenance of it.
- KHA, shared with the neighbours the solution to combat parking as this was a very important factor, which was voiced vehemently during the presentation. However, as KHA reached the slides to tackle this issue, the conversation quickly turned to having potentially too many cars driving down the back lane. KHA voiced their true desire to reduce car usage in inner-city developments, however vehicle parking seems to always be the question raised when suggesting multi-family developments.

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A question and answer session occurred after the slide presentation to entertain further questions which were not asked during the slide presentation. The main concerns captured included:

- Building height? – the proposed building would be 12M, while the existing properties on either side are single storey
- How would the existing properties be affected by shadows cast by the proposed development? – KHA reminded the community that the ARP has recommended M-C1 for the lot immediately east of 1516 21 Ave NW; west from the said property, the land is earmarked to be R-CG. The request is to create a transition in height from M-C1 to R-CG with an M-CG designation.

Finally, a questionnaire was handed out to those who attended the meeting to provide KHA a gauge as to the mindset of the audience after the presentation. (See below questionnaire structure.)

The image shows two pages of a questionnaire form. The left page is titled "1516 21 AVE NW - QUESTIONNAIRE" and contains questions 1, 2, and 3. Question 1 asks if the presentation was clear, with a scale from 0 to 5. Question 2 asks if the respondent is in support of change and aligned with the vision for diverse housing. Question 3 asks what matters most when new developments are proposed. The right page contains questions 4, 5, 6, and 7. Question 4 asks if global warming is an important issue. Question 5 asks how long the respondent has lived in the community. Question 6 asks if they support long-term plans for a city welcome for all. Question 7 asks for any additional comments. Both pages include contact information for KHA at the bottom.

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Overall, 10 out of 25 neighbours invited to attend the meeting attended. Out of the ten neighbours that attended, eight were willing to fill-out the questionnaire. Please see the attached filled out questionnaires.

Also attached please see slide presentation PDF format.

In conclusion, the Capitol Hill Neighbours who attended the meeting, generally are very conservative when it comes to understanding what inner-city living is about. There is a big push to build more net zero developments to counteract climate change in inner-city areas. It is apparent that there are still Mature community neighbours who are not fully engaged in realizing that their community no longer being suburban but inner-city continue to resist higher density developments that can help to accommodate lower income earners into quality built residences in more expensive neighbourhoods

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