

Applicant Outreach Summary

Outreach Strategy

For this Land use change Application our Strategy was:

- 1) Engage the City of Calgary for Pre-application considerations;
- 2) Engage the Community Association of Rosscarrock;
- 3) Engage Councillor Evan Wooley - Ward 8;
- 4) Apply for Land Use Application;
- 5) Submit Application Documents to the Community Association of Rosscarrock; and
- 6) Provide neighbor notification letters to Adjacent Neighbors (see Attachment 1)

Stakeholders

We connected with the following Stakeholders:

- 1) The City of Calgary;
- 2) Ward 8 Alderman Evan Wooley;
- 3) Lori Olijnyk - Rosscarrock Community Association; and
- 4) Adjacent neighbors via - Neighbor Outreach letter placed in mailbox.

What did you hear?

We received comments through the City of Calgary Pre-application process that rezoning to R-CG would be supported and that a rezoning to M-CG would not. It was also stated that driveways would not be supported on 15 Avenue and that all vehicular access should be limited to the lane.

We did not receive comments from the Community Association.

We did not receive comments from the Alderman.

We did receive one phone call from a neighbor as a result of our letters in mailboxes.

██████████ phoned my office on November 13, 2020. Refer to letter dated Nov. 13, 2020 for correspondence.

How did stakeholder input influence decisions?

Through correspondence with the city and the pre-application discussion it was determined that an application for a land use change to R-CG would be most appropriate for the site and the context.

How did you close the loop with stakeholders?

To close the loop with the one stakeholder that did reach out, Carol Anscombe, I wrote an email back to her to summarize our discussion and to put her in touch with the city of Calgary Jarred Friedman if she had any concerns, she would like to discuss with him. Our goal was to be as transparent as possible with all stakeholders.

Attachment 1



Dear Neighbour,

We are applying to the City of Calgary for a land-use change from R-C2 to R-CG at 4315 15 Avenue SW. The intent of this application is to make allowable the construction of four (4) Rowhouse units on this corner parcel. Through our pre-application consultation with the City of Calgary it is noted that all vehicular access will be limited to the lane for any future development. At this time no formal design has been developed and our application is for the change in land use only.

The R-CG typology is listed a Grade-Oriented Infill development which supports Rowhouse building as a permitted use provided any proposed development conforms to section 347.3 or the Calgary Land Use Bylaw 1P2007.

We feel this site is suited for this type of development for the following reasons:

This Inner-City location has many benefits of increased density:

- **Supports the use of existing City infrastructure**
- **Proximity to the downtown core**
- **Proximity to the 45 Street C-train Station (3 block walking distance)**
- **Proximity to Rosscarrock School (4 block walking distance)**
- **Proximity to Westbrook Mall**
- **Proximity to the Rosscarrock Community Hall (2 Blocks walking distance)**
- **Proximity to St. Michael, Vincent Massey, and Westgate Schools (2,3 and 4 blocks away)**
- **4315 15 Avenue is a Corner Lot at the North West Corner of the Block. Location will have no shadow impact on adjacent neighbours.**
- **Ease of access to busy traffic corridors 17th Avenue and Sarcee Trail.**

Similar R-CG land uses currently exist within the Community of Rosscarrock; most commonly these sites are located along 39th Street SW between 17 Avenue SW and 8 Avenue SW.

A single lot example of this Land Use can be found at 40th Street SW and 7th Avenues SW

We are reaching out to adjacent neighbours and the Community Association in an effort to solicit comments and suggestions from residents for this change to the land use and for any subsequent site development. If you have any concerns, feel free to contact me directly.

Thank you,



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