

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2020-0048 - 25 Avenue

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Yes

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

A project website was created to provide the community with opportunities to learn about the proposal and provide feedback. The website has remained active during the duration of the application.

An initial virtual meeting in May 2020 was held with the Cliff Bungalow - Mission Community Association, the website link was distributed by the CA through their channels. A second discussion was also held with the CA.

A concurrent Development Permit was submitted to provide the community with detail about the proposed development.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Cliff Bungalow - Mission Community Association

calgary.ca/planningoutreach



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What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

-Spot zoning is not good planning, and the Mission ARP accommodates considerable growth and densification while retaining the essential character and liveability of the community through medium density and a 5 storey limit in this area.

-The proposed development will create additional congestion in the community with additional parking and traffic safety issues.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

The product type (high quality condo with larger units) requires an increase in height and density to be economically viable. The proposal requests a modest increase in height and density beyond the provisions of the ARP. As the ARP is 14 years old and the context in inner-city Calgary has changed significantly since then, this proposal is in line with all of the higher order policies developed more recently than the ARP, including the MDP, CTP, and Land Use Bylaw. The requested increase in building height and density is to enable larger units, not more units. The traffic impact associated with the proposed development will be no greater than what is possible under the existing land use.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

The website was updated with current information and timelines.
The Cliff Bungalow - Mission Community Association was provided with an update of the final proposed ARP Amendment and proposed DC Bylaw.

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