

Applicant Outreach Summary

NEW CENTURY DESIGN



Planning, Development & Assessment
The City of Calgary
800 Macleod Trail. S.E.

Feb 23, 2021

Re: 4604 80 St NW LOC2021-0012
Attn: Johnson Kwan

This is the Community Outreach Applicant-led Outreach Summary intended to provide a description of the outreach completed on this application.

Did you conduct community outreach on your application?

Yes. Community Outreach will be ongoing up until the public hearing before Council.

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)

January 26, 2021 – The application was made by New Century Design for redesignation from R-C2 to R-CG.

February 3, 2021 – An email was sent to the Ward 1 Councillors office (Councillor Sutherland's team) notifying them of our proposed land-use change. Some information was provided about the application and we opened the dialog for requests regarding further community engagement for their constituents. We have yet to hear a response on Feb 23, 2021.

February 3, 2021 – Contact was made with the Bowness Community Association, specifically the Planning and Development Coordinator. We notified them of our proposed land-use change as well as providing additional information about the project. They had responded saying their community members are typically more agreeable to an R-CGex zoning rather than R-CG in order to limit suited density. They recommended waiting a bit longer in time to make a quick presentation about the project at a future committee meeting. We aim to do this after the CPC meeting.

February 17, 2021 – A postcard mailer drop was made to the closest 45 homes in an approx. 1 block radius of the subject property. This mailer included some basic information about the application, a feeder directing traffic to the New Century Design R-CG webpage with additional information about R-CG and the land-use process, as well as direction to submit questions and comments directly to NCD's office (refer to postcard attached below).

February 23, 2021 – To date, we have not received any communications from nearby residents following the postcard drop. To date, the file manager has relayed to NCD that four letters of opposition have been submitted by surrounding residents.

Prior to CPC – NCD anticipates receiving some questions and concerns from residents following our postcard drop. We will be answering each email (should any come) with additional information about the project, reasoning as to why we are developing this property,

and discussion about the raised concerns and how we can address them through the design process.

Following CPC – The plan includes reaching out again to the community association after CPC has rendered a decision in order to look into the option of attending a committee meeting in order to make a quick presentation about the project. We also anticipate further discussions with nearby residents where we can provide context, additional information, clarify some questions about the land-use bylaw and the LOC process, and direct their letters of support or opposition to the file manager should they wish.

Stakeholders

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

So far, we have connected with the file manager at the City of Calgary handling this application, the Bowness Community Association, Councillor Sutherland's office, and several neighbours in close proximity via 45 mailers that were handed out, however we haven't received communications following the mailers yet.

What did you hear?

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

The primary concerns raised so far have been density based. The Community Association has said they are generally unsupportive of R-CG zoning in lower-density locations mixed in with older bungalow style housing. They recommended considering R-CGex in order to gain more approval amount residents by disallowing secondary suites.

We have not yet received direct communication from any residents following our mail drop and as such do not have any specific concerns that were raised.

Through the file manager, four letters of opposition have been received so far. In these, the primary concerns raised by nearby residents include potential overshadowing, parking congestion, and traffic increases.

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.

At this point in the application process, prior to CPC, the comments received from the Community Association and in letters of opposition have not changed our goals and objectives for this application. Based on reasoning outlined in the application submission form, our goal for this redesignation maintains an R-CG zoning due to it's location and proximity to an abundance of transit, green spaces, schools, employment centres, and access to road networks.

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)

Once CPC has rendered a decision, we will close the loop with any individual that reaches out regarding this application. Our intent will be to inform them of CPC's decision and the reasoning behind it, as well as to field any additional questions or comments about the application and R-CG as a whole.

At that point we will also make contact again with the community association and look into options around making a presentation at the next committee meeting, which will likely result in further conversations and they may request additional public outreach to open the conversation to more affected residents.

Attached below is a copy of the postcard mailer drop that New Century Design completed to 45 resident's homes on February 17th 2021.

Front

NEW CENTURY DESIGN



We want your feedback!

New Century Design is working with one of your neighbours on an exciting residential development. Community outreach is critical to any successful redevelopment. We would enjoy the opportunity to provide details of this project and to receive your feedback.

If you are interested, please send us an email to the address below and we will answer any questions you may have.

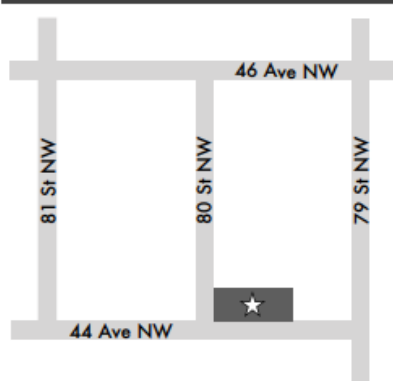
Contact

✉ info@newcenturydesign.ca
🌐 www.newcenturydesign.ca

@new.centurydesign
New Century Design Inc.

Back

4604 - 80th St NW



NEW CENTURY DESIGN



About the Project

New Century Design has made an application for land-use re-designation at this property, and we are seeking community input before the design begins.

The land-use zoning would change from R-C2 to RCG, allowing for up to four residential units with lower level secondary suites.

For more information about this project, feel free to email us with "4604 80 St NW Input" in the subject line.

We have also created a new web page to share information on R-CG projects and their respective bylaws. After reviewing the information there is a submission section to send us any questions, comments, or concerns you may have regarding this application.

We look forward to hearing from you!
Website: newcenturydesign.ca/rcg