

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 415 31 AV NE

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

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

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 29, 2021: City LOC notification sign installed on site, Applicant's On-site Signage Installed on-site, and ±88 postcards hand delivered to surrounding area residents. Materials summarized the applications and provided Applicant contact information (email and phonenumber).

February 9, 2021: Video conference meeting with Community Association and ±30 neighbouring stakeholders to discuss the application and initial feedback.

February 16, 2021: City-required LOC notification sign updated with new deadline to provide feedback (extended from February 17 to March 8)

May 2021: Meeting with Prairie Sky Cohousing (May13), new On-site Signage + 92 postcards provided an update on the revised development vision and invited stakeholders to join one of two digital community meeting (May 31 and June 2)

Ongoing: All inquiries, questions, and comments will be received, compiled, and responded to by the project team in a timely manner. A What We Heard report will be shared on the public record prior to the Public Hearing. +

Stakeholders

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

Ward 7 Councillor's Office

Winston Heights/Mountview Community Association

Surrounding Area Residents through postcard delivery, onsite signage, email, phone conversations and video conference meeting (Feb 9 and May 31)

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

A full summary of what we heard, including project team responses that address what we changed and why these changes were made or were not made has been posted on the project website www.trail31.com. The What We Heard report will be shared on the public record in advance of the Public Hearing. A summary of the What We Heard Report has been submitted as an attachment to the Administration Report.

Through the Applicant-led outreach process the project team identified the following concerns and themes: density; building height and shadowing; traffic congestion and safety; vehicular parking; site design including building layout and landscaping; tenancy, end users and impacts to property values; and concerns with the outreach process.

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.

In response to initial feedback received the project team revised the development vision to address key design concerns. The revised site plan eliminates at-grade parking, and provides all parking within an underground parkade. This supports additional landscaping, enhanced amenity space and streetscape improvements within the site. The unit sizes were revised to provide a greater range of sizes than originally proposed, with 30 larger rowhouse-style units, and 20 micro units that are similar to secondary suites. The proposal remains as a three storey stacked townhouse development (less than 13m tall). The DC District has been updated to an M-CG base rather than M-C2. DC policies reflect many of the site's current low-rise built form policies. A summary of changes is included in the What We Heard Report.

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 project team followed up with the community by sending revised postcards, posting a large sign on site and launching a detailed project website. These materials invited neighbours to one of two digital meetings (May 31 and June 2) to review the revised Development Vision and discuss the LOC Application prior to the Public Hearing. The project team also had an inperson meeting with the neighbouring Prairie Sky Cohousing Community. A What We Heard Report has been posted on the project website and will be shared on the public record prior to the Public Hearing.

calgary.ca/planningoutreach