

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Jemm Properties 27 Street SW

Did you conduct community outreach on your application? 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)

A heads up that the application was going to be submitted was given to the Shaganappi Community Association in January 2021.

A meeting was held with the CA development committee on February 8/21 to present the application submission. A presentation was given to community residents on March 17 to present the application and answer questions through a Teams Live event. 25 residents were in attendance. Postcards were dropped to nearby residents to inform them of the meeting. A project website was also created to allow for the meeting sign up and to provide information on the project. <https://jemm.ca/shaganappi/>

A follow up meeting was held with community residents to answer questions on March 24 hosted by the community residents.

Following application revisions, a meeting on April 21 was held with the CA development committee to present the application changes as a result of community feedback.

The proposed application changes were also added to the project website.

Stakeholders

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

Shaganappi Community Association Development Committee
Nearby residents

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.

The development is too big, too tall and out of scale with the surrounding neighbourhood. Residents prefer a development that has less height and massing as opposed to increased setbacks. The development should be evaluated against the existing policies of the Shaganappi Point ARP. Concerns were raised about privacy and shadowing from the proposed development. The proposed development would excessively encroach into the remaining low density development. The 0.5 parking stall per unit rate is likely to create an insufficient parking problem in the community.

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 proposed Direct Control land use is now based on the M-C2 district instead of the M-H1 district. This eliminates the commercial uses that were part of the M-H1 base district.

-The maximum FAR has been reduced from 3.5 to a maximum of 3.2 FAR.

-The pitched roof has been eliminated in exchange for a flat roof. The maximum height has been reduced to 22.5m from the original 26m.

-The building setbacks at the south property line have been increased and now are consistent with the ARP policy 3.3(4), illustrated on page 5 of the summary of changes attached to this outreach document.

-Additional articulation has been included along the southern portion of the building by stepping the 6th storey back along the 27 Street frontage.

-The balconies have been inset into the building and no longer protrude beyond the building façade.

-A parking study was completed and reviewed by the City.

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)

Following application revisions, a meeting on April 21 was held with the CA development committee to present the application changes as a result of community feedback. A summary of application and massing changes was sent out to residents on April 30 and May 3. Follow up meetings are being held with some residents to speak about their specific concerns.

The proposed application changes were also added to the project website.

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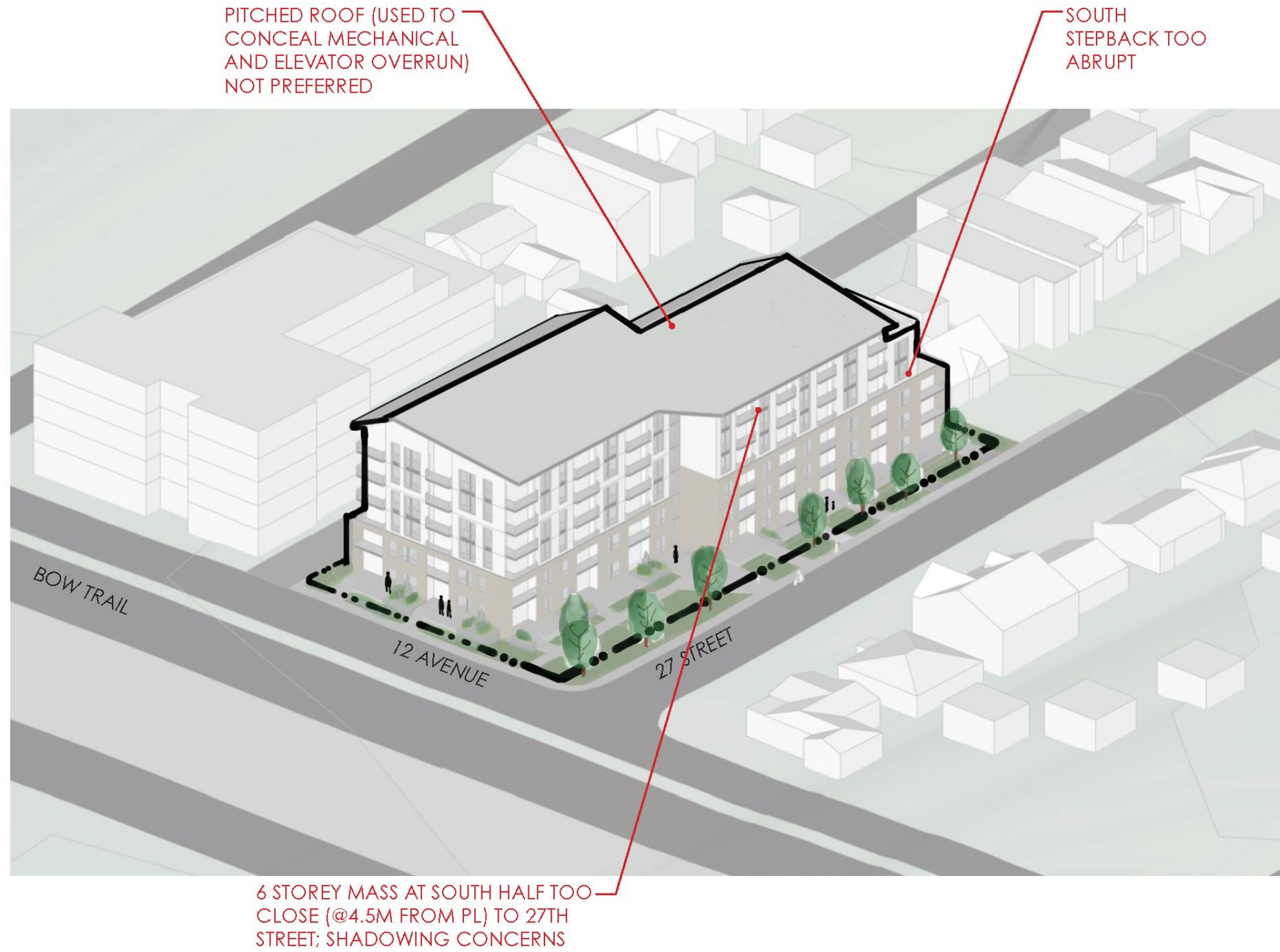
SUMMARY OF RESPONSE TO ENGAGEMENT

JEMM PROPERTIES - LOC2021-0002

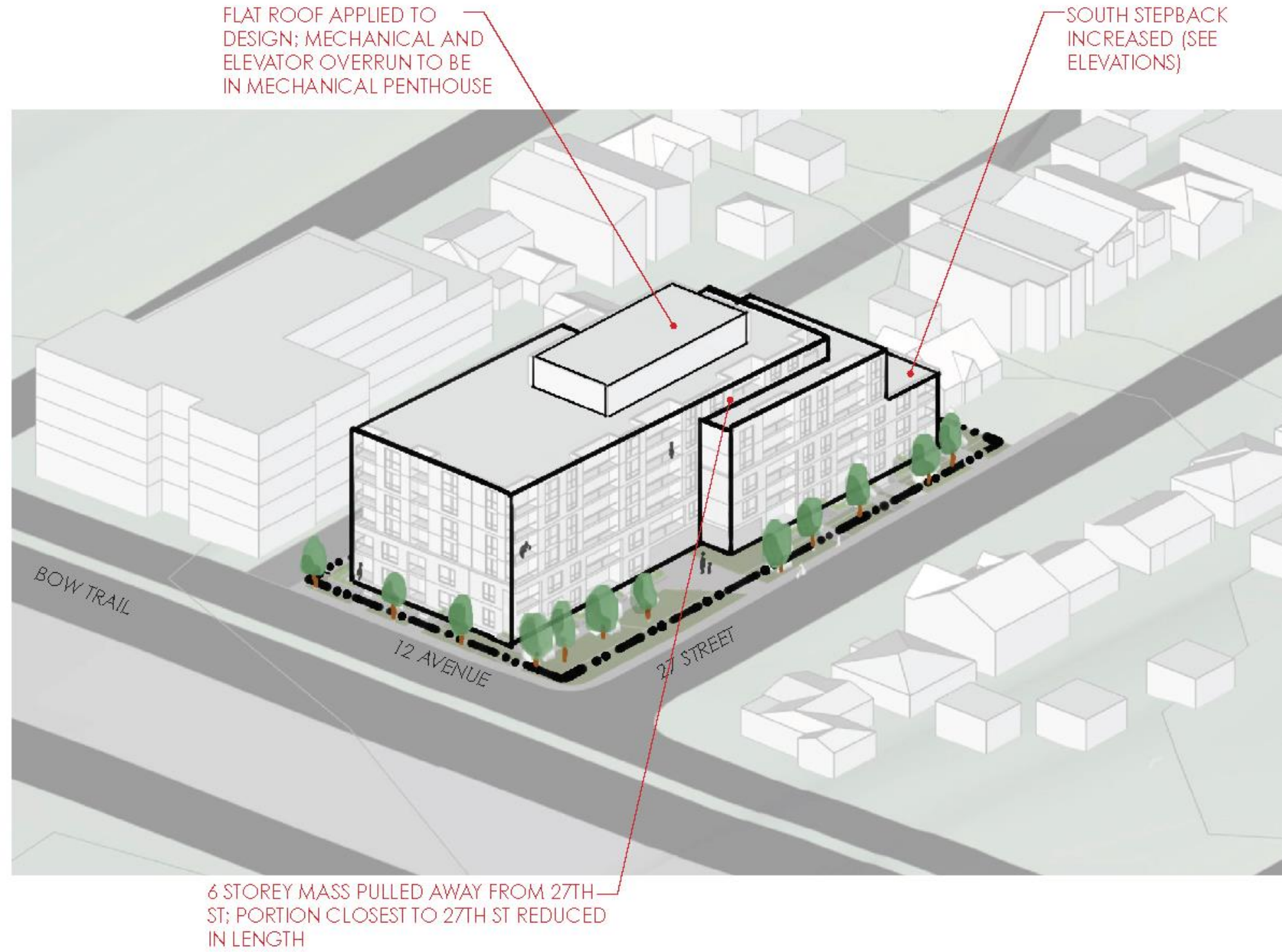
#1404, 1408, 1410, 1414 AND 1418 27TH STREET SW
LOTS 10, 11 & 12, BLOCK B, PLAN 307 EO

APRIL 30, 2021

LOLA
Architecture



PREVIOUS CONCEPT MASSING CONCERNS



CURRENT CONCEPT MASSING REVISIONS



PREVIOUS CONCEPT MASSING CONCERNS



CURRENT CONCEPT MASSING REVISIONS



6 STOREY MASS AT SOUTH
HALF TOO CLOSE (@4.5M
FROM PL) TO 27TH STREET

PREVIOUS CONCEPT MASSING CONCERNS



6 STOREY MASS PULLED AWAY FROM
27TH ST; PORTION CLOSEST TO 27TH ST
REDUCED IN LENGTH

CURRENT CONCEPT MASSING REVISIONS



PREVIOUS CONCEPT MASSING CONCERNS



CURRENT CONCEPT MASSING REVISIONS

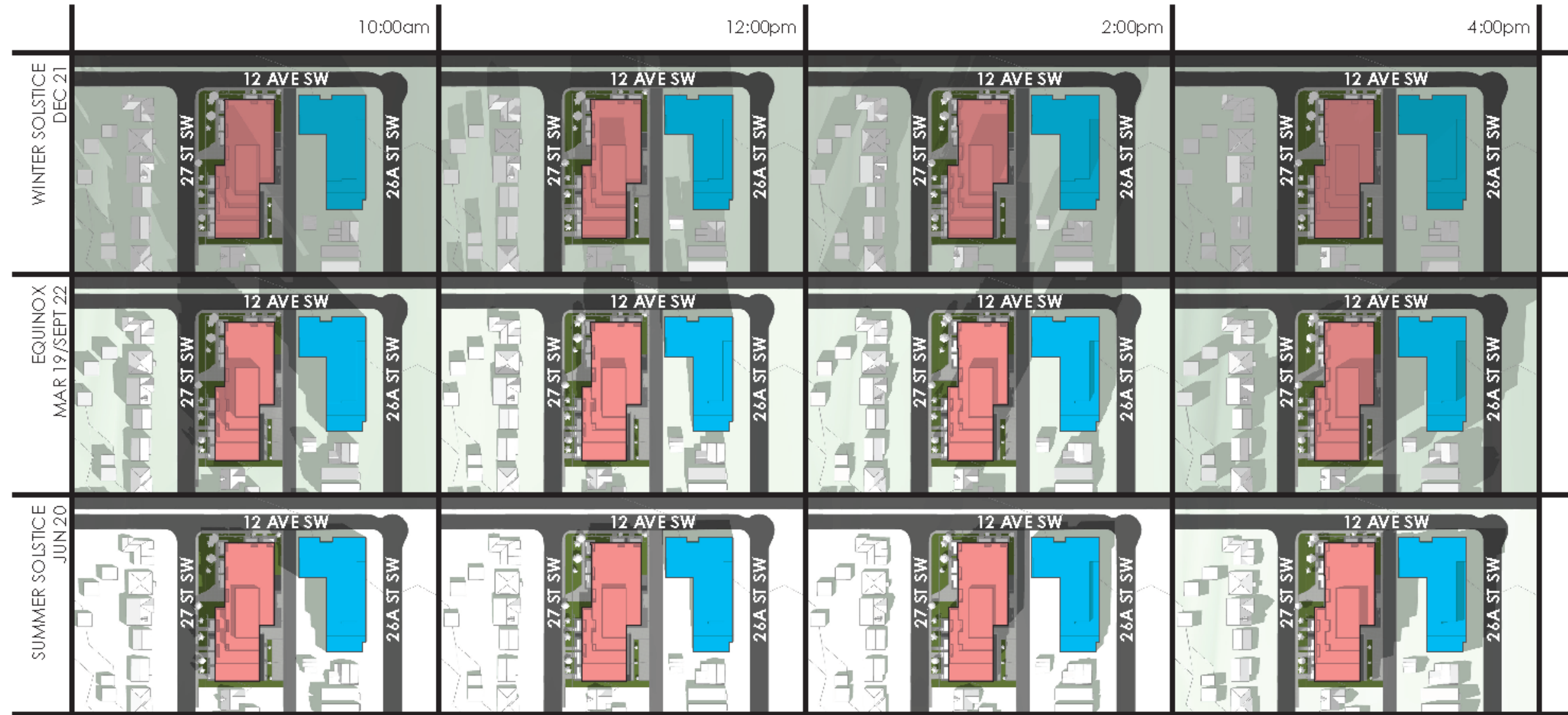




PREVIOUS CONCEPT MASSING CONCERNS



CURRENT CONCEPT MASSING REVISIONS



NORTH



JEMM
DEVELOPMENT
(PROPOSED)



GIORDANO
DEVELOPMENT
(EXISTING)

CURRENT CONCEPT MASSING - SUN STUDY