

# Applicant Outreach Summary

## **RICK BALBI ARCHITECT LTD.**

Suite 15, 5917 - 1A Street SW  
Calgary, Alberta T2H 0G4

### **Outreach Strategy**

Multiple meetings occurred with the City of Calgary from 2018 through 2019 because this is a heavily encumbered site as a result of multiple lanes and proximity to the LRT track.

Early outreach was undertaken with nearby residents via information postcard (attached), hand delivered by the owner. Discussion with Community Association occurred in mid-August 2019 at the Westbrook Starbucks. Limited outreach was undertaken to understand potential interest in project based on early response.

Mail-out occurred in August, 2019, prior to the land use application being made in September, 2019 (See Attachment 1).

The site has been notice-posted since 2019.

### **Stakeholders**

- Nearby residents (see Attachment 2 - area/address summary);
- Rosscarrock Community Association; and
- Ward 8 Office to provide information.

### **What We Heard**

No response has been received to date from the postcard delivery.

The Rosscarrock Community Association verbally expressed general support for mixed-use development, and understood the intent of the application was not tied to a specific concept, but rather an intention of a maximum six storey mixed-use development. The Community Association is looking for quality development and noted that more attainable/affordable housing options would be welcome in the Community.

### **How did stakeholder input influence decisions?**

No objection has been received to date related to the land use application, and general support was expressed by the Community Association. Our expectation is that further engagement would be required at the development permit stage when detailed development is proposed.

## Attachment 1 – Mail-out Information



This notification is to let you know about an upcoming application to redesignate 1635 and 1639 - 38 Street SW and 3902 - 17 Avenue SW to accommodate future mixed-use redevelopment.

Currently, the properties are separately zoned M-C1, C-COR2f1.0h10 and C-COR2f3.0h23 (Multi-Residential - Contextual Low Profile and Commercial - Corridor 2).

The proposed zoning is MU-1f3.0h26 (Mixed Use - General) to align with the City of Calgary's vision for the future of 17th Avenue SW. This will enable main floor commercial with residential above to be considered, to a maximum height of 26 metres.

Mixed Use districts are intended to support mixed-use buildings that encourage a vibrant and street-friendly environment.

The application will seek to combine the properties and create the starting point for positive redevelopment to occur.

You can reach us any time at [connect@rbalbi.ca](mailto:connect@rbalbi.ca) if you have questions, comments or feedback to share.

We would love to hear from you!

## Attachment 2 – Area/Address Summary



1602 through 1636 – 40 Street SW

1601 through 1635 – 39 Street SW

1604 through 1634 – 39 Street SW

1603 through 1631 – 38 Street SW

1604 through 1628 – 38 Street SW