

Applicant Outreach Summary, LOC2020-0172



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Ambassador Motor Inn

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)

Due to Covid-19 restrictions, an in-person open house was not possible. In lieu of this, the applicant set up a web page with all the project information and an on-line survey in order to obtain community responses and feedback.

August/2020 - web page construction

September/2020 - web page launched, notification to residents provided via on-site poster, poster in community hall, and direct emails to residents by WHMCA chief planner.

September - October/2020 - feedback received and compiled by applicant

October.20/2020 - video conference call meeting between applicant and WHMCA planning committee

November 3/2020 - WHMCA planning committee letter received by applicant not supporting the proposal

October /2021 - WHMCA planning committee letter of approval for revised proposal

Stakeholders

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

- Winston Heights Mountview Planning Committee
- Community at large via posters within the community and emails sent by WHMCA.
- Ward Councillor and her group

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What did you hear?

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

Of the 1800+ households in the community, 79 survey responses were submitted.

Positive feedback:

- removal of existing motel and opportunity for new development
- mixed-use development with retail or restaurants, services (medical), and residential

Negative feedback:

- building height of 20 storeys - concerns about shadowing, lack of context
- traffic volumes - already busy intersection at Moncton Road and 16th avenue

Mixed feedback:

- increase in density
- overall approval (likes) of the proposal

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.

- building height - reduced from 20 storeys to 12 storeys
- corresponding reduction in potential density from FAR 6.0 to FAR 5.6
- reduction in maximum potential residential from 394 to 370.
- traffic study includes potential remedial strategies to mediate traffic issues around the site (additional lane on Moncton, pedestrian overpass on 16th)
- a wish list of amenities forwarded to the City planner as considerations for LUD and DP approvals (green space, public plaza, playground, boulevard landscaping, desired usage - local business, restaurant, medical, etc.)

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)

- October 20/2020 - virtual meeting with WHMCA to discuss potential changes
- October 21/2020 - forward survey results to WHMCA
- March 26/2020 - submittal of revised application items to WHMCA
- September 15/2021 - submittal of revised application (revised height) to WHMCA
- October 21/2021 - virtual meeting with WHMCA to discuss revised proposal
- October/2021 - obtain approval letter from WHMCA

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