

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: MP Rowhouse

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

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

[Empty text box for rationale]

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)

The applicant had engaged the Mount Pleasant Community Association

[Empty text box for outreach strategy details]

Stakeholders

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

Mount Pleasant Community Association

[Empty text box for stakeholder list]

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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 Committee supports rowhouse development on 20 AV, 4 ST, and 10 AV in Mount Pleasant, and generally opposes rowhouse development within the interior of the community unless the application is exceptionally and thoughtfully created and the Committee and broader community is engaged before it is submitted. In their comments the MPCA stated that this application does not consider broader community concerns about rowhouse development within the community, such as on-street parking availability, waste/recycling collection and bin organization, neighbourhood aesthetics, and adverse impact on surrounding residences (noise, privacy, shadowing, etc.). It was also stated that there was a similar application across the street that the community was opposed to. The MPCA stated that the amount of material submitted through the application is insufficient in order to render a decision on this application support.

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 the MPCA comments the applicant has provided additional materials (floor plans, exterior renderings, written explanation) in order to demonstrate that the application addresses the issues brought up by the MPCA. In particular, the development proposes on-site lane-accessed parking garage with EV-charger and solar panel rough-ins (with an upgrade option), screened on-site waste and recycling storage. The site plan demonstrates that the proposed development is located on the NE corner of the intersection, overshadowing the road to the north (23 Ave NW) and west (7 St NW) and the adjacent semi-detached dwelling to the east.

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)

It was suggested in the communication exchange that at time of DP application detailed drawings will be provided to the MPCA, that would cover many more details compared to the land use re-designation application contents. Should this application be approved, the applicant will continue to engage the MPCA during the Development Permit application trying to resolve potential issues raised by them.

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