

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 3404 3rd Street NW

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)

August 2021 - Conducted an online meeting with two members of the Highland Park Development Committee - discussed proposed land use of MC-G d75 as well merits and drawbacks of the most recent Development Permit Drawings

November 2021 - Posted Site signage (see attached) as part of LOC 2021- 0187 application

December 2021- Distributed Development brochures to neighboring properties (see attached map and brochure sample)

January 2022 - Conducted an online project review with Ward 4 Councillor Sean Chu

Stakeholders

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

Highland Park Community Association - Development Committee

Neighbors - Brochure Delivery / Site Signage

- spoke with some neighbors by phone in response to site posting and brochure delivery
- immediate neighbors North and South are rental properties so not able to speak directly with the property owners

Ward 4 Councillor - Teams Meeting Review

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What did you hear?

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

- enhanced landscaping would be appreciated - more trees
- does the development need to be 5 units
- the street frontage and courtyard landscaping are appealing
- will parking be an issue - homeowner ? visitor ?
- will there be shadowing

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.

Additional soft landscaping and trees have been added

Overall roof height is modest

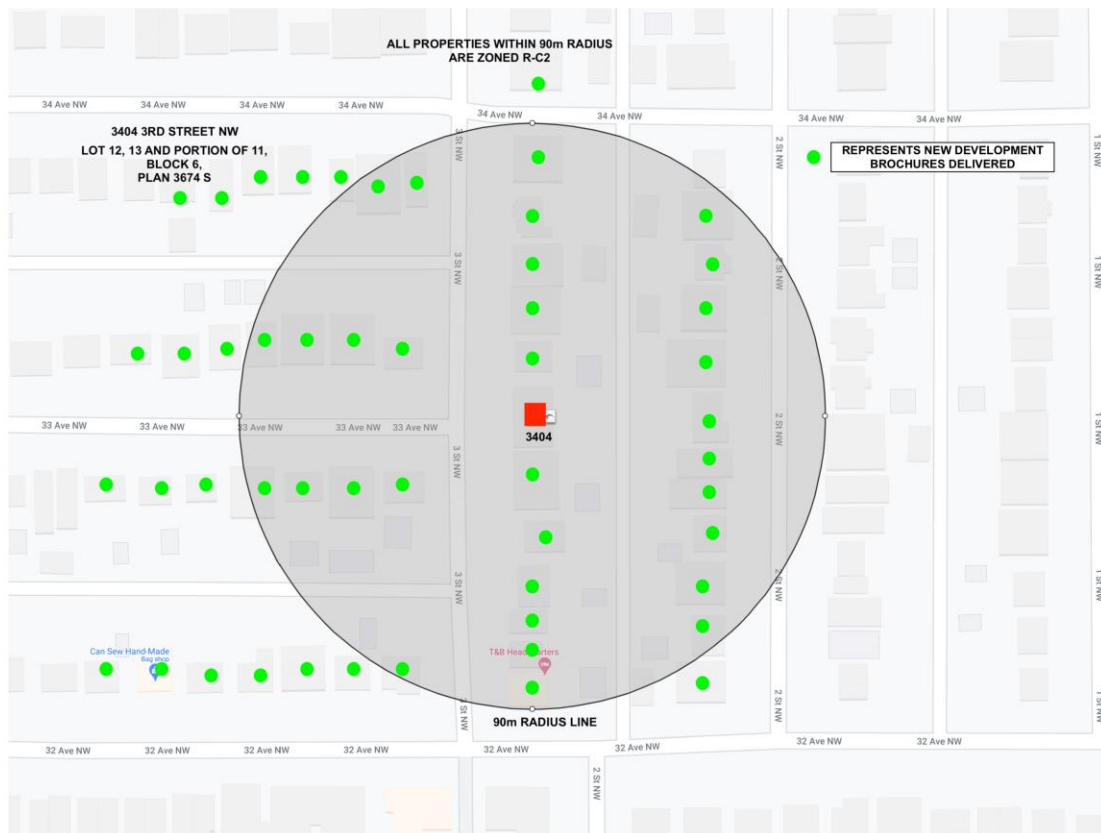
The wide lot can accommodate visitor street parking

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)

Communicated plan changes with Development Committee and the Ward Councillor to highlight how the project has been improved and how some of the by-law relaxations are modest in overall impact relative to similar developments

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PROPOSED DEVELOPMENT: 3404 3RD STREET NW



EXTERIOR RENDERING



SITE LAYOUT

PROJECT FEATURES

- 5 UNITS WITH ENTRANCES IN FRONT LANDSCAPED COURTYARD
- MOUNTAIN MODERN EXTERIOR WITH STONE, WOOD & STUCCO
- DETACHED 5 CAR GARAGE
- EXTENSIVE LANDSCAPING WITH NEW TREES AND SHRUBS
- AFFORDABLE TOWNHOUSE STYLE DEVELOPMENT



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