

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

### Project name:

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

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

### AMENDED DRAWINGS

LOC No	Date Received
2021-0204	2022 Jan 28

THIS DRAWING REFER TO THE ABOVE LAND USE AMENDMENT PERMIT NO.

### 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)

WE HAD A PRE-APP MEETING WITH JYDE HEAVEN ON WEDNESDAY SEPTEMBER 1 2021. JYDE THOUGHT THE LOT WAS A GOOD CANDIDATE FOR RE-DESIGNATION. THE NEXT STEP IN OUR OUTREACH STRATEGY INCLUDED CONTACTING THE KILLARNEY GLENGARRY COMMUNITY ASSOCIATION BY EMAIL ON OCTOBER 1 2021. THEY COMMENTED THAT THE CA DOESN'T GENERALLY GET INVOLVED WITH THESE TYPES OF RESIDENTIAL LAND USE RE-DESIGNATIONS AS THEY HAVE HAD MANY SIMILAR APPLICATIONS GO THROUGH. WE WERE ASKED TO ENGAGE WITH THE NEIGHBOURING HOMES WITHIN AT LEAST 60M IN ALL DIRECTIONS. ON WEDNESDAY NOV. 3 2021 I DROPPED OFF THE "ATTACHED" INFORMATION FLYER EXPRESSING MY CLIENTS INTENT TO RE-DESIGNATE THE LOT. I MET WITH A COUPLE OF THE NEARBY RESIDENTS ON THE SIDEWALK TO DISCUSS THE APPLICATION. I HAVE SINCE HAD EMAIL CORRESPONDENCE WITH ONE NEIGHBOR TO ADDRESS A PARKING QUESTION.

### Stakeholders

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

AS NOTED ABOVE I CONTACTED THE KILLARNEY GLENGARRY COMMUNITY ASSOCIATION BY EMAIL ON OCTOBER 1 2021. I CORRESPONDED WITH THE PRESIDENT AND DIRECTOR OF DEVELOPMENT. I ALSO CONTACTED THE AFFECTED NEIGHBOURS WITH THE FLYER.

[calgary.ca/planningoutreach](http://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

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

ONE NEIGHBOUR EMAILED ME TO ASK HOW THE PARKING FOR FUTURE ROWHOUSE BE HANDLED. I REPLIED THAT EACH UNIT WOULD HAVE AN INDIVIDUAL ON SITE STALL. I DID NOT RECEIVE A RESPONSE BACK.

### 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.

EACH UNIT WILL HAVE AN INDIVIDUAL ON SITE STALL.

### 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)

NONE APPLICABLE.

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November 30, 2021

**Project Location: #933 38 ST SW – Rosscarrock, Calgary, Alberta**  
**Land Re-Designation: MC-1 to DC (Base on M-C1 and R-CG zoning policies)**  
**City Permit # LOC2021-0096**

Dear Rosscarrock community association,  
 (info@rosscarrock.org)

We want to reach out to you in regards to the land use application LOC2021-0096.

The landowner vision for the property is a development with a 4-unit residential building includes Secondary Suites. Parking would be provided at grade within the property at the rear lane.

LOC2021-0096 application proposes to re-designate the parcel 933 38 ST SW from M-C1 Multi-Residential - Contextual Low Profile to District Control (DC), based on the existing M-C1 policies with the addition of the current R-CG (Lower Density Residential Grade-Oriented Infill District) policies.

The subject site is a mid-lot located on 38 Street SW in the community of Rosscarrock. The north consist of many commercial businesses and the south side consist of Residential and Multi-residential to the east approximately +/- 100m from the 37 Street SW (Main Street Corridor) and Westbrook Mall Shopping Centre and the rear of the lot is boarded by a lane. To maximized the potential lot size area of 9,390 sqft, the proposed DC redesignation will allow a better and flexible built form to the existing M-C1 policies, and R-CG a Lower Density Residential that better aligns with the surrounding neighboring houses.

Fundamentally, this is about the future development Rosscarrock Community. Current designations within the community are mixtures of R-CG, R-C2, M-C1, MU-1 zoning and more. The rules of the district ensure that development is compatible with current and future density developments. The subject site is located in a thriving neighborhood- it is not only attractive to families, but also to commercial establishments. When there is a population to support these businesses, they can move in and provide amenities to a community. With each amenity, a community integrates the more walkable and connected to its residents.

The proposed re-designate meet the goals of the City of Calgary's Municipal Development Plan (MDP). This policy generally encourages a more diverse housing type in established and central Calgary communities, more efficient use of in-place infrastructure, and more compact build forms in locations with direct access to transit, goods and services, schools, communal amenities and more while still maintaining a sense of interconnection and community.

We are committed to ensure transparencies and willingness to work with the neighborhood, stakeholders, and community. The Rosscarrock Community Association will be consulted as we progresses with the application.




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**Interior Designs**

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