

# 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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## 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.

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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