

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 526 & 530 19 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)

Spring 2021 - Our primary outreach strategy is to place a sign (please see attached PDF for more information) at street level on the property where it is clearly visible; on the sign is a small summary of the proposed re-designation, as well as our company's contact information. As a result of the sign, we received multiple e-mail from surrounding neighbors and had a meeting with West Hillhurst Community Association and affected neighbors on March 15 2021.

Summer 2022 - We revised the proposed land use designation to M-CG and 40 new brochures we're handed out on August 12, 2022 to surrounding neighbors to inform them of the revised change to M-CG as well as an e-mail to the Community Association was send on August 3, 2022

Stakeholders

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

The primary stakeholders are the nearby residents within close proximity of the subject property.

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What did you hear?

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

Participants would like the landuse to be evaluated as part of the Riley Communities LAP and/or put on hold until the current LAP process is completed.

Other issues/concerns raised: The proximity of this parcel to the intersection of 19th Street and 6th Avenue NW. The impacts on privacy and shadowing on adjacent neighbors due to lack of rear lane way.

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.

The City is still accepting applications during local area planning process, as applications have potential to impact usefulness and purpose to the Riley Communities LAP. We took into consideration all concerns/issues and revised our initial re-designation proposal from M-U1 to M-CG. We will continue to work with the TIA to get the best outcome for traffic and parking, and to address all the safety issues surrounding the subject site. As for the concern of massing/shadowing, a site and shadow study was previously completed for the initially M-U1 land use application showcasing the impacts on neighboring lots. The result of the study is that the massing does not propose significant impact to any adjacent neighbors.

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)

We did not close the loop with the stakeholders but will continue to have open conversation with everyone.

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