

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 5008 21 AVE 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)

I knocked on doors and spoke to some nearby neighbors in early April 2022.
We also hand-delivered a letter stating our proposal as well to all nearby neighbors in June 2022.
I communicated with the Montgomery Community Association via email on April 9, 2022.

Stakeholders

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

Nearby neighbors and a representative from the Montgomery Community Association.

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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 representative from the Montgomery Community Association (MCA) mentioned that MCA does not support spot rezoning, but also said that this application will "likely be approved".

The neighbors had mixed reactions to the proposed Land Use Re-designation. As expected, some were against more density/development, while others thought it would be a good idea to increase density and help prevent urban sprawl. Some thought it would help increase their property values

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 representative at the MCA asked us to consider adding green infrastructure to the development. Things as simple as 'low flush toilets', LED lighting, upgraded insulation, solar panels, etc.

We have now decided to include some more of these "green features" in our developments.

The development of these properties and others similar to it have indeed helped increase homeowners' property values.

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 hand-delivered the following letter to all the nearby neighbors.

Hello neighbors, my name is Roger Grewal and my development company is Synergy Custom Homes and Renovations. We intend to develop the property at 5008 21ave NW. We plan to build two homes on this site and are requesting to have the density increased from R-C1 to R-C2 which is within the allowable zoning for this location. If approved, we will build homes with "green infrastructure" which respect the context and style of the existing neighborhood. The Calgary Planning Commission has approved every Land Use Re-designation in Montgomery similar to this one so far. The house on this property, like most old homes in this neighborhood, is in poor condition and has reached its end date. According to the Montgomery ARP "R-C2 is considered

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and has reached its end date. According to the Montgomery ARP "R-C2 is considered a low-density district with a built form very similar to the existing R-C1 District" and notes "the importance of increasing and stabilizing Montgomery's population, which has declined significantly since its peak in the 1960s". Considering the location of the site, this proposal represents a very minor increase in density and respects the immediate context and scale of adjacent developments. Many other Land Use Re-designation applications to re-zone from R-C1 to R-C2 have been approved in this neighborhood, only steps away. If you would like more information, please look up the following link:<https://developmentmap.calgary.ca/?find=LOC2022-0052>
We would thoroughly appreciate your support for this application!
Sincerely, Roger Grewal



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