

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 36 Avenue

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

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

Additional engagement with the wider community was coordinated to present the revised application.

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)

New Engagement includes:

1. Virtual Information Session held March 21, 2023 for the wider community - 20 residents registered and 15 attended.
2. Project website - updated the website with application revisions including details on the second community information meeting.

Stakeholders

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

We connected with residents of the wider community. Residents who registered for the meeting but were unable to attend provided email comments after the meeting which were recorded/responded to and incorporated into the outreach summary.

What did you hear?

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

Key concerns raised by the wider community included:

- Proposed height and density of the site
- The contextual nature of the application relative to existing development in the immediate area
- Traffic and parking challenges associated with intensification
- Concerned about shadowing to surrounding parcels
- Concerned the HVAC system will increase noise, shadowing and overall height
- Development Permit questions such as ultimate tenancy (rental vs. condominium), utility upgrades, location of main entrance, clarification on ultimate unit count, site design and construction timeline
- Confirmation no commercial uses would be allowed under the revised land use district
- Clarification on planning process and opportunities for the community to influence future building design.

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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.

Height/ Density: The revised application proposed a land use application under the M-C2 land use district which considered previous feedback on building height and density to reduce the building height from 20 metres to a maximum of 16 metres. The overall massing was reduced from 6 storeys to 4 storeys and a partial fifth storey (maximum 40% of the total floor area). We believe the revised application is appropriate for the area and responds to the immediate context and existing land use districts of M-C1 in the area.

Shading: A shadow study was conducted based on the revised concept which confirmed minimal shadow impacts to adjacent neighbours. We appreciate the feedback and believe the proposed four and partial fifth storey will not create shadow impacts for adjacent neighbours.

Transportation: A TIA was commissioned which confirmed the proposed density can be accommodated and the parking demand can be satisfied with on site parking and nearby road and transportation infrastructure.

Commercial land use: The revised land use district M-C2 will provide residential only uses on site and will not permit commercial uses.

Other comments regarding ultimate tenancy and location of landscaping will be determined at the DP stage however where possible both public and private trees will be protected.

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)

During the Community Information Session, the applicant provided details of next steps for the application (CPC and Council), and provided contact information of the file manager and the DMAP website for residents to follow the development approvals process and the status of the application.

Many comments/concerns were directed towards the detailed design process. These comments have been noted and will be reviewed at the development permit stage.

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