



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.

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)

Stakeholders

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



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.

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.

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)

Jan. 03, 2022

Dear Mount Royal Community Association Members and Mr. Roy Wright, Co-Chair

RE: DP 2022-06848 (832 17 Ave SW)

This is a response to your letter addressed to the City of Calgary Circulation Team, and pertaining the proposed mixed-use retail/residential development (Enzo) located at 832 17 Avenue SW. Your letter was dated Oct 31, 2022.

Answering your concerns, we would like to provide you with an itemized response, following the order of your letter.

1. Parking - it should be understood that in the very centre of the commercial area of Calgary, parking may be a problem. Hopefully the people in the future will be relying more on alternative modes of public transportation and on bikes. Until then our "traffic" consultant Bunt and Associates, provided us with an extensive Traffic Impact Study which addresses all your concerns. What we can add in our own words - the City Council removed the requirement for commercial parking and often relaxes the overall parking residential densities based on the future growth plans, but also on the predictions how people will live in the future. The COVID-19 pandemic showed clearly that more and more people are working from home and are less dependent on their own cars. Further, many residents are reluctant to buying cars as their inner city lifestyle and mobility does not rely on cars.
2. The roof top amenity terrace will be accessible to residents only. Any commercial uses will be prohibited.
3. The building has an oversized loading bay located at the back and adjacent to the lane. Any waste/recycling pickup, furniture loading as well as commercial loading will be through this assigned space utilizing various doors leading to these various uses/spaces.
4. The developer (ASI) has decided to move ahead with an artist awarded mural, corresponding in quality and expectations with other BUMP projects in the vicinity of the greater Beltline communities area. This mural will be handled under a separate DP application.
5. The building architecture is expressed by two main building materials. On the

Suite 310
1032, 17th Avenue SW
Calgary, Alberta T2T 0A5

403 714 0459
info@daasarchitecture.com
@daas_architecture



north, Park facing elevation, brick has been applied along the whole stretch of the facade at the main floor, and combination of brick and Hardie panel is applied on the building's upper, residential floors. Where transitioning to the building sides (east and west) occurs, the facades are finished in Hardie panel. At the south, lane side, the main material will be Hardie panel with some larger metal panels to create larger accent elements on the south facade.

We hope that the above considered responses addresses your concerns. We feel that the ENZO project will be a good addition to your neighbourhood enriching the housing and retail/commercial opportunities along the 17th Avenue and in the entire Beltline part of the city.

Yours truly,

Tomasz Sztuk, Partner
Architect, AAA, AIBC, MRAIC

