

# Applicant Outreach Summary

March 14 2023

**Please complete this form and include with your application submission.**

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**Project name:** LOC2023-0039/ 1512 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)

A letter was sent to those neighbors between 13th ST NW and 15th ST NW and 22nd Ave NW and 20th Ave NW. A 2 week period was given to respond by email. The letter was sent to about 100 residence. Responses were received between February 28th and March 13th.

## **Stakeholders**

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

The neighbors in the community in the area listed above

**What did you hear?**

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

The main concerns listed were:

1. Building Height - Wanting 2 stories, not 3
2. Parking and lane condition/ access
3. Disposal Containers
4. Density

**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.

A future development permit would address the issues of parking and disposal containers and density. The main question will be about the building height. If the overall height can be reduced while still having 3 stories or if a 2 story building is more appropriate. R-C1, R-C2 and R-CG all allow for a 2 story building height, so this might not be an issue in the long run. It's still something to think about and work on if this rezoning is approved.

**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)

Responses were provided to most of those who emailed thanking them for their feedback and responding to their questions.



To: Residents of Capitol Hill

From: Marcel Design Studio Ltd.

**Re: Rezoning Application at 1512 21st Avenue NW, Calgary, AB (LOC2023-0039)**

Dear Residents of Capitol Hill,

The intent of this land use amendment is to revitalize this property through modest intensification and redevelopment. The existing property has a 1930's bungalow home which is on R-C2 land. A future development permit would propose a 4-unit development through the R-CG land use.

We believe the location's proximity to the primary transit network, parks, schools, and nearby shops, can allow for this modest intensification without detracting from the community's character.

Our intent is to propose a development with 4 units in 2 buildings. These buildings would be 3 stories in height with the 3<sup>rd</sup> floor setback from the lower floors. A low pitch roof would be introduced to reduce the appearance of the building height. There would be minimal windows facing the side yards and of those that are, would be obscured to protect the privacy of those outside and of those inside. The design style of the building is evolving as we hear from the neighbours to address parking, massing, and privacy concerns. We believe that we can add character to the community by being open minded and creative to while being mindful of our proximity to neighbouring property lines. Lastly, our desire is to positively impact the neighbourhood, with the goal being designing a building that fits in with the community and neighbouring homes. With that in mind, our communication with the neighbours will continue throughout the development permit process.

Our team would like to hear from you and welcome any community feedback until March 12th, 2023. We encourage you to send us an email to [rezoning@marceldesignstudio.com](mailto:rezoning@marceldesignstudio.com)

Sincerely,

Marcel Design Studio Ltd.

MARCEL DESIGN STUDIO LTD.

