

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Townsend Street + Thomson 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.

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)

The proposed development is of low impact and does not propose a major change or disruption to the community. Additionally, the site for the development will not disrupt the surrounding neighbours because of the ideal location of the site. The site is:

- on a corner parcel (no neighbours to the North),
- with a green space across the street (East),
- located next to an empty lot to the South,
- while all the homes to the West are across the lane (Townsend Street) and have their front doors and parking facing away from the site.

Accordingly, the Outreach Strategy for this project was narrowed to surrounding neighbours, the community's planning and development committee, and City Planners.

The following are the dates and methods of contact.

Stakeholders

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

Bridgeland Riverside Development and Planning Committee

City of Calgary Planners

City of Calgary Real Estate and Sales Team

Neighbours – all neighbours on Townsend Street NE and Thomson Avenue NE

Neighbours - 12A Street and 13th Street NE - within the vicinity.



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.

Overall, I did not receive any rejections or major concerns with the proposal.

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.

There were only some minor modifications made to the conceptual plans that were submitted because the overall feedback was positive.

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)

The main way of keeping my neighbour informed was forwarding him the emails and responses that I received from the City Planners and the Bridgeland-Riverside Planning Committee.

As well, I delivered a leaflet to all surrounding neighbours and provided my contact information to discuss any concerns.

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Community Outreach Assessment Tool

The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1
TOTAL				4

COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	1
How inclined will stakeholders be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	2
What level of influence do stakeholders have over project decisions?	No decisions open for input, willing to inform stakeholders of project details.	Willing to listen to stakeholders and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	2
TOTAL				5

IMPACT SCORE

4 to 6 1
7 to 9 2
10 to 12 3

COMPLEXITY SCORE

3 to 5 A
6 to 9 B

COMMUNITY IMPACT	COMMUNITY COMPLEXITY	
	3A	3B
	2A	2B
	1A	1B

Your Project's Score:

1 A

Outreach Approach Assessment	
Direct approach (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform stakeholders about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
Moderate approach (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*.
Comprehensive approach (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform stakeholders about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

*For an overview of outreach tactics and techniques you could consider, click [here](#).

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19-00155896

Inside Leaf

Site Location



Benefits to the Community

The proposed plan will provide numerous benefits to this corner and the escarpment, including:

Improved Pedestrian Safety:

Currently, there are no sidewalks for much of Thomson Ave; this is a serious safety concern. The proposed development will provide sidewalks along Thomson Avenue.

Improved Environment:

A landscaping plan would be implemented to help overcome the lack of vegetation and tree cover.

Improved Streetscape:

This plan would provide a more consistent streetscape along Thomson Avenue. All the homes would face Thomson Avenue and the garages would be accessible from Townsend Street, which is more consistent with its current usage as a laneway.

Back

Track Progress

If you would like to follow the Land Use Redesignation application progress or submit comments to the City of Calgary, you can do so by visiting the City of Calgary's Development map and entering the site address (202 Townsend Street NE) in the search field.



Find Out More

In all we do, we remain committed to being good neighbours and working with you, the community, and the City. We look forward to engaging with you to realize our development vision.

It's a lot of information to fit into a leaflet. So, we would be happy to provide further details or to answer any questions. Please feel free to reach out to us!

Contact Us

Neighbour: Denver Vannus
Address: 204 Townsend Street NE
Email: DenverVannus@gmail.com
Phone: 403-312-8039

Neighbour: Flori Cattoni
Address: 123 Thomson Avenue NE

Front

PROPOSED DEVELOPMENTS

Land Use Redesignation



Hello Neighbour!

We are pleased to present a proposal that will improve the corner of Townsend Street and Thomson Avenue.

Internal leaf

Parcel Addresses:

202 Townsend Street NE &
123 Thomson Avenue NE

Applicants/Homeowners:

Denver Vannus &
Flori Cattoni

Applications:

Land Use Redesignation
Subdivision
Development

Development Overview

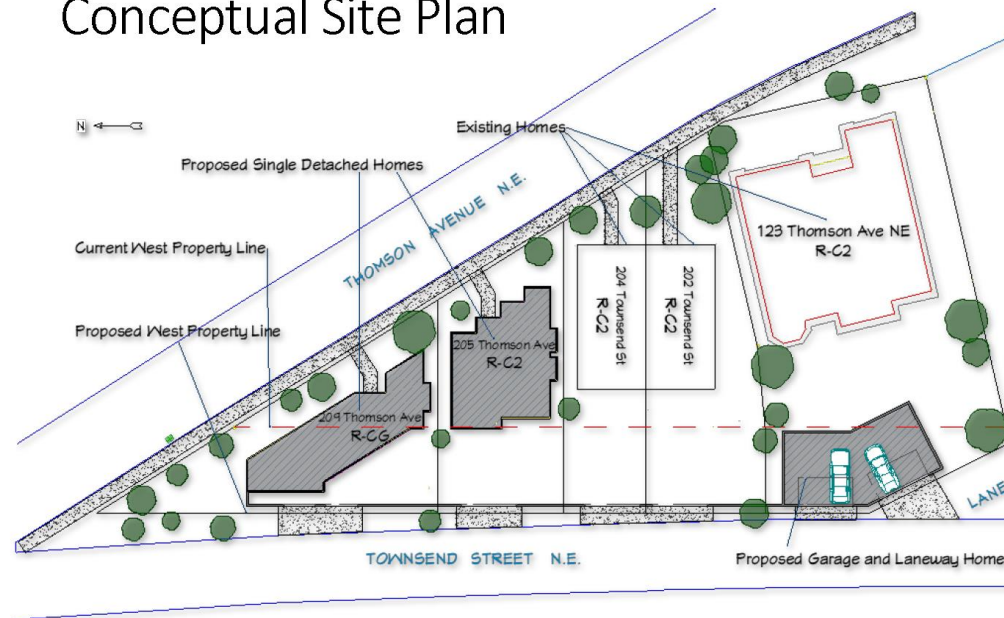
The applicants propose to purchase a portion of City Land adjacent to their property. The intent is to improve development potential of both their parcels without compromising the existing road or service infrastructure. With the consolidated parcels, the plan is to:

- Develop 2 single detached homes,
- Renovate the existing semi-detached homes (202 & 204 Townsend Street NE), and
- Develop a backyard suite behind 123 Thomson Avenue.

The following steps are required for the proposed development:

1. Purchase land from the City adjacent to the owner's own parcels.
2. Subdivide into 2 additional parcels to accommodate two single detached homes.
3. Land Use Redesignation to change City Land (Road right-of-way) to R-C2 and the corner lot from R-C2 to R-CG.

Conceptual Site Plan



Land Use Redesignation

A Land Use Redesignation application has been submitted to the City of Calgary. If approved, the proposed land use change will transition this from a Road right-of-way to Residential-Contextual One/Two Dwelling District: R-C2. Additionally, the corner parcel will transition from R-C2 to Residential Grade-Oriented Infill (R-CG) District. The sole reason for transitioning this parcel to R-CG is to accommodate the irregular parcel shape of this lot. This lot is triangular-shaped and the bylaws for R-C2 are designed for rectangular-shaped lots. Accordingly, one of the purposes of R-CG is to provide flexible parcel dimensions to facilitate integration of a diversity of grade-oriented housing. The land use change is required to enable the development vision outlined in this proposal.

Policy Alignment

The development vision is consistent with the city-wide goals and policies outlined in the Municipal Development Plan (MDP) and the Bridgeland-Riverside Area Redevelopment Plan (ARP); which encourages the development of innovative and varied housing options in established communities, and more built forms in locations with direct and easy access to transit, shopping, schools, and other community services.