

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Inglewood Tri-Plex

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)

May 18, 2022: Inglewood Community was approached with initial conceptual drawings.

June 20, 2022: Refined DP drawings sent to Inglewood Community and Requested a Meeting

June 21, 2022: Meeting with Inglewood Community Planning Committee Chair and discuss the project. Changes were proposed by Community Planning Committee Chair

June 24, 2022 :Updated Drawings submitted

July 08, 2022: Review from Community Planning Committee Chair received and project was approved.

Jan 6, 2023: Updated design submitted to Community Planning Committee

Jan 27, 2023: Sent a Reminder for Review

Stakeholders

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

Inglewood Community Association's Planning Committee

Notice Posted on Site

Sent letters to neighbors

calgary.ca/planningoutreach



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What did you hear?

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

Inglewood Community Association's Planning committee chair proposed changes to the project and were made accordingly. July 8, 2023 they sent letter with approval. One of the neighbor contacted me via Notice Posted onsite and liked the project.

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.

Community Association's planning committee involved and made changes based on their feedback to improve design.

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)

Approval from Inglewood Community Association's Planning Committee for old design. Waiting a feedback with new design which is based on detached garages.

calgary.ca/planningoutreach

Community Outreach Letter

From:

Irshad Shehzad (on behalf of Nazish Kanwal)
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Calgary,
Alberta T2G 3T2
587-999-6433
irshad@calestate.ca

Jan 06, 2023

To:

Neighbors

RE: Land Use Re-designation From R-C2 to R-CG

Address: 2740 16A Street SE Calgary Lot South-Half 19&20 , Block 25, Plan 7235AG

The subject parcel is located in the community of Inglewood and consists of 452 m² of privately-owned. The proposed use is well-suited to the subjected parcel, given its surrounding context, lot characteristics and location. We believe that the R-CG zoning would best compliment the subject parcel as it would provide the potential for a detached row townhouse development that compliments, and more importantly, augments the character, appeal and vibrancy of the community.

The site's current R-C2 Permitted and Discretionary uses for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings, and limits this parcel to two households regardless of configuration. In support of the proposed development, the application seeks to amend the existing R-C2 to R-CG for Row Townhouse Development. The Area Redevelopment Plan (ARP) of Inglewood support this proposed change.

Housing is a key component of complete communities and encourages growth and change in low-density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

A. PLANNING RATIONALE

The subject parcel features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

Access, Egress and Lane: The subject parcel has excellent access and egress from all directions, providing easy access to 17 Avenue SE, 9 Avenue SE, Blackfoot Trail and Deerfoot Trail. The subjected parcel is a corner property will be best suited for three detached garage row Town houses.

Major Road: The subjected site is located at the corner of 16A Street SE and 28 AV SE and is very accessible from 9AV SE, Blackfoot Trail, Deerfoot Trail

Proximity to Commercial and Retail: The subjected site is located less than ±2Km walk from east village which is beginning of Downtown with all amenities as well as the other stores on 9 AV SE which is less than ±10 mins walk.

Proximity to Transit: The subjected site is located 25m (± 1 minute walk) from the Primary Transit Network along 17th Street SE and 3.9km (± 8 minute drive) to the City Hall C Train Station, providing convenient access East/West to the City Centre, and North/South to Mount Royal University and southeast Calgary.

Proximity to An Existing Open Space, Park or Community Amenity: The subject parcel allows residents direct and easy access to a variety of community resources including parks, schools, and recreation services. The subject parcel is located within 100m (± 2 minute walk).

B. CITY-WIDE POLICY ALIGNMENT

This proposed land use re-designation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

C. Inglewood Area Redevelopment Plan (ARP)

The proposed land use amendment is aligned with the goals and policies of the Inglewood Area Redevelopment Plan (ARP), which identifies the subject lands as Residential and which aims to: encourage new residential development to increase the community's population; improve the neighbourhood by renovations and rehabilitation, without substantially changing the physical scale and historic character and without causing a major disruption in the way of life of the residents; provide for a variety of choice in housing types, recognizing the difference in family types, sizes and incomes; and encourage the growth of community spirit.

D. COMMUNITY ENGAGEMENT

The community association of Inglewood were approached with proposed drawings of three attached garage row townhouses on the subjected site. Based on their feedback we amended the DP drawings and resubmitted again for review and got a formal go ahead from the Inglewood CA for the project. However the city disapproved those attached row townhouse proposed plans and thus submitting new proposed development plan of 3 detached garage row townhouses.

E. Proposed Development Drawings

Below are proposed development drawings for review.

<https://drive.google.com/file/d/19NIDchB0Jl3NSCyH8g-6vdOztR7a7j6S/view?usp=sharing>

Note: The new developments in a community adds the value to the neighbouring properties.

Should you have any questions, comments or concerns, please contact Irshad Shehzad at 587-999-6433 or irshad@calestate.ca