

Applicant Outreach Summary

2023 January 4



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1301 10th Avenue SE

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)

We produced a pamphlet (see attached) that was circulated to all neighbors within one block of the subject site on December 14, 2022. The pamphlet contained information on the existing zoning, proposed zoning and rationale behind the application. Feedback and questions were requested by December 21. Stakeholders were provided with an email and phone number where feedback could be directed.

Stakeholders

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

Neighbors within one block of the site
The Inglewood BIA
The Inglewood Community Association
Ward Councillor's office.

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What did you hear?

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

We received one phone call, one email and another email with a number of residents cc'd. The caller was just curious about timelines and process. The emailers were concerned about the potential height of a new building, shadowing, increased traffic on 10th Avenue, and the impact of a commercial use on the residential character of the area. Subsequent responses in the email chain asked about parking, number of proposed storeys, and types of uses.

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.

We assured the emailers that the intended design is envisioned to be two storeys, with a height similar to the church next door and to many of the two storey homes on the same block. We also explained that the proposed zoning is the same as the approved zoning directly across the lane. Our application remains unchanged.

How did you close the loop with stakeholders?

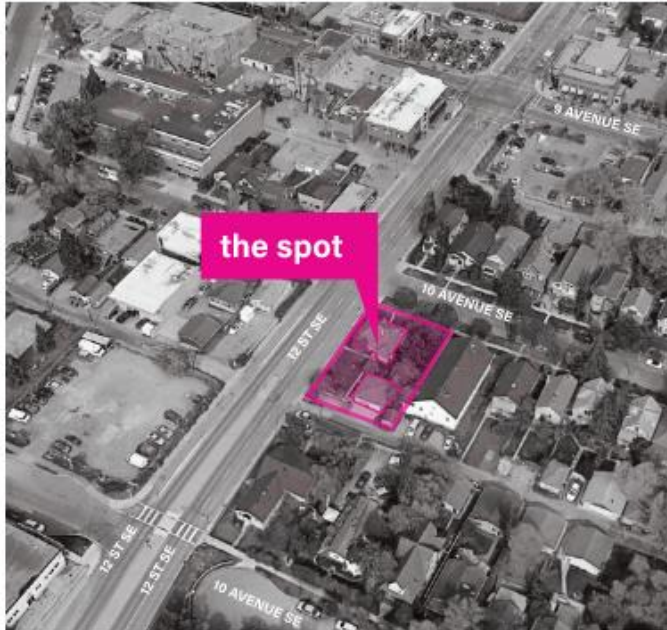
Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

We responded directly to the email chain addressing their concerns. A copy of the correspondence to each respondent has been attached here.

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1301 10TH AVENUE SE
T2G 0W8
CALGARY, AB
PLAN A3 BLOCK 5 LOTS 37-38

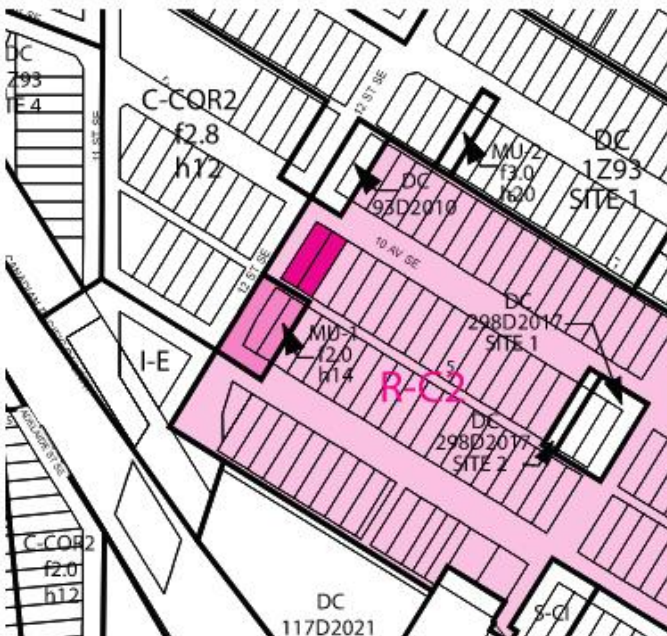
proposed land use change



an overview

**SUBJECT PROPERTY
PROPOSED MU-1 ZONE:**
MIXED USE - GENERAL

This application seeks to re-designate the subject parcel from R-C2 to MU-1. The subject parcel is situated along 12th street SE which is a busy vehicular corridor, and is roughly 100m from 9th Avenue SE, Inglewood's high street, and about 150m from the proposed Ramsay/Inglewood Green Line station. MU-1 affords the opportunity to create commercial uses in close proximity to 9th Avenue, accessible by both pedestrians and vehicles, and aligns with the current zoning of the parcel across the lane immediately to the south which is also MU-1. The existing church immediately east of the subject parcel acts as a buffer to the adjacent low density residential.



the specifics

PROPOSED ZONING:
MU-1 f2.0 h14
MIXED USE - GENERAL

This application is looking to match the zoning of the parcel directly to the south, with a maximum Floor Area Ratio (FAR) of 2.0 and a maximum height of 14m. With this new designation, a potential development can be oriented towards 12th Street, creating a pedestrian-friendly defined street edge that aligns with the general policies for Main Streets contained in the Municipal Development Plan.

- SUBJECT PROPERTY
PROPOSED MU-1 ZONE:**
MIXED USE - GENERAL
- EXISTING R-C2 ZONE:**
RESIDENTIAL - CONTEXTUAL ONE/
TWO DWELLING DISTRICT
- ADJACENT MU-1 ZONE:** MIXED USE -
GENERAL

**we would like to
hear from you,
inglewood.**

GIVE US YOUR FEEDBACK BY 21/12/2022:
EMAIL: INFO@MODA.CA
CALL: 403 - 286 - 2162