

Applicant Outreach Summary

2023 August 28



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)

- Outreach was conducted over a period of 120 Days, beginning with a meeting with the board of the Glendale/Glendale Meadows Community Association on January 11 2023. This meeting ensured the CA was the very first stakeholder to view the concept plans for the site and the first to have the opportunity to provide comments.
- Following the CA meeting, flyers were drafted and distributed to residents on Grand Oaks Drive and surrounding streets (as listed in the following section). These flyers included a building rendering, site map with unit layout, garages, the waste & recycling staging area, public patio and sidewalk space, and vegetation plantings. They also listed the proposed built form, a 3-storey, 11-meter tall, mixed use building with 3 small commercial units on the ground floor, and four two-story residential units above. The flyers included the consultant's direct contact information, and an invitation for recipients to provide their thoughts and opinions by phone or email.
- Phone calls were had and emails exchanged between Mar 01 and May 01, 2023.
- Follow-Up Meeting with Community Association President on Jul 20, 2023, resulted in a verbal commitment from the CA to draft an official letter of support for the proposal.

Stakeholders

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

- Glendale/Glendale Meadows Community Association
- Households on Grand Oaks Drive, Grosvenor Place, Kelwood Drive, Green Ridge Road, 17 Avenue SW, and 42 Street SW
- Ward 6 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.

- The main comments received from the flyer drop and conversations with the community association related primarily to parking concerns, as well as traffic management, the size and quantity of the commercial retail units on the ground floor, and general community aesthetic.
- We received many positive comments about our willingness to engage in conversation with the community, as well as the smaller scale of the building in order to respect surrounding homes and community character. The smaller retail bays, intended to attract businesses with shorter customer stays and customers that choose to walk instead of drive, were also noted as positive.

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.

- As a product of our outreach, we re-located the waste & recycling staging area from the East side to the West side of the parcel to remove it from view of those walking on the sidewalk or driving on Grand Oaks Drive.
- Discussions with community members about the potential types of businesses identified liquor stores and cannabis stores as unneeded in the neighborhood. As such, our applications will not endeavor to permit those discretionary uses.
- Follow-up meeting with CA president resulted in commitments on desired land uses, and design features to be handled during the Development Permit stage.

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)

- Each stakeholder who engaged with us during the outreach was followed up with as many times as requested to discuss design elements and to mitigate concerns. Additional information about the purposefully reduced size of the commercial units, the 11m height limit that adheres to already permitted sizes, the upper-storey setbacks, and the relocation of the waste and recycling staging area was provided. This often alleviated concerns, and directly communicated our decisions with the stakeholder.
- After our in-person meeting, the community association was provided the opportunity to reach out again anytime, including drafting any letters or comments to include with the application. The CA informed us that they wished to provide their further comments and potential letters through formalized channels after the application was submitted and they had time to review it. On July 20, 2023, the CA President verbally committed to submitting an official letter of support for the proposal.

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