

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2304 LOC TUXEDO PARK

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

The landowner initially reached out to immediate neighbours but was not included with the original submission. Since then Vera Architecture assisted with direct contact 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)

JULY 2023 - Directly contacted neighbours within a 90 M radius of subject parcel. Refer to attached site plan to see which neighbours were contacted. To people we spoke with we discussed the following after introducing ourselves by name and who we represented:

1. Which was the subject parcel.
2. What the rezoning process means.
3. What the zoning is being changed to.
4. If they had any questions on the rezoning.
5. If they were in support of the rezoning.

AUGUST 2023 - emailed Tuxedo Park Community Association. Anticipating response.

Stakeholders

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

Tuxedo Park Community Association.
Neighbours within 90 M radius of subject parcel. (See site plan attached).

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What did you hear?

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

Of 15 direct contacts:

- (1) One not in agreement with any development.
- (2) Two leery of more vehicles and more street parking.
- (14) Fourteen in favour of general development.
- (5) Five in favour of rezoning from R-C2 to M-C1.
- (9) Nine in favour if development was not maximized to (8) eight possible units.
- (1) One in favour if lane repaved.
- (1) One in favour if lane new adjacent fence built.

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.

The project team:

- 1. Is open to parking provided in private garages off north lane.
- 2. Is open to possibility of density reduction from eight (8) units but looking to keep M-C1 zoning as it allows for more interesting possibilities for the site.
- 3. Is open to joining neighbourhood initiative to pave lane if enough neighbours agreed to that process.

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)

- 1. Spoke in person to local neighbours and handed out Vera Architecture business cards and asked for emails if further questions or comments arose. No emails recieved to date.
- 2. Continuing to await response from Community Association. Willing to meet with them to review proposed rezoning and how it aligns with Map 4: Building Scale of the of the North Hills Communities - Local Area Plan.

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