

Applicant Outreach Summary

Schedule A



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2624 Granville Street SW

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)

Our community outreach involved emails to affected parties in August. Followed by mail drops to the neighbours within +/- 200m of the property in December.

Affected Parties

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

On August 22nd, 2023 we reached out the community association and the local Ward 6 councillor for feedback. No feedback was received. We have committed to engaging the community association development committee as we begin the DP design phase.

On November 5th we met with an adjacent neighbour to discuss privacy concerns for overlook. We have committed to keeping them engaged in the DP design phase.

On December 7th and 14th we delivered letters to the affected neighbours.

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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.

The neighbours we have heard from have concerns about the land use change setting a precedent and one neighbour voiced concerns about privacy/overlook. Two neighbours offered words of support for the development.

How did 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.

1. Regarding the land use change, we are proposing a development which is modest in scale and height to help assuage concerns. Our targeted building height is less than that of a contextual 2-storey dwelling. We offered to engage one of the neighbours in the design developments.
2. Regarding privacy/overlook, window placement and amenity spaces will be carefully considered to maintain privacy for the affected neighbours. We have committed to keeping this neighbour engaged in the DP design phase.
3. Regarding Positive feedback, We thanked these neighbours for their support and committed to keeping them engaged in the DP design phase.

How did you close the loop ?

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

We emailed a summary of our community engagement findings to the affected neighbours that reached out to us via email.

See the details of this in our attachments.

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Schedule B**2624 Granville Street SW**

Stakeholder Report Back: What we Heard

December 21st, 2023**Project overview**

Land use re-designation from RC-1 to H-GO

Outreach overview

We provided mailbox deliveries to the adjacent neighbours.

How did people hear about outreach opportunities?

The city signage posted the intended land use re-designation. We followed up with mailbox drops to the adjacent neighbours and provided a email address to send their comments/queries.

What we heard

We heard from one neighbour that was opposed to a land use change with concerns it will open up for more of the same density into the community. One neighbour was concerned with overlook/privacy concerns. Two neighbours were in support of the development.

What we did

What we heard	What we did
Land-use change concerns	We are proposing a development which is modest in scale and height to help assuage concerns. Our targeted building height is less than that of a contextual 2-storey dwelling. We offered to engage one of the neighbours in the design developments.
Privacy/overlook	Window placement and amenity spaces will be carefully considered to maintain privacy for the affected neighbours. We have committed to keeping this neighbour engaged in the DP design phase.
Positive feedback	We thanked these neighbours for their support and committed to keeping them engaged in the DP design phase.

Next steps

- We will engage with the local community association development committee and the neighbours who wish to be part of the conversation for the DP design.
- A summary of our design will be sent via email to the affected neighbours who have engaged with us to this date.

Verbatim Comments

Content is captured as it was provided by participant. No edits have been made unless there was personal information shared or offensive language which is removed with an indication that this has happened.

Hello Neighbor,

I'm going to do whatever I can to stop your planned development. I'm all for two dwellings (duplex) what you're proposing is way too much and will open the doors to more of the same. XXXXXXXX? XXXXXXXX?

Regards,

XXX

Hey there - thanks for your letter about the proposed development at 2624 Granville Street SW.

100% support from our household - density is important to foster inclusive and vibrant communities. On that note, I noticed that the development will include basement units and I trust that these will be appropriately priced to offer lower income families access to the neighborhood.

Thanks for the opportunity to engage with this project.

Regards,

XXXX XXXX

Hello,

I received your letter regarding the proposed redevelopment on your site. I would like to offer my support for the redevelopment, as I believe Glendale needs a greater mix of housing types to support affordability.

On the subject of affordability - is there a plan to make some of the units lower cost? Either for buyers or renters, as the cost of both types of housing have grown substantially in our neighbourhood in the last few years.

Good luck with your proposal!

Cheers,

XXXX XXXX

Schedule C

Dear Neighbour

We are the owners of the property at 2624 Granville Street SW. No doubt you have seen the posting information from the city that we have applied to change the land use of this property from RC-1 to H-GO. H-GO (Housing Grade Oriented) is a relatively new land use amendment approved by the city council in October of 2022 and came into effect in January of this year.

The proposed change will enable us to build a two-storey street-oriented duplex with two basement units. There will be a four-car garage on site for the upper units as well as bike/scooter/stroller storage for the basement units.

Further discussions with the community on the building design will occur when we have rough plans available. Chris Welner (Glendale Community Association President) has indicated that there is a development committee in Glendale now. We look forward to working with them and the local neighbours to finalize a design that will strengthen our wonderful community.

You can find more information about the new H-GO District you can find additional information at calgary.ca.

You can email us at engage.granville2624@gmail.com