

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** 7903 36 Ave NW Calgary 4Plex plus Suites

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)

On August 7, 2023 I contacted eight neighbours to the property by door knocking and providing letters describing the proposed application. I met with three of the neighbours and five did not answer the door.

Additionally, on August 6, 2023 I contacted the Bowness Community Association (BCA) and Councilor Sonya Sharp's office to engage with them. I plan to attend the next BCA development and planning meeting to discuss the application and meet with Councilor Sharp, should her schedule allow, to discuss the application.

### Affected Parties

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

Bowness Community Association

Councilor Sharp's office

Neighbours (immediately adjacent and across road / lane from property)

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### What did you hear?

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

One neighbour was unsupportive of any change and infill development.

Some of the neighbours were very supportive of revitalization and infill development, and wanted to ensure that a vibrant neighbourhood existed.

One neighbour was pleased that three of the doors would face east and one would face north keeping a single north facing facade and entry way in lieu of a duplex or two narrow lots with two facades / entry ways facing north.

Several neighbours were pleased to hear that the development is proposed to incorporate solar PV, EV charging receptacles, and energy efficient design and construction methods.

### 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.

General opposition to any infill development is unfortunately contrary to the proposed development.

Input surrounding facade and grade orientation of units and doors was considered and consistent with the proposed redesignation.

General feedback surrounding energy efficiency, solar PV, and EV charging receptacles is supportive of the redesignation proposed.

### 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)

Ongoing, as project continues to progress and sketches become available they will be shared with the outreach participants and community stakeholders.

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Dear Neighbour,

My family would like to introduce ourselves and take the opportunity to share our plans for the home we just purchased in your neighbourhood. We recently moved to Bowness and are becoming Bownesians. Jen grew up in Red Deer and Georges grew up in a small town in rural Southern Ontario. We were drawn to Bowness by the feeling of community and belonging and are excited to share the community with great neighbors like yourselves. Our Daughter Margot was born about a year before we moved here and we're excited to have another child on the way. We recently purchased 7903 36 Ave NW (Peter's old place) and are working on plans to replace it with an infill rowhouse style development to help more families be able to make Bowness home.

The proposal for 7903 36 Ave NW Calgary includes the re-designation of the existing RC-1 zoning to R-CG, demolition of the existing structures on the property, and construction of 4 rowhouse style dwelling units complete with 4 suites as well as a garage. This development supports the Missing Middle that our community needs to allow new families realize attainable homes. The current plan is to achieve 40% Energy Efficiency and GHGs Reductions over 2017 NECB / 2015 NBC using a combination of rooftop PV Solar, high efficiency construction methods (air sealing, glazing, and insulation), and appropriate HVAC and water heating systems as well as the inclusion of EV Charging receptacles in the garages.

The redesignation of these lands is consistent with the Land Use Bylaw (LUB) and Bowness Area Redevelopment Plan (BARP). Specifically the BARP indicates: "*The majority of residential land use is placed in a conservation and infill policy, which will maintain Bowness' role of a low density family oriented community.*" and "*Another major thrust of the residential policies is to encourage, through a variety of ways, increased maintenance of properties.*"

The BARP Land Use Policy Area Map indicates that the subject property is "*Residential, Low Density, Conservation & Infill*"

The LUB includes Division 11 - Residential - Grade Oriented Infill (R-CG) (R-CGex) District within Part 5: Low Density Residential Districts.

The proposed development complies with the density requirement contained within the LUB. The proposed development has a density of 72 units per hectare, in compliance with the LUB Rule 529 which requires a maximum density of 75 units per hectare.

In summary, the proposed Land Use Redesignation of the subject property and the proposed development are compliant with the policies contained in the Land Use Bylaw and the Bowness Area Redevelopment Plan. The proposed Land Use Redesignation maintains the Land Use identified in the Land Use Policy Area map in the Bowness Area Redevelopment Plan and the proposed development complies with the policies contained in the BARP. The Development features climate resiliency and renewable energy production in the planned form contributing to a reduction in greenhouse gas emissions while maximizing the utilization of the existing land base within the City of Calgary.

If you have any feedback or comments we would love to hear from you and get to know you. I can be reached at [REDACTED] or on my cell at [REDACTED].

Georges, Jen, Margot, and Zella (our dog) Guerette