

Applicant Outreach Summary



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.

We received seven emails regarding the proposed land use re-designation. Comments were primarily focused on the future development of the site and concerns around parking/ traffic. Two respondents were concerned with future construction disruption.

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 ensured emailers that concerns around parking will be addressed, and shared with them the future development plan with the caveat the further discussion surrounding it would be addressed in forthcoming Development Permit phase.

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.

calgary.ca/planningoutreach

2236 29TH STREET SW
T3E 2K2
CALGARY, AB
PLAN 5661 O BLOCK 24 LOTS 23-28

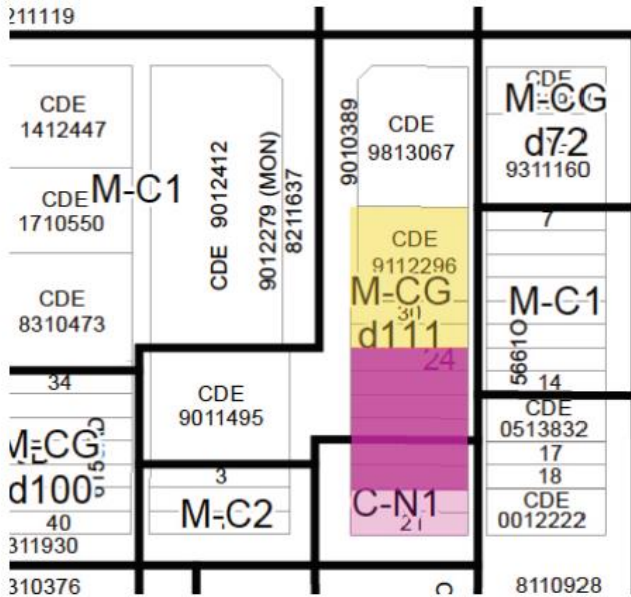
proposed land use change



an overview

SUBJECT PROPERTY
PROPOSED MU-1 ZONING:
MIXED USE - GENERAL (MU-1)

This application seeks to both consolidate and re-designate the subject parcels from M-CG D111 & C-N1 to MU-1. The subject parcels are situated along 29th street SW, which is a feeder street, and roughly 200m from both 17th and 26th Avenue SW. MU-1 affords the opportunity to combine both Social Organization and Dwelling units as permitted uses, and generally aligns with the previous zoning overlays.



the specifics

PROPOSED ZONING:
MU-1 ft.5 h14 d11
MIXED USE - GENERAL (MU-1)

By respecting an F.A.R of 1.5, a maximum height restriction of 16m and maximum density of 111 units/hectare, the proposed project is contextually sensitive with adjacent properties and the character of the community. With this new designation, a potential development can be better oriented towards 29th Street SW, creating a pedestrian-friendly defined street edge that aligns with the general policies of the Killarney/Glengarry Area Re-Development Plan.

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

EXISTING C-N1 ZONE:
COMMERCIAL - NEIGHBORHOOD 1

ADJACENT M-CG ZONE: MULTI-RESIDENTIAL - CONTEXTUAL, GRADE ORIENTED

we would like to hear from you
Killarney/Glengarry!

GIVE US YOUR FEEDBACK BY MAY 21, 2023:

EMAIL: DUSTIN@MODA.CA

CALL: 403 - 286 - 2162