

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 5,6,7 Parkdale Crescent NW

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)

1. April 9, 2019 Preliminary Project introduction to PCA board at committee meeting
2. March 24, 2021 Site meeting with Community Planner, Julian Hall
-review of existing site and information/advise on how to proceed with the LOC
3. June 15, 2021 Parkdale Community Association meeting/involvement (Zoom)
4. 2008 onwards: Applicant John Hallett and Kara Hallett attended discussions which lead to the City of Calgary's Area Redevelopment Plan (Parkdale Neighborhood Activity Centre). Kara at that time was an active member of the Planning and Building Committee.
5. Buildings (4&8) were offered the opportunity to participate with us in the development, but refused
6. Nov 8, 2022 Formal presentation of LOC application to PCA Board (8 members)
7. Dec 5, 2022 (Zoom) meeting, Formal presentation Land Use application to adjacent neighbors to the project
8. Dec 28, 2022 meeting at personal residence of property 8 (Lazy Loaf owner) immediate adjacent owner (South)

Affected Parties

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

Parkdale Community Association Board - several meetings
Parkdale Planning and Building Committee - several meetings
Neighbors directly affected / adjacent to the property on the North, East, and West
All Commercial and Residential tenants on the Parkdale Crescent.
Personal meeting with owner, property 8, Lazy Loaf

note: As an active member who lives in the community (with children), I have breakfast at Lazy Loaf (site 8) every morning and have done so for 10+ years. During this time, I have had discussions with several neighbors and property owners and have listened to concerns and suggestions.

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What did you hear?

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

1. PCA board, comprised of several of my neighbors, expressed support for the proposed project and have issued a letter to this effect.
2. Immediate adjacent owner, #8 (Lazy Loaf) is opposed to additional commercial land use in crescent because of parking and competition. Regarding the parking issue, he is the main contributor to the problem. He does not provide the number stalls for a restaurant, staff and support plus the additional commercial/medical offices he rents upstairs.

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. The PCA is in support of the concept presented to them
2. ARP comments and initiatives are incorporated within our concept
3. On a more micro level, the (Northern) neighbors had concerns about the following;
 - a. their laneway turning radius. we agreed to delete proposed planters and just have a sidewalk adjacent to our building.
 - b. Also, we relocated the garbage to the West for the same reason.
 - c. We will provide pedestrian access to the crescent from the North alley through our building.

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)

1. A Shadow Study was commissioned to understand shadow impact north of proposed development. Current zoning permits a height of 16m - our proposal is the exact same (does NOT request a height greater than this)
2. A TIA was commissioned to explain parking and vehicular circulation in the project area. It should be noted that we are proposing 106 underground stalls + 9 at grade. This plan provides a substantial surplus to help ease the existing parking problem in the Crescent.
3. There has been thorough communication with The PCA throughout the process via the Planner

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