

Applicant Outreach Summary

2023 December 12



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2001 56 Ave 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)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On October 12th, 2023, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

Contacted Community Association multiple times and revise the application to restrict R-CG to corner only. CA still expressed opposition to the project and would like us to further consider R-CGex to eliminate basement suites.

Councilor office has no comments while encouraging us to work with CA and local residents.

Stakeholders

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

Immediate neighbour, local residents, community association and ward councillor office

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What did you hear?

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

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

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.

To ease residents concerns, we have filed a concurrent subdivision application to split the lot into a 25 feet single and a 50 feet corner lot for row houses developments.

In addition, to provide further clarification, we have revise the application to R-C1N for the 25 feet inner lot and R-CG for 50 feet corner lot.

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)

The only difference we have now with community association is R-CGex vs R-CG for the corner parcel. For this, our team feels strongly that basement suites are proved to be the most efficient and cost effective way to provide affordable housing. With the change we are making to the application (R-C1N for inner lot and R-CG for the corner) lot, we lower the maximum number of units to five. This is a very mild increase of the current three it allows.

For other concerns local residents raised with regards to shadowing, privacy, traffic, parking, etc., we will deal with diligently at DP/BP stage.

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