

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: K23-0511 - 1732 22 Avenue NW - R-CG Rezoning

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

N/A

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)

A Sign outlining the proposed rezoning was posting on-site on August 6, 2023 along with our contact info should anyone wish to inquire or provide comments or suggestions A total of 40 Letters were delivered to the closest neighbours outlining the same information as the sign on-site.

A Summary letter was emailed to the Capitol Hill Community Association on August 4, 2023. We are still awaiting a reply.

A Summary letter was emailed to Terry Wong and Ward 7 on August 4, 2023. We are still awaiting a reply.

Stakeholders

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

To date, we have heard from 3 neighbours between August 11-21, 2023.

Ward 7 responded to our email indicating that they will reach out should there be any concerns. (2023-09-19)

No response from the Community Association has been received at this time.

Upon submission of the Development Permit Application to the City, A landscape plan was provided to all 3 neighbours to provide further context of the site layout. (2024-01-15)

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What did you hear?

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

Concerns were brought up regarding the potential for reduced visibility and safety of children with an increase of parked cars on the street, restricted access for vehicles to drop off kids at nearby schools, restricted access for school buses. All other questions were regarding the timeline of the project and a general inquiry for more details.

All Stakeholders were addressed and assured that increasing the amount of units on the lot will not have an effect on the ability for school buses / child drop-off to park in their designated zones.

The proposed landscape plan was provided to neighbours to provide more detail of the location of buildings and site amenities on the lot. No further concerns have been raised at this time.

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.

With consideration to the front setback, the minimum setback for R-CG is 3.0m, which would result in a significant difference between the two adjacent units, the setback to the nearest front facade was pushed back in order to create a more cohesive streetscape as well as to not create any unsafe visibility issues for both drivers and pedestrians walking past, or to the building.

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)

As these types of applications tend to take several months to process, we prefer to keep communications open with any stakeholders as it allows ample opportunity for their voices to be heard as well as time for us to be able to modify our proposal to better fit the community and surrounding context. We accept input until the Development Permit stage.

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