

Applicant Outreach Summary

2024 January 23



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Land Use Redesignation - 2304 Juniper Road 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.

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)

QuantumPlace reached out to the Hounsfield Heights/Briar Hill Community Association and attended a meeting on December 8, 2023. Neighboring properties were made aware of the application through the use of postcards providing details on the application for Land Use Redesignation. A project page on QuantumPlace's qpengage.ca website also provided information on the application. The project page included a digital online form where members of the public could share their feedback on 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)

-Hounsfield Heights / Briar Hill Community Association
-Residents in proximity to 2304 Juniper Road NW; and
-General Public.

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What did you hear?

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

This application received responses in support of, neutral to and in opposition of this application.

Supportive comments from members of the public praised the increased density allowing for more diversity and affordability in the community. In the meeting, the Community Association expressed neutrality on this land use application but expressed a strong desire to see semi-detached dwellings as this type of structure could have the potential to read more consistently (one larger structure) with the existing form and nature of the buildings within the community.

The letters of opposition included the following concerns:

- Increased density at the application site;
- Increased traffic and on-street parking;
- Pedestrian and child safety;
- Parking concerns;
- Existing visibility and slope on Juniper Road;
- Loss of community character; and
- Negative impact on property values.

As it is unknown who the land owner will partner with for the future development, details on building form, density and impacts of the development cannot be confirmed at this time - as this is currently a Land Use Redesignation application.

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.

The majority of concerns regarding this land use application can be addressed as a part of the Development Permit application. Slope, parking, building form and design considerations are matters that can be addressed at Development Permit. This application aligns to the current intent of the Housing Action Plan and the draft Riley LAP to increase the intensity and variety of housing form available city wide. QuantumPlace is proceeding with this application as originally intended.

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)

Members of the public who provided feedback were thanked their feedback and the told that the feedback would be documented in QuantumPlace's engagement summary. Members of the public were provided two ways in which to stay up to date on the applicaiton; a link to The City's Dmap was provided and updates on this application would be shared on the qpengage.ca application page.

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