

Applicant Outreach Summary

2024 April 1



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4840 20th Ave 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)

A letter was sent to neighbors between 49th ST NW and 47th ST SW and 21st Ave NW and 19th Ave NW. Approximately 130 houses were sent the mailers as per the attached map. The letter was sent out on December 23rd with a due date of January 18th.

Stakeholders

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

4 emails were received from neighbors who were concerned about this proposal.

calgary.ca/planningoutreach



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.

The neighbors were concerned about parking, massing, privacy, and density.

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.

The ideas raised about protecting privacy and thinking through massing will influence the design if this land use is approved.

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)

Most of the emails were negative and didn't seem to be open to discussion. No emails were sent back to avoid further negativity.

calgary.ca/planningoutreach



To: Residents of Montgomery

From: Marcel Design Studio Ltd.

Re: Rezoning & Development Permit application at 4840 20th Avenue NW, Calgary, AB (LOC2023-0353/ DP2023-08029)

Dear Residents of Montgomery,

An application for a land use amendment has been applied for at 4840 20th Ave NW. The intent of this land use amendment is to revitalize this property through modest intensification and redevelopment. The existing property has a 1950's bungalow home which is on R-C2 land. A development permit application has also been applied for a 4-unit development through the R-CG land use. This development also proposes 1 suite per unit. A total of 4 suites.

We believe the location's proximity to the primary transit network, parks, schools, and nearby shops, can allow for this modest intensification without detracting from the community's character.

Our intent is to propose a development with 4 units in 1 rowhouse style building. This building would be 3 stories in height with the 3rd floor setback from the lower floors. A low pitch roof would be introduced to reduce the appearance of the building height. There would be minimal windows facing the side yards and of those that are, would be obscured to protect the privacy of those outside and of those inside. The design style of the building is open to feedback as we hear from the neighbours to address parking, massing, and privacy concerns. We believe that we can add character to the community by being open minded and creative to while being mindful of our proximity to neighbouring property lines. Lastly, our desire is to positively impact the neighbourhood, with the goal being designing a building that fits in with the community and neighbouring homes. With that in mind, our communication with the neighbours will continue throughout the development permit process.

Our team would like to hear from you and welcome any community feedback until January 18th, 2024. We encourage you to send us an email to rezoning@marceldesignstudio.com

Sincerely,

Marcel Design Studio Ltd.

MARCEL DESIGN STUDIO LTD.

