

Applicant Outreach Summary

2024 May 1



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Land Use Redesignation 7955, 8181, 8259 17th Ave

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)

November 2023: Pre-application engagement with Springbank Hill Community Association (in-person)

November 2023: Pre-application with the City of Calgary DART team (in-person)

February 2024: Updated presentation to Springbank Hill Community Association (in person)

March 2024: Public open house (virtual)

Affected Parties

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

Springbank Hill Community Association
City of Calgary
General public
Ward councillor

calgary.ca/planningoutreach



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What did you hear?

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

Pre-application meeting with Springbank Hill Community Association

- feedback was primarily supportive
- some input on the desire to see activated frontage and a neighbourhood activity centre

Pre-application meeting with City of Calgary DART team

- Discussion of NAC location / design, building orientation and street activation.
- General support for the vision, uses and densities/heights

Updated presentation to Springbank Hill Community Association

- General support for the renewed vision for the NAC, alignment with the ASP and the proposed uses
- Interest in detailed NAC design and site design considerations, questions of clarification about ownership transfer, approved MR, etc.

Public open house

- Concerns about building height and site density
- Concern for overall traffic impact
- Request to see traffic impact assessment
- Questions about total approximate population increase from development
- Support for adding commercial/retail space in the area
- Support for alignment with the ASP policy direction
- Questions on landscaping and tree retention/replacement
- Concerns about altering the proposed density altering the neighbourhood character
- Desire for more parks, green space, and pathways
- Concerns about increased population and availability of nearby services/amenities
- Questions about incorporating native plants and vegetation in the landscape design -
- Concern for tall building placement on high point of site - Support for green space and trails incorporated in the site design



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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.

Building height

- The application aligns with the maximum building heights identified in the Springbank Hill Area Structure Plan
- The proposed concept represents building heights of up to 10 storeys, which is also consistent with adjacent and nearby mixed use multi-family development
- The applicant is proposing less than the allowable 10 storeys on a portion of the site

Site density

- The application is consistent with the density permitted in the Springbank Hill Area Structure Plan
- The submitted concept demonstrated how the proposed density could be developed across the site

Traffic

- An update memo for the existing Traffic Impact Assessment was prepared and no issues were raised based on this

Landscaping/open space

- Internal pathways and landscaping will be reviewed and confirmed through the development permit process, however where possible, existing tree stands will be preserved
- It is the intention to replant native species that thrive in the region as part of the landscape plan
- Detailed landscaping plans will be provided through future development permit application



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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)

Update to website content after the open house
Updates to Councillor, CA prior to CPC