

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4423 22 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)

-The property owner knocked on doors and spoke to direct and nearby neighbors in late October 2023.
-I communicated with Councillor Sonya Sharp's (Ward 1) office, via email December 5, 2023.
-I met with a Representative from the Montgomery Community Association Planning Department in person at this site on December 19, 2023.

Stakeholders

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

Nearby neighbors, Ward 1 Councillor, Sonya Sharp's office, and a Representative from the Montgomery Community Association Planning Department.

calgary.ca/planningoutreach

What did you hear?

The neighbors had mixed reactions to the proposal. As expected, some were against more density/development, while others thought it would be a good idea to increase density and help prevent urban sprawl. Some were worried about parking issues, while some thought it would help increase their property values. Overall, most have warmed up to the fact that the city intends to increase density everywhere.

Ward 1 Councillor Sonya Sharp's office asked for details and information about the proposed development, which were provided. Councillor Sharp's office said they had no further comments at this time.

The Montgomery Community Association representative said that they were concerned about four plex's being built in the middle of the block or mid street due to parking issues. Since this is not a mid block development they are in support of it.

How did stakeholder input influence decision?

The neighbors had mixed reactions to the proposal. As expected, some were against more density/development, while others thought it would be a good idea to increase density and help prevent urban sprawl. Some were worried about parking issues. Some thought it would help increase their property values. The development of these properties and others similar to it have indeed helped increase homeowners' property values.

We assured neighbors and the Representative from the Montgomery Community Association, that the proposed development would have its own parking stalls on the property, thereby reducing the need for off-property parking.

How did you close the loop with stakeholders?

We personally spoke to neighbors and the Montgomery Community Association representatives. In addition to this we hand delivered the following letter to all the nearby neighbors.

"PROPOSED LAND USE AMENDMENT AT 4423 22 AVENUE NW, CALGARY, ALBERTA
Hello neighbors, my name is Roger Grewal, and my development company is Synergy Custom Homes and Renovations. We intend to develop the property at 4423 22ave NW. Our proposal is to build 4 attached rowhouses on this property and are requesting to have the density increased from R-C1 to R-CG (Residential-Contextual Grade-Oriented Infill). A Land Use Redesignation to R-CG would allow for the construction of single-detached homes, semi-detached homes, rowhouses, and townhouses. If approved, we will build homes with "green infrastructure", which respect the context and style of the existing neighborhood. Parking issues will be minimized by the four single car garages that will be within the property itself. The house on this property, like most old homes in this neighborhood, is in poor condition and has reached its end date. Considering the location of the site, this proposal represents a minor increase in density and respects the immediate context and scale of adjacent developments. Many other similar Land Use Re-designation applications have been approved in this neighborhood, only steps away.

If you'd like more information on this application, please look up the following link
<https://developmentmap.calgary.ca/?find=LOC2023-0325>

We would thoroughly appreciate your support for this application!
Sincerely,
Roger Grewal
Synergy Custom Homes and Renovations"