

Applicant Outreach Summary

2024 February 02



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name:

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)

I dropped a letter (attached) to homes between 30 ave and 32 ave sw on 24a st, 25 st, and 25a st sw.

I also communicated directly with a number of neighbours and community members.

Affected Parties

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

I connected with the community association, and a number of neighbors directly.

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What did you hear?

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

There was some confusion re the limits of what can be built the city signed indicated up to 3 story and secondary suites and narrow lots. Once I explained that this is what the existing zoning allows, and we intended to build more moderate homes very similar to 4 homes directly across the street, most people were ok. With the dominant concern being staying consistent with R1 and the restrictive covenant. Both things we intend to try to be compatible with. There was also a comment that they just don't want any new development.

Community association said they had a policy to oppose all extra density

We also had a number of neighbors contact us to say they supported the development and felt it was compatible with the community and would compliment the area. This I felt was encouraging and helped bolster my thoughts that the development will be positive for the community.

I believe that the option we are applying for is the best most compatible and complimentary and reasonable for a modern development.

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 4 homes we are inspired by directly across the street I believe are the nicest most reasonable development in the community. I understand there was a lot of community objection prior to these homes being built 10 years ago. Since they are built most people seem to speak highly of them. They are really nice reasonable size R1 homes. We are hoping that ultimately people will like the homes we will build also.

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)

The people who reached out to us seem interested to see what design we are planning. We are just beginning the design process, Our plan is for modern farmhouse, mountain modern that we feel will be very complimentary and positive for the neighborhood. We are looking forward to sharing this information soon, and hope that will alleviate some concerns.

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Good Day Neighbours,

You may be aware that Anne and I have applied to divide our lot 3211 25 st sw, to build 2 new R1 Detached homes.

I know it is sensitive timing with the RCG and Minto issues coming up.

We love the R1 areas and would like to build a nice detached home that we feel will be compatible with the neighbourhood, compatible with the restrictive covenant, and hopefully add something positive to the community.

We would like to build similar to the 4 homes on the East side of 25 st. close to 30 Ave. The zoning we are applying for is R-C1N this is a modified RC1 zoning that allows for a slightly smaller frontage. We are approx. 22" less than standard R-C1. This is considered a minor difference as it is less than 10% difference ours is approx. 4% difference.

R-C1N follows all other R-C1 bylaws and regulations, and we will try to comply with the Restrictive Covenant that is in place.

We love the neighbourhood and people we have met so far. We know that sometimes any change can be upsetting. We do hope that we can add something positive to the community.

If you have any questions give me a call or email me,
Thank You

Ian Kelly