

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2023-0396/ 504 51 AV SW

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 mailer was sent out to approximately 58 neighbors on the block. It was sent out between March 5-6th with a response due date of March 17th.

Stakeholders

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

The neighbours

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.

2 letters were received in opposition.

The first letter, stating that the developers are only looking to make money and that they don't care about who lives in the community or what it looks like. Furthermore, that the city doesn't care about the community feedback and that they approve everything.

The second letter, stated that there was concern about density and wait lists for schools. Asking to consider a less units in the redevelopment.

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.

These comments have not changed the desire to change the zoning to R-CG. It has however increased the desire to provide a quality future development that the neighbors are happy to see.

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)

Yes, emails were sent back to those to responded to the mailer thanking them for their thoughts and asking them to track the progress of this application through Calgary's D-Maps website in case they wanted to provide more feedback if this proposal goes before council.

calgary.ca/planningoutreach



To: Residents of Windsor Park

From: Marcel Design Studio Ltd.

Re: Rezoning Application at 504 51st Avenue S.W., Calgary, AB (LOC2023-0396)

Dear Windsor Park Community,

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 future development permit would propose a 4-unit row house through the R-CG land use.

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 4-unit townhouse building. The first 2 stories would be the main part of the building with a 3rd floor that would be 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 west 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 evolving 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 achieve this rowhouse 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 March 17th, 2023. We encourage you to send us an email to rezoning@marceldesignstudio.com

Sincerely,

Marcel Design Studio Ltd.

MARCEL DESIGN STUDIO LTD.

