

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission**

**Project name:** Sandy Beach Apartments

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)

1. 2024-01-11: First emailed the Parkhill and Erlton community association to inform them of the Land use Change Application and requesting to hold an open house at the community centre.
2. 2024-01-24: 50 Open House flyers hand delivered to residents in Erlton Court and 34th Avenue in immediate proximity to site.
3. 2024-01-24: Open House notification taped to door of the Parkhill Stanley Park Community Centre
4. 2024-01-24: Casola Koppe posted Open House invite on Instagram & Facebook
5. 2024-01-24: Emailed Parkhill Community Association a flyer for the Open House, so they could post the invite on their community association website.
6. 2024-01-25: 50 additional Open House flyers hand delivered in neighbourhood
7. 2024-01-25: emailed Erlton Community Association Planning Chairperson a flyer for the Open house so that they could send it on to interested residents
8. 2023-02-06: Held Open House Engagement at the Parkhill Community Hall from 7:00pm to 9:00 pm. 9 boards (24" x 36") were displayed:
  - Proposed site plan
  - 2 boards showing shadow studies
  - 2 boards showing proposed elevations (Black and White sketches)
  - 3 boards showing 3 proposed perspective views (Black and White sketches)
  - 1 board for sticky note comments/feedback

A 2 page handout was available as a take away with a project summary, images from the information boards and contact information.

Approximately 20 neighbours and community members attended

### Affected Parties

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

Parkhill Community Association  
Erlton Community Association

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## Community Outreach on 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.

1. Building Height and density: Prefer 3 stories , less traffic and more sunlight and try to blend to residential neighbourhood scale. privacy
2. Landscaping: need trees and greenery
3. Concerns about traffic safety:
  - a. The width of the alley (on the south) is too narrow. Should it be a one way lane? Will part of the lane be paved?
  - b. There is only one way in and out of the neighbourhood and it is unsafe. Need traffic lights?
  - c. Is 60 on site parking stalls sufficient. What if 2 bedroom units have 2 cars? Will residents park on the street?
  - d. The lane on the west side of the property is very very steep and dangerous. Should it be closed off?
  - e. How will construction vehicles (ie. dump trucks, concrete trucks) get in and out of the site (due to narrow roads/lanes)?
4. Concerns from the neighbour to the North:
  - a. Can a permanent fence be built as high as possible (10') before construction starts along the north property line to block the view during construction and afterwards. Temporary fencing is unattractive.
  - b. Concerned about construction noise etc.
5. Concerns about infrastructure: sewer, water, power etc. Can the current infrastructure support this 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.

1. Building Height and Density: We are stepping the building down to 3 stories on the north and west sides and at the southeast corner to blend to residential scale and reduce shadowing. We are only proposing 49 units.
2. Landscaping: We will engage a landscape architect to design the landscaping as per the City of Calgary requirements with trees and shrubs etc as part of the Development permit stage.
3. Traffic Safety: We conducted a Traffic Impact Assessment and will follow the recommendations. We will provide more than the required on site parking stalls for tenants and visitors. We will pave the lane next to our site and engage the city in conversations what to do about the portion of north/south lane that is too steep.
4. We will provide a permanent tall fence as requested by the neighbour to the north.
5. We will be extending the storm system and upgrading infrastructure if required to service this development.

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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)

We informed attendees of the first Open House that prior to a Development Permit Application we will host another Community engagement open house with drawings and renderings that reflect our response to their concerns. We will wait until a Land Use decision before progressing with the design.

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