

Applicant Outreach Summary

2024 January 29



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)

Based on City of Calgary's outreach Assessment Tool, this application is ranked as 1A - Direct Approach classification. As recommended, 2-3 tactics for community outreach to a targetted audience have been used from the Outreach Strategies and Techniques:

1. Create an engagement website where neighbours could submit feedback on the project at Engage121.ca
2. Send direct mail flyers to 31 adjacent residents (attached as pages 3 & 5).
3. Direct email and phone number provided for engagement feedback.
4. The flyer and contact information for the application was provided to Tuxedo Park Community Association prior to submission of the application.



Stakeholders

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

Immediate 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.

At the time of application no correspondence has been received from the direct mailout and the website had received 89 views.

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.

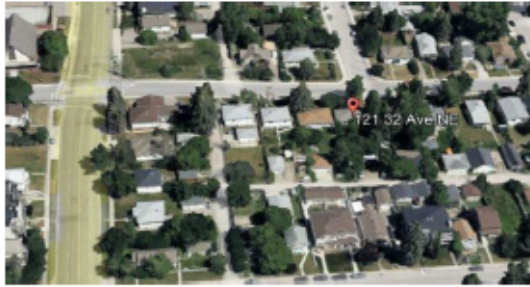
How did you close the loop with stakeholders?

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)

The feedback loop will be closed by providing updates on the website as concerns are raised or documented.

calgary.ca/planningoutreach

Land Use Rezoning for Multi-Residential – Contextual Grade-Oriented (M-CG) in Tuxedo



Address: 121 & 125 32 Avenue NE

The Application

This land use application seeks to redesignate a parcel of two lots from Residential – Contextual One/Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CG) to allow for a future multi-family development.

About the Site

The two-lot parcel is 90' x 155', located mid-block with a rear lane. The lots currently each have a bungalow constructed in 1949, and the East lot also contains a garage.

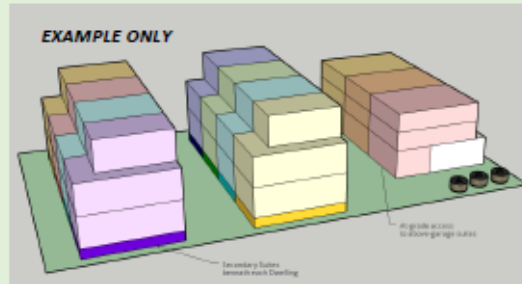
The built context of the site includes single family homes and redevelopment. The zoning context is R-C2 surrounding the parcel with one M-CG redesignation completed on the block to the East.

The parcel is located within the North Hill Communities Local Area Plan (LAP) and identified as the Neighbourhood Local typography. The Centre Street Main Street area is within half of block and the parcel is 95m from the Primary Transit Network.

New Housing Opportunities

New infill multi-family homes provide a wider variety of housing types, sizes, and styles. Secondary suites and lane-way suites add affordable rental opportunities in Established Areas and provide secondary income to unit owners.

“Providing more housing diversity in Calgary means more opportunities for everyone to find a place that they can call home.”
- City of Calgary



Multi-Residential – Contextual Grade-Oriented (M-CG)

This zoning is “intended to apply to the Developed Area; has Multi- Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings; has Multi- Residential Development designed to provide some or all units with direct access to grade; provides for Multi- Residential Development in a variety of forms; has Multi- Residential Development of low height and low density; allows for varied building height and front setback areas in a manner that reflects the immediate context; is intended to be in close proximity or adjacent to low density residential development; provides outdoor space for social interaction; and provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.”

Calgary Land Use Bylaw (lub.calgary.ca)

Zoning Summary:

- Density 111 units per hectare (standard zoning) allowing up to 13 dwelling units + secondary suites. *Development size and scale is not proposed at this time and may be less than the maximum allowed.*
- Maximum up to 60% land coverage
- Minimum 3.0m contextual front setback
- Controlled rear and side setbacks
- Max height 12m (3 storeys) with side chamfers and cross section limitations (see bylaw for details)

Parking requirements:

- 0.5 stalls per dwelling unit = 7 stalls for 13 units
- No parking stalls required for secondary suites
- No visitor parking is required.
- Bicycle storage units required for each dwelling

See Lub.calgary.ca for Land Use Bylaw

Engagement

As part of the land use redesignation application, the applicant is conducting public engagement using several of the City of Calgary Outreach Toolkit techniques. This flyer is part of a direct mailout to 30+ neighbouring residents shown on the map to the right.

City Engagement

The City of Calgary will post a public notice sign on the property. The file manager (once the application is submitted and assigned) will receive and document comments received on the file to be included in materials presented to the Calgary Planning Commission (CPC) and to Council during the public hearing prior to making their decision on the application.

See the City development map at dmap.calgary.ca in the coming weeks to determine the file manager and file number for this site.

Timeline

Land Use Redesignations take 4-6 months from application submission. The City will review the file and distribute the application to City departments and the Community Association. City departments will review the file for compliance with the Land Use Bylaw and City policies that apply to the parcel and community. A report is written by the file manager, including all feedback received, for the Calgary Planning Commission for review, and approval or rejection is recommended to Council. Four to six weeks later, Council conducts a public hearing and makes the final decision on the application.

Comments or Concerns?

Applicant (Agent of the landowner):

Jennifer Dobbin, Planner
Dobbin Consulting Inc.
jennifer@dobbinconsulting.ca



Visit Engage121.ca for further information,
links to policy and City resources, and engagement updates.

Once the application has been made, contact information for the file manager will be posted to the website at that time.