

# Applicant Outreach Summary

2024 August 2



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

Please complete this form and include with your application submission.

Project name: LOC2024-0057\_23 AV NWMultifamily

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)

Applicant made initial contact with Community Association by sharing the site concept in Feb 2024 but after multiple attempts did not hear back.

Applicant also arranged with Client to distribute information leaflet to neighbors in March 2024 and City notice posted on site. Following which emails entailing the concerns related to the proposed development received in April & June.

Applicant engaged client representative and held an online community engagement session on June 12, 2024 and tried to respond to the concerns expressed by neighbors. The original site concept was revised per feedback and presented in this session.

Approx. 15 participants including neighbors, Ward councilor rep and CA rep.

Applicant had a follow-up online meeting with ward councilor and rep to explain how revised site concept comply with bylaw and address neighbor's concern.

### Stakeholders

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

Councilor's office  
Community Association  
Client Representative  
Neighbors

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### What did you hear?

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

#### 1. Parking:

Neighbors have expressed concerns regarding the parking requirements and the absence of visitor parking proposed on site.

#### 2. Traffic, parking, and circulation at the rear lane:

Neighbors are concerned that the proposed number of parking stalls will impact traffic flow in the rear lane, especially given the current steep slope.

#### 3. Garbage location and size:

Neighbors have expressed concerns about the proposed number of bins and their location at the rear lane.

#### 4. Privacy and noise to adjacent parcel to west PL:

Adjacent neighbor has a concern proposed building location facing his backyard.

### 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.

1. Parking: the proposed surface parking accommodate 13 parking stalls (1 stall/unit) with 13 class 1 bike stalls for secondary suites and 13 mobility storages. That meet H-GO district bylaws requirements.

2. Traffic, parking, and circulation at rear lane: a professional engineer to conduct a traffic study (attached).

3. Garbage location&size: Proposed garbage location is facing the rear lane to facilitate an pick-up process by a private service provider.

4. Privacy and noise to adjacent west parcel: Building setback is 4.5m with green buffer. All units facing the inner court. Building height is similar to adjust existing buildings. Shadow study shows no impact to adjacent neighbor's backyard.

### 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)

We arranged an online meeting with community association, councilor office and neighbors to present proposed development and getting notes from all participants to revise our proposal and address these comments/concerns.

Emailed updated site plan with related studies to the same group with detailed explanation on each point.

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