

Applicant Outreach Summary

2023 October 31



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2023-0265/ 820 17th Ave NE

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)

Letters were sent out to about 63 residence in the area of the proposed rezoning. The mailers were sent out between September 19th and 20th with a deadline of October 9th for a response. The letter and a map of the area has been attached.

Affected Parties

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

The letter was sent out to the neighbors.

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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.

Only 1 neighbor responded stating that street parking was a concern.

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 location of this property is close to a main transit corridor. Furthermore, the R-CG zoning has parking requirements and mobility locker requirements that need to be adhered to in order for a development to be approved.

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 neighbor who provided feedback didn't seem to want to have dialog, just to vent frustration. Therefore, no response was provided in response to their feedback.

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To: Residents of Winston Heights/ Mountain View

From: Marcel Design Studio Ltd.

Re: Rezoning Application at 820 17th Ave NE, Calgary, AB (LOC2023-0265)

Dear Residents of Winston Heights/ Mountain View,

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 development 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. Furthermore, the location of this property borders commercial development, therefore allowing for a transition to lower density properties north of this property.

Our intent is to propose a development with 4 units in a rowhouse style development. This building would be 3 stories in height with the 3rd floor 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 the side yard 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 while being mindful of our proximity to neighbouring property lines. Our desire is to positively impact the neighbourhood with the goal being to provide buildings which enhance the quality that fit in with the community and neighbouring homes. With that in mind, we desire to be open and have communication with the neighbours throughout the development permit process.

Our team would like to hear from you and welcome any community feedback until October 9th, 2023. We encourage you to send us an email to rezoning@marceldesignstudio.com

Sincerely,

Marcel Design Studio Ltd.

MARCEL DESIGN STUDIO LTD.

