

Applicant Outreach Summary

November 19, 2024



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Whittaker 4-Plex - 4840 Montana Crescent NW

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

N/A

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) Mid July - Initial Letter drop to adjacent neighbors - 4518, 4811, 4807, 4803, 4844, 4836. Good conversation with residents at 4811. No other inquiries received.
- 2) Outreach to Community Association (e-mail) Oct 24th - asking for potential meeting dates
- 3) 1st Community Review Meeting - October 30th 7:30 at Montgomery Community Association. 19 residents in attendance. Reviewed general scope of project and community concerns.
-- Adjustments made to drawings --
- 4) Nov 7th - E-mail notification sent to Community Association of booked event so they can leverage their e-mail list.
- 5) Nov 9th - Flyer drop to neighbors (50 printed). Note: Community association was also circulating flyers as well.
- 6) Meeting held at Varsity Community Association - November 12th 7PM-8:20PM - over 50 residents in attendance from the area surrounding the site. Printed drawings and live tour through the project with commentary on adjustments made as per previous comments received. (Note: no real new feedback was received in this meeting.)
- 7) Nov 13th - Updated drawings (inc shadow study) released to Community association for disbursement through mailing list.

Affected Parties

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

It can be reasonably assumed that at 90% of the residents within a 2 block radius of the proposed development have had an opportunity to both comment and view the revised plans prior to our resubmission.

The Montgomery Community Association was instrumental in getting this much traction and have an extensive mailing list that was utilized through this process. (Note: for FOIP concerns Ellergodt design did not collect e-mails but our contact information was shared at multiple points throughout the process in case residents wanted to contact us directly.)



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What did you hear?

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

A full list of concerns is included in our Detailed Review response but primary points that came up were:

- a 4 Plex with 4 Suites is "too much" densification for this area. The community strongly suggests reducing to a duplex.
- Parking concerns and traffic congestion (Inadequate on site parking and insufficient street parking)
- Intersection at Montana Crescent & 32nd Avenue is dangerous and neighbors feel this development will exacerbate the issue.
- Narrow alleyway will make bin collection an issue.
- Accessibility for emergency vehicles (ambulance and firetrucks)
- Loss of community character, Light, vegetation, etc.

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.

We have made significant changes to the application. This was both to bring the development into full bylaw compliance as well as respect many of the concerns that the adjacent residents raised.

The exterior style was redesigned to bring it more into character with the existing neighborhood. The project was pushed back into site so it doesn't protrude as much on the streetscape. A Shadow study was completed. Landscaping and various updates were made that both address resident comments and the Detailed Review comments.

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)

Community engagement was finalized via e-mail communication through Harminder Dhillon & [REDACTED]. Final drawings released via e-mail mailing lists were confirmed to only require minor grading adjustments to confirm drainage control prior to resubmission.

The property owner has confirmed that he strongly believes in creating diverse, affordable densification and that this location with it's strong connection to services is a perfect location for this type of development. While being respectful of neighboring concerns we do not wish to compromise the defining feature of this project (number of units). All other concerns were either resolved or addressed.

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