

Applicant Outreach Summary

Overview of the Engagement Process

Background

The proposed project involves a mixed-use residential development with six- and twelve-story apartment buildings at 3101-3119 Centre Street NW, Calgary. It aligns with Calgary's urban planning policies and seeks to address housing needs, support transit-oriented development (TOD), and contribute to climate resilience. Public engagement was a cornerstone of the process to ensure community concerns and feedback were considered.

Core Principles

The engagement process adhered to the principles of inclusiveness, transparency, and responsiveness. The goal was to provide stakeholders with opportunities for input, maintain open communication, and incorporate feedback into the project planning.

Engagement Activities

The engagement included multiple modes such as:

- On-site signage and flyer distribution to inform stakeholders.
- Community open houses (April 17 and October 16, 2024), attended by 36 participants in total.
- Direct outreach through door-to-door conversations.
- E-newsletters and online engagement sessions.

Stakeholder Map and Prioritization

Key stakeholders included nearby residents, the Tuxedo Community Association, the Ward 7 office, and adjacent organizations. Stakeholders were engaged with varying intensity based on their proximity and potential impact from the development.

Engagement Timeline

The process spanned from March to November 2024, involving iterative feedback loops, updates, and ongoing consultations with stakeholders.

Summary of Feedback and Resulting Changes

Feedback Themes and Concerns

1. Density and Urban Planning

- Concerns: Potential strain on community resources, parking, and neighborhood dynamics.
- Response: Debate on optimal building height (12-story vs. lower options) and the role of high-density developments in enhancing functionality in neighborhoods.

Concerns over the strain on community resources and parking were also discussed.

2. Privacy and Environmental Impact

- Concerns: Privacy for residents and increased pollution.
- Response: We have documented these concerns in our report, with specific measures to address privacy concerns during the development permit stage.

3. Parking and Accessibility

- Concerns: Parking strain and accessibility challenges.
- Response: Plans for a parking study to determine appropriate allocation, with the addition of a loading dock and commercial parking being considered in the design. Community members were encouraged to apply for restricted parking if needed.

4. Community Engagement and Communication

- Concerns: Desire for better communication and assurance that feedback would shape outcomes.
- Response: Commitment to transparency and preparation for public hearings.

5. Rezoning and Policy Alignment

- Concerns: Need for clarity on rezoning and alignment with planning policies.
- Response: Clarification provided about policy alignment.

6. Community Resources and Amenities

- Concerns: Limited local amenities to support high-density living.
- Response: Highlighted potential for increased transit use and revenue for public amenities.

7. Building Design and Feasibility

- Concerns: Debate over building height and design feasibility.
- Response: Casola Koppe Architects outlined design features, including a 5-story base with potential extensions up to 12 stories, depending on community feedback and financial considerations.

8. Public Hearing and Approval Process

- Concerns: Clarity on community recourse and participation opportunities.
- Response: Community members were encouraged to prepare their input for the upcoming public hearing and reach out to their Community Association and Ward 7 councilor's office for support.

Key Changes Made

- Height adjustments and alternative designs to address density and privacy concerns.
- Parking study and managed parking plans to alleviate strain.
- Enhanced communication strategies to ensure transparency and inclusiveness.
- Commitment to ongoing dialogue and adjustments as needed during the approval process.