

Applicant Outreach Summary

Highland Manor
119, 123, 127, 131 41st Ave. N.W., Calgary
Goldmark Homes Ltd.
403-547-0891

Jan. 23, 2025

Outreach overview

We initially contacted the Highland Park Community Association in June of 2021 to provide a high level understanding of our proposal. From there a zoom meeting was arranged to discuss the project in more detail and on July 9, 2021 (after the zoom meeting) we received an email from the Association stating that in their opinion a 6-story, 60 unit apartment building was not well suited to these parcels. It stated that they would like to see more 'family-oriented' redevelopment. They felt that constructing rowhouses would accomplish this objective.

We contacted the Association again on April 1, 2024. The housing context from 2021 to 2024 had significantly changed and housing supply became a critical issue. A zoom meeting was scheduled for April 25th where we provided a detailed overview of what we were proposing to the Highland Community Association directors. We then followed up on April 26th, addressing and answering all questions and concerns that they had requested during the zoom meeting. The email received from the Association stated that they appreciated Goldmark Homes taking an open approach. They asked us to advise them once the application was submitted, and we did. We also followed up with another email on Jan. 22, 2025 requesting feedback and await their response.

In 2021 and 2024 we also contacted Councillor Chu to advise him of the project and to get his feedback. We had a zoom meeting with him on May 23rd, 2024 at which time we provided a detailed overview of the project. He reserved any feedback until he spoke to the community. We followed up with another email as of Jan. 22, 2025 requesting feedback. We received a return email from Councillor Chu on Jan. 23 with the understanding that as a Council member he must remain neutral on any land use application before Council.

In September 2024, we walked the neighborhood and knocked on doors to provide verbal information and gain feedback. We spoke with those that would engage and that included the owners/renters at 115, 118, 132, 136, and 139 41st Ave. and received a mix of responses to the project.

On Saturday, January 11, 2025, we distributed a flyer/postcard providing an overview of the project, a concept drawing of the lot with landscaping, parking etc and provided our name and number for anyone that would like to email or phone and provide a comment. We distributed the flyers on both sides of 41st Ave. and on the lots directly behind 41st Avenue on 40th Avenue. To date we received one comment and have followed up with a response.

How did people hear about outreach opportunities?

As mentioned above, we emailed, called and followed up with zoom meeting with the Highland Park Association. We continue to update and await their response. The same method was used with Councilor Chu. With the neighborhood, we directly called the owner at 115, we knocked on doors and followed up with

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a flyer/postcard providing information on the project and including a phone number and email for comments. We also responded to the one email we received.

What we asked

Everyone we engaged with, either by phone, email or through the postcard/flyer – we asked that they provide comments and feedback.

What we heard

To date neither the Highland Park Association nor Councillor Chu have provided additional feedback or comments. Under the 'Outreach Overview' we identify exactly what we heard.

Of the three people that we heard from that opposed the application – the following is what we heard:

- traffic issues
- shading
- street parking

Next steps

The City of Calgary will see the input through this report. We will share the input with the Highland Park Association and with Councillor Chu should we receive any communication from them. We have continued to solicit input from both those contexts. If City Council decides to approve, we will communicate the decision with community members and stakeholders.