

Applicant Outreach Summary

Received 2025 February 5



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC 2024 0139

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)

1. Door knocking campagne: November 6, 2024. Canvised north and south of site on 1st Street 5 houses and 4 houses north and south on Centre A Street NE. Spoke to owner of Zee's Auto repairs at the SE corner of 1st St and 36th Ave NE. Of the 19 doors approached in the immediate area, 6 people answered and no one had an issue with the proposal.
- 2 Highland Park Comm. Meeting: November 18th, 7:00. Five people from the Development committee attended at the Community Association Hall. Applicant answered questions for an hour and a copy of the technical submission was left for reference purposes.
2. Greenview BIA Meeting: November 19th, 7:00. Seven people from the BIA attended at the Congress Coffe Shop. Applicant answered questions for more than an an hour and a copy of the technical submission was left for reference purposes.

Affected Parties

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

1. Immediately adjacent neighbors
2. Highland Park Community Association, Planning Committee
3. Greenwood industrial Park, BIA.

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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. **Traffic and Parking:** The Greenview BIA expressed concerns with the additional traffic and street parking issues that the residential density may bring.
2. **Connectivity:** Both communities expressed a desire to have a better connection between the 2 neighborhoods. However, they acknowledge that this would not necessarily be resolved by this development.
3. **Density:** Without knowing the exact timelines for the completion of the Greenline LRT expansion, Highland Park was concerned about the application's absorption rate should the project be developed.
4. **Integration of residential and industrial:** Greenview BIA requested that the units accessed directly from 1st St be live/work units for artist studio space.

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.

Issues regarding parking can be mitigated by providing higher parking ratios than required by the bylaw and dealt with at the DP stage.

Connectivity between the communities and within the neighborhood is a city wide issue and due to the steepness of the slopes of the subject lands the possibility of a desire line within the proposal boundaries has been studied and deemed unfeasible.

Density in close proximity to LRT stations has long since been proven effective. With the BRT system soon to be implemented and the existing availability of transit options available it can be argued that the demand for additional housing already exists.

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)

We have agreed that the units accessed directly from 1st St be live/work units for artist studio space.

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