

# Applicant Outreach Summary



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08.24.2021

**ATTN:** Angela Kiu | Planner, Community Planning - Centre West

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**RE:** DTR1 | LOC 2021-0093 (3815 10 AV SW): M-C1 to DC (based on M-C1 & R-CG)

The City of Calgary  
Planning & Development  
800 MacLeod Trail SE  
PO Box 2100 Station M  
Calgary, AB T2P 2M5

## STAKEHOLDER OUTREACH SUMMARY

CivicWorks and Riverview Custom Homes are committed to being good neighbours and working with stakeholders throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all stakeholders. As part of our process, we contact the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions or concerns. Additional elements of our outreach process also include:

### **Custom On-site Signage:** *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed June 18, 2021). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox and phone line.

### **Neighbour Postcards:** *Delivered to ~200 surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residential and adjacent property owners (delivered June 21, 2021) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line and email inbox. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

## WHAT WE HEARD

### **Local Area Stakeholder Feedback**

The project team did not receive any comments or inquiries from the public on this proposal.

### **Rosscarrock Community Association**

An information rich project summary memo was shared with the Rosscarrock Community Association at the outset of the application. The project team did not receive any response, comments or inquiries from the Rosscarrock Community Association.

### **Ward 8 Councillor's Office**

An information rich project summary memo was shared with the Ward 8 Councillor's Office at the outset of the application. The Ward 8 Councillor's Office did not have any comments regarding this proposal.



OUTREACH MATERIALS

Neighbour Postcards

**Proposed Land Use Change**

**Hello neighbour!**  
We are proposing a land use change at:  
3815 10 Avenue SW | M-C1 to DC (based on M-C1 & R-CG)

The proposed change would transition these lands from the existing Multi-Residential - Contextual Low Profile (M-C1) to a Direct Control District based on the existing M-C1 district supplemented by the bylaw rules of the Residential - Grade-Oriented Infill (R-CG) District.

The proposed development vision will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities like Rosscarrock. The proposed development vision includes four new street-oriented rowhomes, with front doors facing 10 Avenue SW, individual rear yard amenity spaces, secondary suites within some units, and parking accessed via the rear lane.

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The proposed addition of R-CG rules is intended to facilitate grade-oriented development that is compatible with other low density building forms.

If you have any questions, comments or concerns, get in touch:  
Email [engage@civicworks.ca](mailto:engage@civicworks.ca) or call 587.747.0317

**Proposed Land Use Change Location**

**Proposed Development Vision**

Custom On-Site Signage



**Proposed Land Use Change**

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The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The R-CG District is a low density district intended to facilitate grade-oriented development that is compatible with other low density building forms.

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