

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Horizon 48 (2600 48 AV NE)

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)

EagleCrest Construction is committed to leading an open and transparent conversation with stakeholders about the proposed development.

The project team reached out to neighbours and community stakeholders via mailed letters to share information about the proposed Land Use Amendment and future development proposal (see attached mail area and letter)

Stakeholders could reach the project team via email or a dedicated outreach phone line, and the project team's benchmark for responses to correspondence is a ± 3 business day window.

Stakeholders

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

The project team reached out to surrounding neighbours/landowners and the Ward 10 Councillor's office.

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What did you hear?

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

The project team corresponded with two stakeholders to address questions and feedback.

One stakeholder had questions about building height limitations near to the airport.

The other stakeholder supported development of the site and had questions around future commercial tenants and their businesses. This stakeholder had concerns about large trucks potentially disturbing hotel guests and was worried about the potential for overflow parking from the proposed development into the adjacent parking lot.

The project team contacted and shared additional information with both stakeholders to address feedback.

How did stakeholder 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.

No changes have been made as a result of stakeholder input. The proposed development has been designed to limit impact on neighbours by providing adequate parking (77 stalls) and generally pursuing uses that would not require large truck activity on a regular basis. The Industrial tenants are anticipated to have relatively low customer traffic. The industrial uses fall under the "General Industrial - Light" definition of the bylaw, which support businesses that have low impact (dust, vibration etc) on surrounding properties.

The development application has been reviewed by the Airport Authority, and no concerns were raised with the proposed building height.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

The project team contacted stakeholders directly to discuss the application and address feedback.

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Hello Neighbour

We are proposing a Land Use change at 2600 48 AV NE, Calgary AB

Current Land Use: C-Cor3 District (Commercial-Corridor 3 District)
Proposed Land Use: Direct Control District based on the I-C District

Eagle Crest Construction is proposing a Land Use Redesignation (also known as rezoning) of their lands to support development in the near future. As part of the application process we are reaching out to neighbours and local area stakeholders to share details about the proposal and contact information for the project team.



About Eagle Crest Construction

Eagle Crest Construction is a Calgary based developer in which design, safety and craftsmanship are at the cornerstone of the decision-making process. Eagle Crest Construction builds better by creating unique spaces with care and precision. Eagle Crest Construction's goal is to deliver well-engineered construction projects that are both beautiful and functional.

Development vision

Broadly, future development will take cues from the neighbouring commercial and light industrial businesses. The development vision includes a small scale commercial/retail area and gas station along 48 AV NE, a four storey self storage building, and warehouse spaces that allow for light manufacturing, store fronts and showrooms.

Land Use Redesignation

A Land Use Redesignation Application has been submitted with the City of Calgary to change the Land Use District of this property to a Direct Control (DC) District to support the development vision. The site's current Commercial Corridor 3 (C-Cor3) District supports mid-scale commercial businesses, with a maximum building height of 23m (±6 storeys) and a maximum floor area ratio of 0.8. The proposed DC District is based closely on the Land Use Bylaw's Industrial-Commercial (I-C) District. The I-C Districts allows for small scale commercial and light industrial businesses similar to those found within surrounding properties. The new DC District will follow all of the I-C rules, while allowing for a maximum building height of 16m (±4 storeys) and a maximum floor area ratio of 2.0. The Land Use Redesignation application progress can be tracked by visiting dmap.calgary.ca (file number LOC2021-0205).

Get in Touch

CivicWorks is supporting Eagle Crest Construction with the Land Use Redesignation application and outreach efforts. Should you have any questions or comments for the project team, please contact us at 587.747.0317 or engage@civicworks.ca.

Applicant-Led Outreach Letter (Mailed directly via Canada Post)

www.civicworks.ca



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Applicant-Led Outreach: Letter Delivery Area

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