

Applicant Outreach Summary



APPLICANT-LED OUTREACH SUMMARY

2600 48 AV NE
LOC2023-0153



Issued:
2023.08.16

SUMMARY

A Land Use Redesignation application (LOC2023-0153) is proposed at 2600 48 AV NE in the industrial community of Horizon. The purpose of the application is to redesignate the lands from the existing Direct Control (DC) District, based on the Industrial - Commercial (I-C) District, to an amended DC District. This minor amendment is needed to allow a small church in one of the development's warehouse bays. No other changes are proposed to the site's current land use or base district.

CivicWorks and Horizon 48 Ltd. (Eagle Crest Construction) are committed to being good neighbours and working with the community throughout the application process. To support the proposed Land Use Redesignation, the project team undertook a meaningful and appropriately-scaled outreach process to ensure a clear and transparent process for all interested parties. Details on the outreach timeline, feedback and methods are summarized below.

HOW WE ENGAGED

JUNE 9, 2023 - APPLICATION SUBMISSION

- Canada Post delivered mailers to businesses and organizations within ±200 metres of the subject site, providing proposal details and contact information;
- Activated and monitored a dedicated engagement email and phone line (ongoing);
- Shared project overview letter and plans with the Ward 10 Councillor's Office, offering meetings to discuss proposal.

JUNE - AUGUST 2023

- Ongoing correspondence with community members.

AUGUST 16, 2023 - OUTREACH CLOSURE

- Shared Outreach Summary Letter with City Administration, and Ward 10 Councillor's Office;
- Second round of mailers to businesses and organizations within ± 200m of the subject site, providing outreach closure notice, Applicant-Led Outreach Summary and contact information for ongoing feedback;
- Continued monitoring of dedicated engagement email and phone line for any additional community feedback or comments.

Applicant-Led Outreach Feedback

The project team contacted the Ward 10 Councillor's Office at the outset of the application to share details on the proposal, along with an invitation to meet and discuss. Neighbour mailers were also shared with a total of nine (9) local businesses and organizations within a ±200 metre radius of the site to encourage them to share questions or concerns about the proposal. Throughout the outreach process, the project team received feedback from one (1) respondent via email. The Ward 10 Councillor's Office did not have any comments at the publishing of this report.

City-Led Outreach Feedback

In addition to Applicant-Led Outreach, The City of Calgary conducts its own public engagement process. No comments were received from the public at the time of issuing for the Detailed Team Review (DTR).

Feedback Theme

Project feedback received by the Applicant Team and The City has been categorized into one (1) main theme. Refer to the What We Heard section of this report for an outline of what the project team has heard and project team responses.

- On-Site Parking Capacity

OUTREACH STRATEGIES



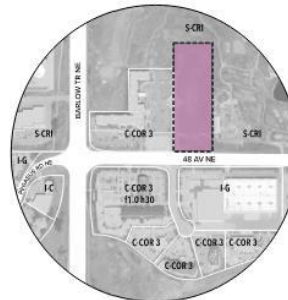
Hello Neighbour

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

Current Land Use: Direct Control (DC) District based on the Industrial-Commercial (I-C) District

Proposed Land Use: Direct Control (DC) District based on the I-C District, with minor updates to include "Place of Worship - Small" as an allowable use

We are proposing a minor change to the site's current Direct Control (DC) District zoning to allow a small church in one of the development's warehouse bays. As part of the application process, we are reaching out to neighbours and local decision-makers to share details about the proposal and contact information for the project team.



About Eagle Crest Construction

Eagle Crest Construction is a local, Calgary-based developer that constructs and manages residential and commercial real estate across the city. Their goal is to deliver high-quality projects that are both well-designed and functional. Eagle Crest's core value is that design, safety and craftsmanship are at the cornerstone of the decision-making process. As such, they remain committed to providing clear and transparent dialogue with neighbours throughout the application process.

Development Vision

We are in the process of developing this site to create a light-industrial and commercial centre to complement existing uses in the area. Our revised development vision now includes a small church (~5,060 sq. ft), along with the previously-proposed 4 storey self-storage building, gas station, and supporting commercial, restaurant and retail businesses. A total of 77 parking stalls are proposed across the entire site.

Land Use Redesignation

To learn more about the proposal, or track the application process, please visit The City of Calgary's Development Map (www.dmap.calgary.ca), referencing City File Number LOC2023-0153.

Get in Touch

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

Neighbour Mailers (Delivered by Canada Post, June 2023)

WHAT WE HEARD

ON-SITE PARKING CAPACITY

WHAT WE HEARD

The project team received feedback from one (1) respondent with comments about on-site parking capacity. The primary concern was increased parking demand from the proposed church use, and its impact to surrounding properties.

RESPONSE

The proposed parking supply is compliant with The City of Calgary Land Use Bylaw 1P2007. A total of 78 vehicle parking stalls are provided across the site, with 22 designated stalls for Building C where the small church is being proposed.

- The City of Calgary Land Use Bylaw does not list minimum parking requirements for places of worship.
- While there are no minimum parking requirements, City Administration typically requires the Applicant to justify that an appropriate amount of parking is provided.

- The Land Use Bylaw requires a minimum of 0.5 Class 2 Bicycle Parking stalls per 100 square metres of gross usable floor area for this land use. The provision of bike stalls can help reduce vehicle parking demand.
- The proposed church meets the bylaw definition for a "Place of Worship - Small", which would have a smaller seating capacity and parking demand compared to larger churches. Exact details on the capacity of the church will be confirmed as part of a forthcoming Development Permit application, where the project team will consider alternative approaches to deal with on-site parking.
- Places of worship typically have higher peak parking demands and lower overall parking frequency. This means that temporary arrangements may be made to ensure that parking demand is addressed entirely on-site. This may include agreements with other commercial units located at 2600 48 AV NE to provide spillover parking, or temporary parking spaces located in the rear loading area of the warehouse when not in active use. Note that alternative responses to on-site parking capacity are subject to review by City Administration at the Development Permit stage.

