

Applicant Outreach Summary

Community outreach was conducted on the application (letter attached as “Schedule A”).

Outreach Strategy:

Rowanwood Properties Limited contacted the adjacent neighbours. A letter was sent to the attached noted businesses (see attached “Schedule B”). In addition, we posted the 4’ x 8’ signs at 42nd Avenue SE and 9th Street SE, along with 42nd Avenue SE and 11th Street SE, pursuant to the City Planning notification requirements for the proposed land use changes. These signs have been in place for 5 weeks and we have had no questions, emails, or phone calls.

The existing building and footprint did not change and there are no plans to change. The existing building as been re-cladded and landscape improvements have been initiated. The investment by Rowanwood Properties to the building has been significant and is in keeping with the newer buildings along 42nd Avenue SE.

Our firm prides itself on being flexible & a good neighbour. If any arise, we will solve to the best of our ability.

Schedule A

ROWANWOOD PROPERTIES LTD
#300, 1400 KENSINGTON ROAD NW
CALGARY, AB T2N 3P9

July 26, 2023

Dear Neighbour:

RE: Land Use Redesignation Application 1010 - 42 Avenue SE

Our company, Rowanwood Properties Limited, is the registered owner of the property 1010 - 42 Avenue SE (the so-called Casino site). Currently, the land is designated Direct Control District based on the rules of I-2 District of the City's previous Land Use Bylaw 2P80.

We are submitting an application to the City of Calgary to re-designate the subject lands and to bring it under the regime of the current Land Use Bylaw 1P2007. The proposed Direct Control District is based on the Industrial – Commercial (I-C) District of Bylaw 1P2007. The I-C District allows for industrial uses and limited-scale commercial uses that are compatible with adjacent industrial areas.

This application proposes a land use redesignation of the parcel to accommodate additional uses of the I-C District to rejuvenate the development potential of the site. The property owner is repurposing the remaining parts of the building in individual units for small and medium sized businesses that expressed an interest in relocating to the site. Once City Council approves the land use redesignation, development permit applications are required for any proposed developments in the existing building or on the site.

If you have any questions about the land use redesignation application, please do not hesitate to contact the undersigned.

Kind regards,



Martin Halliday

Development Manager
Rowanwood Properties Ltd
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Cell: 403-804-9400

Schedule B

1. Euro Ceramic Tile
Address: 936 42 Ave SE, Calgary, AB T2G 1Z2
2. Julian Tile
Address: 1125 42 Ave SE, Calgary, AB T2G 1Z3
3. YYC Bowling
Address: 1130 42 Ave SE, Calgary, AB T2G 1Z4
4. Caon Services
Address: 1143 42 Ave SE, Calgary, AB T2G 1Z4
5. Strip Commercial Unit: 4301 – 9th Street SE
6. Storage Mart: 1111 – 42nd Ave SE
7. Calgary Fasteners
1288 – 42nd Avenue SE