

Applicant Outreach Summary

2024 July 2

Applicant-Led Outreach Summary

423 58 AV SE

LOC2024-0105



Issued
July 2024

Summary

On behalf of Hampton Development Ltd. (Ronmor Developers Inc.), CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 423 58 AV SE from the existing Commercial - Corridor 3 (C-COR3f1.0h12) District to a Direct Control (DC) District based on Industrial - Commercial (I-C) District rules. The application seeks to realize a new Self Storage Facility with at-grade commercial use in the Manchester Industrial area.

CivicWorks has undertaken community outreach in support of the application to inform interested parties about the proposal. The Ward 9 Councillor's office and surrounding area businesses were offered opportunities to learn more and provide feedback to the project team through meetings, a dedicated outreach email address and phone line. No comments or questions have been received to date. Although the project team did not yet receive any comments or inquiries about the proposal, we will continue to monitor outreach channels throughout the application review process.

Outreach Timeline

April 2024 - Application Submission

- April 4, 2024: Land Use Redesignation application submitted to The City of Calgary.
- Initial Review of Land Use Redesignation application;
- Displayed sandwich board on the site, providing proposal details and project team contact information (ongoing);
- Application summary brochures delivered to surrounding area businesses within ±200m of the subject site;
- Activated feedback portals, including the dedicated engagement email and phone line; and
- Shared project overview and contact information with the Ward 9 Councillor's Office, offering a meeting to discuss.

April to July 2024 - Application Facilitation

- On-going correspondence and coordination with City of Calgary Administration; and
- Monitoring of dedicated outreach email address and phone line for any questions, feedback or comments.

July 2024 - Outreach Closure

- Outreach closure brochures delivered to local area businesses within ±200m of the subject site, providing outreach closure notification and project updates;
- Updated on-site signage with notice of outreach closure;
- Shared Applicant-led Outreach Summary with City Administration, and Ward 9 Councillor's Office;
- Continued monitoring of dedicated engagement email, and phone line for any additional feedback or comments.

Interested Party Feedback

The project team has reached out to numerous local businesses throughout the applicant-led outreach process. Community feedback was sought through multiple outreach channels, including a dedicated email address and phone line.

To date, the project team has not received any comments or inquiries from community members on the proposed Land Use Redesignation.

Ward 9 Councillor's Office

An information rich project summary was shared with the Ward 9 Councillor's Office at the outset of the application, along with an offer to discuss the proposed Land Use Redesignation.

The Ward 9 Councillor's Office reviewed the application in detail and did not request a meeting to discuss. Prior to Calgary Planning Commission (CPC), the project team will provide updates to the Ward 9 Councillor's Office with outreach closure messaging and a copy of the Applicant-Led Outreach Summary.

Outreach Methods

Proposed Land Use Change
423 58 AV SE
C-COR3 to Direct Control (DC) District

Hello Neighbour

We are proposing a land use change at 423 58 AV SE to transition the site from the existing Commercial Corridor 3 (C-COR3) District to a Direct Control (DC) District based on the Industrial-Commercial (I-C) District.

The proposed land use change would enable a four-storey self-storage facility with at-grade retail, 23 parking stalls (incl. 4 barrier-free stalls), and 3 overhead loading docks located at the rear of the building.




Find Out More
enquiry@cityofcalgary.ca
403.243.8311
Reference: 2024-02-18

City of Calgary Application Information Portal: www.calgary.ca




Custom On-Site Signage

 <p>Land Use Change</p> <p>The proposed land use change from the existing Commercial Corridor 3 (C-COR3) District to a Direct Control (DC) District will allow the site to grow its storage facilities, surrounding streets, and for other uses. The DC District is a more flexible, commercial district that allows for a variety of uses, including self-storage and retail. The proposed design requirements will ensure that the development is compatible with surrounding neighbours.</p> <p>Policy Alignment</p> <p>Calgary's Municipal Development Plan (MDP) identifies the site under the "Industrial-Commercial" policy area, which encourages self-storage and supporting commercial uses. The subject site is also within the "Direct Control (DC) District" area, which is identified as a "growth and redevelopment" area. The proposed development is fully aligned with city policy.</p>	<p>Hello Neighbour</p> <p>We are proposing a land use change at 423 58 AV SE to transition the site from the existing Commercial Corridor 3 (C-COR3) District to a Direct Control (DC) District based on the Industrial-Commercial (I-C) District.</p> <p>The proposed land use change would enable the development of a four-storey self-storage facility with supporting at-grade retail, 23 parking stalls (incl. 4 barrier-free stalls), and 3 loading docks at the rear of the building.</p> <p>Find Out More</p> <p>Business is essential to being a good neighbour and working with city communities allows us to build. We look forward to working with you to realize our vision.</p> <p>Find out more about our projects and share your thoughts with us below.</p> <p>Contact Us Email: enquiry@cityofcalgary.ca Phone: 403.243.8311</p> <p>Contact The City of Calgary Application for our Portal: www.calgary.ca Reference: 423 58 AV SE</p> <p>PIA</p> <p>The proposed development is a good example of how to use the site and surrounding area effectively. The ability to bring in a variety of uses provides many benefits to the site and encourages an alternative mobility system for future users and employees.</p> <p>The proposed site uses a growing demand for storage facilities which respond to the existing capital needs of homes and businesses of all sizes in the City. It will also introduce new and innovative commercial configurations that strengthen surrounding area development and are well-served by existing infrastructure and transportation network services.</p> 		<p>Proposed Land Use Change C-COR3 to DC: 423 58 AV SE</p>  
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Application Summary Brochures