

Applicant Outreach Summary

2024 September 24

I, Mandeep Suri as owner of 2715 19 Avenue SE am a born and raised Calgarian, spending my entire life in the community of Dover and still proud to call the community home. My pride of The City holds high as my career is with The City of Calgary as well. Growing with the greater forest lawn community over the past 3 decades I have seen tremendous change in the area. From IGA, Zellers, and Safeway in the 90's to seeing the introduction of a new BRT, bike lanes, establishment of Valleyview Park and the great pathways along 26 street. This is the real reason behind pursuing this project and land redesignation. Having a keen understanding of the demographic and needs of the people who live in the greater forest lawn community: hard work, family and being down to earth defines the people who live here.

The family piece is why I truly believe this land use resignation will be in the interest of The City. Southview and the greater forest lawn community is a place where people start their family and homes. Hard working individuals in this part of The City require two bedrooms to have enough space for a healthy household. There are plenty of one bedroom basements available but this unfortunately does not meet the needs of Calgarians calling this part of The City home. The resignation will allow us to offer more two bedroom solutions with easy access to bike lanes, the BRT, shopping and amenities walking distance from 17th Avenue SE. I have always been proud of the downtown view off 26th street. The image I have of this project is to allow families to have that same view right from their own balcony.

If The City allows the designation: 1) it will offer more two bedroom options for Calgarians at a more affordable price; 2) offer close proximity to shopping, transportation, and other amenities; 3) bring a new aura to the community.

Focusing on point 3 above, being situated on a connector avenue this project will truly redefine driving into the Southview/Forest lawn communities. It will bring a sense of big, bold, and proud which will be displayed through a modern urban design and layout. The City has very few residential lots like this one. It would be amazing to see this lots potential maximized with the approval of this resignation.

Update to Applicant Out Reach Summary

Receiving comments from neighbors was more inspiring than concerning. It really showed the care and pride individuals take in the communities they call home. Height, density, parking, and traffic patterns were the main concern. To address these concerns a response will be circulated to neighbors helping the with peace of mind that they will only be impacted in a positive way.

Communication Methods

The communication will be circulated via a brochure which can be seen in next pages within this document. This brochure was provided to the houses along 27 street and neighboring properties on 19th avenue. Moreover, Ward Councilor was contacted September 31, 2024 via email who received a copy of this brochure.

Sincerely,

Mandeep Suri.



Southview Community - 2715 19 Avenue SE

Your community neighbour

Introduction of Proposed Development to The Southview Community

Who I am:

Hello! My name is Mandeep Suri and I am a born and raised Calgarian who has been your neighbour, in the community of Dover since birth. Dover, Southview, and the greater Forest Lawn area are considered home to me. We all have grown to see the tremendous changes in our community. Remembering the old IGA, Zellers, Safeway, Mobile home park (now NoFrills) and 17th Avenue before the added bus lanes are a reminder of childhood. No one really can understand why we call this area home, but the ones who have lived in it for most their lives take pride in this area.

We don't like change, that's just human nature. But when change happens and we look back to how things were, change has been seen to be a good thing. Take 17th avenue before the bus lanes for example, remember the chaos if an emergency vehicle had to go through in the middle of rush hour?

By no way am I a builder. I actually work as an accountant on a full-time basis and seeing all the modernization of our community happening really sparked an interest in me.

What I am Proposing:

Southview and the greater Forest Lawn community is a place where people start their family and homes. Hard working individuals in this part of The City require two bedrooms to have enough space for a healthy household. There are plenty of one-bedroom basements available but this unfortunately does not meet the needs of Calgarians calling this part of The City home.

As you can see from the cover page, this property will bring a great sense of "new" into the Southview

and greater Forest Lawn community. This proposed development will entail modern design, low impact, environmentally friendly units which our community neighbours will call home.

How Does This Impact You:

My goal is to ensure it impacts you in only a positive way. Our community is aging and as part of any eco system things wear and tear and eventually need replacement. This proposed development is a community connector. It will bring in a sense of pride and commitment as you enter your individual quiet streets. The City has invested a lot of money in building the new BRT system, bike lane systems, and general cleaning up of our community.

As our community continues to rebuild it will attract new business and talent which will only help strengthen our community. As new and existing families move in, we will see all of us grow into a new beginning.

What Are the Main Concerns and What Are We Doing?

I heard from you and see your concerns. Height, density, parking, and traffic impacts. These are all concerns only those who take pride in where they live would have. To ensure this proposed development only impacts you in a positive way the design will be to limit the number of cars and take full advantage of the BRT just seconds away and bike paths.

Our community is a gem and only you understand this when you can get to any quadrant of the city in minutes. Shopping, schools, parks, and many more amenities are within walking distance. The development will take full advantage of the existing infrastructure. 19th Avenue is a community connector and this proposed development will not impact your drive home or the existing parking in front of your homes!

Being on a connecting road, this proposal will not impact your property. It will actually bring a sense of pride as you drive, walk, or bike into your quiet neighbourhood street. We all see big plazas or apartment complexes at the corner of every major roadway or entrance into newer communities. We don't want that. What we want is good neighbours, quiet mornings and evenings, and safety. Where you have good people residing, you have good peace of mind.

Contact me!

This neighbourhood is home to me and you are my neighbour. I am not a builder trying to come in and get out. I pride myself in being from this community and now I want to contribute to the success of my community.

You can call me at [REDACTED] and I am happy to further connect with you!