

Applicant Outreach Summary

2024 October 16



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 E info@civicworks.ca

Proposed Land Use Change Applicant-Led Outreach Summary

Site Location: 8600 34 AV SE

Existing Land Use: Direct Control (DC18D2008) District

Proposed Land Use: Direct Control (DC) District based on S-FUD District rules

APPLICATION SUMMARY

On behalf of Bec Woodcraft, CivicWorks has made a Land Use Redesignation (LOC2024-0131) application to transition the property at 8600 34 AV SE from the existing Direct Control (DC18D2008) District to a Direct Control (DC) District based on Special Purpose - Future Urban Development (S-FUD) District rules, with the added discretionary use of "Woodworking Shop". The proposed technical amendment seeks to bring the site's current and longstanding woodworking shop use into compliance with Calgary Land Use Bylaw 1P2007.

APPLICANT-LED OUTREACH SUMMARY

CivicWorks and Bec Woodcraft are committed to being good neighbours and working with citizens throughout the Land Use Redesignation application process. The project team undertook a meaningful and appropriately-scaled outreach process in support of the application to ensure a clear and transparent process for all interested parties.

As part of our process, we contacted the local area Ward Councillor's Office, as well as surrounding residents and businesses, upon submission of the application to encourage them to share feedback, questions or concerns. To date, the project team has not received any comments or inquiries from community members on the proposal.

Although the project team has not received any comments or inquiries about the proposal, we will continue to monitor outreach channels throughout the application review process.

OUTREACH METHODS

Letter to Neighbours

At application submission, letters were delivered via Canada Post to area residents and businesses within ±400m of the subject site. The letters outlined details around the proposed land use change, site background and application process. Project team contact information was also shared for interested parties to get in touch through a dedicated phone line and email inbox. A second round of letters will be delivered to the same addresses to notify community members of application progress, outreach closure, and to provide a copy of the Applicant-Led Outreach Summary upon request.

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 a request to discuss the proposed Land Use Redesignation. The Ward 9 Councillor's Office reviewed the summary in detail and two separate meetings were arranged to discuss the proposal.

On June 11, 2024, the project team and landowner met virtually with the Ward 9 Councillor to discuss the application and community outreach process. On October 4, 2024, a second meeting was held to provide updates on the application review process. Prior to Calgary Planning Commission (CPC), the project team will notify the Ward 9 Councillor's Office with outreach closure messaging and a copy of the Applicant-Led Outreach Summary.



Outreach Timeline

May 2024 - Application Submission

- May 8, 2024: Land Use Redesignation application submitted to The City of Calgary;
- City Administration's initial review of the Land Use Redesignation application;
- Letters delivered via Canada Post to surrounding area homes and businesses within $\pm 400\text{m}$ 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, requesting a meeting to discuss.

May to October 2024 - Outreach & Application Facilitation


- June 11, 2024: First virtual meeting with Ward 9 Councillor;
- Ongoing correspondence and coordination with City of Calgary Administration; and
- Monitoring of dedicated outreach email address and phone line for any questions, feedback or comments.

October 2024 - Outreach Closure

- October 4, 2024: Second virtual meeting with Ward 9 Councillor;
- Second round of letters delivered to surrounding area homes and businesses within $\pm 400\text{m}$ of the subject site, providing outreach closure notification and project updates; and
- Shared Applicant-Led Outreach Summary with City Administration, Ward 9 Councillor's Office, and surrounding area homes and businesses upon request.



Initial Letter to Neighbours (May 2024)



BEC WOODCRAFT
CUSTOM ARCHITECTURAL MILLWORK

Application for Land Use Change at 8600 34 AV SE, Calgary AB

We hope this letter finds you well. We are writing to inform you about a recent development application made by CivicWorks, on behalf of Bec Woodcraft.

We are proposing a minor change to our property's zoning to bring the current and longstanding woodworking shop use into compliance with Calgary's Land Use Bylaw. As part of the process, we are reaching out to neighbours and City decision-makers to share details about the application and contact information for the project team.

- **Address:** 8600 34 AV SE, Calgary AB;
- **Current Land Use:** Direct Control (DC) District based on Special Purpose – Future Urban Development (S-FUD) District rules;
- **Proposed Land Use:** Direct Control (DC) District based on Special Purpose – Future Urban Development (S-FUD) District rules, with minor amendments to include "General Industrial – Light" (Woodworking Shop) as a Discretionary Use.

About Bec Woodcraft
Bec Woodcraft is a local, family-owned and operated business specializing in high-quality custom architectural millwork. For over 60 years, Bec Woodcraft has established itself as a trusted neighbour and respected brand, known for quality craftsmanship across Alberta.

About the Application
In 2024, a Stop Order was issued by the City stating that development approvals were needed to bring our property's longstanding woodworking shop use into compliance with Calgary's Land Use Bylaw. In response, Bec Woodcraft has taken proactive steps to rectify the situation and obtain the necessary approvals. This decision underscores our continued commitment to the community and willingness to work within the City's regulatory framework.

The proposal aims to make a minor update to the site's zoning to allow our woodworking shop to continue operating. No other changes are proposed.

Application Process
To learn more about the application, or track the progress, please visit The City of Calgary's Development Map (www.dmap.calgary.ca), referencing City File Number "LOC2024-0131".

Get in Touch
As a valued member of our neighbourhood, your feedback and comments are important to us. CivicWorks and Bec Woodcraft are committed to working with the community to address any feedback or questions you may have throughout this process.

If you have any questions, comments or concerns, please contact Scott Kruse (CivicWorks) at skruse@civicworks.ca or 587-747-0317. Thank you for your attention to this matter.

www.becwoodcraft.com