

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

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 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.

Find Out More

Neighbour is essential in being a good neighbour and working with the community where we build. We look forward to working with you to realize our vision.

Find out more about our projects and share your thoughts with us below.

Contact Us
Email: enquiry@cityofcalgary.ca
Phone: 403.243.8311

Contact The City of Calgary
Application for our Portal: www.calgary.ca
Reference: 423 58 AV SE

Policy Alignment

Calgary's Municipal Development Plan (MDP) identifies the site under the "Riverside Industrial" policy area, which encourages self-storage supporting commercial and industrial uses, urban employment opportunities and support for transit. The subject site is also within the "Direct Control (DC) District" which allows for flexibility in building form, including site development and structural design requirements which ensure that buildings are sensitive to surrounding neighbours.

PIA

The proposed site is a greenfield site. The availability of nearby transit is a key consideration in the planning of the site and ensuring an alternative mobility system for future users and employees.

The proposed site is a greenfield site for storage facilities which support the existing retail, business and commercial uses in Calgary. It will also introduce new and innovative commercial configurations that neighbouring surrounding area developers and are not introduced by existing industrial and transportation network services.






Application Summary Brochures