

Applicant Outreach Summary



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

01.17.2025

ATTN: Fatemeh Shahraki | Planner 2, Community Planning

—

RE: DTR1 | LOC2024-0266 (15109 37 ST SE); R-CG to H-GO

The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

APPLICANT-LED OUTREACH SUMMARY

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contacted the local Ward 9 Councillor's Office, Forest Lawn Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions, or concerns. Additional elements of our outreach process also include:

Custom On-site Signage: *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed December 11, 2023). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox and phone line.

Neighbour Postcards: *Delivered to ~200 surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residential and adjacent property owners (delivered December 9, 2023) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line, email inbox, or project website. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

WHAT WE HEARD

Community Member Feedback

The project team did not receive any comments or inquiries from the public on this proposal.

Forest Lawn Community Association

An information rich project summary memo was shared with the Forest Lawn Community Association at the outset of the application. The project team did not receive any response, comments or inquiries from the Forest Lawn Community Association.

Ward 9 Councillor's Office

An information rich project summary memo was shared with the Ward 9 Councillor's Office at the outset of the application.



OUTREACH MATERIALS

Neighbour Postcards



Proposed Land Use Change

1509 37 ST SE
R-CG to Housing - Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2024-0266

Hello Neighbour

We are proposing a land use change at 1509 37 ST SE from the existing Residential Contextual - Grade Oriented (R-CG) District to the Housing - Grade Oriented (H-GO) District. This application follows a previous Land Use Redesignation application on the parcel to the south at 1511 37 ST SE (LOC2023-0338) that approved 5 Townhouse Units and 5 Secondary Suites.

The intent of this development vision is to assemble the two parcels (1509 and 1511 37 ST SE) into a comprehensive development, enabling greater design flexibility for site layout, landscaping, amenity space, parking, waste and recycling. The proposed change will enable another two building footprints-oriented stacked townhouse development with a total of 4 townhouse units, 2 at-grade flats, and 4 basement units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

A supporting concurrent Development Permit (DP) application will be submitted by the project team in the coming weeks, will be reviewed for completeness by the City of Calgary, and available to surrounding area residents and broader public for additional review and comment.

ecliving.ca

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

ecliving.ca/engage
engage@eciveworks.ca
587.747.0317
Reference: FL1509
1509 37 ST SE

City of Calgary Application Info:
developmentmap.calgary.ca



Figure calculation and subject to change

Custom On-Site Signage





Proposed Land Use Change

1509 37 ST SE
R-CG to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 1509 37 ST SE from the existing Residential Contextual - Grade Oriented (R-CG) District to the Housing - Grade Oriented (H-GO) District. This application follows a previous Land Use Redesignation application on the parcel to the south at 1511 37 ST SE (LOC2023-0338) that approved 5 Townhouse Units and 5 Secondary Suites.

The intent of this development vision is to assemble the two parcels (1509 and 1511 37 ST SE) into a comprehensive development, enabling greater design flexibility for site layout, landscaping, amenity space, parking, waste and recycling. The proposed change will enable another two building footprints-oriented stacked townhouse development with a total of 4 townhouse units, 2 at-grade flats, and 4 basement units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

A supporting concurrent Development Permit (DP) application will be submitted by the project team in the coming weeks, will be reviewed for completeness by the City of Calgary, and available to surrounding area residents and broader public for additional review and comment.

ecliving.ca/engage
engage@eciveworks.ca
587.747.0317
Reference: FL1509 - 1509 37 ST SE

City of Calgary Application Information Portal: developmentmap.calgary.ca
Application Reference: LOC2024-0266


