

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** LOC2024-0248

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

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### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

The outreach strategy for this application adhered to the "Inform" level of involvement on the IAP2 spectrum. This ensured that impacted individuals and parties received objective information to help them understand the project, what was being proposed, and how to participate in the process if they wished.

The standard City notification letter sent to property owners surrounding the subject site (550 71 AV SE, 616 71 AV SE, 7131 6 ST SE, 7121 6 ST SE). The City mail-out (undated) set a deadline of January 23, 2025, for any comments on the application.

In addition to the standard City notification letter, Dream prepared an information handout (two-pager). Dream issued the two-pager information sheet via email to all fourteen (14) tenants of the Glenmore Centre on January 16, 2025, and provided a deadline of January 30, 2025, for any comments, questions, or concerns about the application to be submitted directly to Dream. The two-pager is attached for reference. The information handout was shared with the file planner on January 23, 2025.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

Surrounding property owners were notified of the application through the City's standard notification process.

Dream reached out directly via email to all Glenmore Centre tenants on January 16, 2025.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

As of February 12 (past the January 30, 2025 deadline), no feedback, comments, questions, or concerns were received by Dream as part of the outreach to tenants.

To the applicant's knowledge, no feedback, comments, or concerns were received from the City File Manager either, following the January 23, 2025 deadline.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

As no comments, concerns, questions, or feedback was received from persons or parties engaged during the application, nothing was received to influence project decisions outside of the Development Application Review Team (DART) review process.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Since no comments, questions, concerns, or feedback was received by Dream, there was no follow up necessary related to engagement outcomes or project decisions. All project decisions and next steps were outlined in the infosheet distributed to tenants of the Glenmore Centre on January 16, 2025.

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# Proposed Rezoning



Glenmore Centre (550 & 616 71 AV SE - 7121 & 7131 6 ST SE)  
Industrial General (I-G) to Direct Control (I-G Base)

## Hello Neighbour,

Stantec, on behalf of Dream, has submitted a Land Use Amendment (rezoning) application to the City of Calgary for the Glenmore Centre. This rezoning application seeks to change the land use from the current Industrial General (I-G) District to a Direct Control (DC) District (I-G base).

The proposed rezoning to a DC District aims to incorporate new uses (which are all available in other industrial districts in Calgary) into the standard (base) I-G District. The proposed additional uses consist of:

- Health Care Service
- Financial Institution
- Radio and Television Studio
- Retail and Customer Service
- Service Organization
- Drinking Establishment – Small

This handout contains additional information about the proposed rezoning from I-G to DC (I-G base), and how you can get involved in the process.

Our goal is to ensure you are well-informed about the rezoning and have the opportunity to participate in the process if you would like to take part.

## CITY APPLICATION NUMBER

**LOC2024-0285**

## CITY FILE MANAGER

**Emma Nutter**

Planner  
Planning & Development  
Services, City of Calgary

P: (403) 268-5311  
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## DREAM CONTACT

**Aidan Leung**

E: aleung@dream.ca  
P: (403) 536-6530

## Glenmore Centre Location (550 & 616 71 AV SE - 7121 & 7131 6 ST SE)



## Frequently Asked Questions

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### What is a Direct Control (DC) District?

A Direct Control (DC) District is a customized land use designation. It includes a list of allowable uses and a set of rules specific to a particular property or development. Most DC Districts reference the rules of one of the standard zones in the Land Use Bylaw. For this application, the standard zone being referenced for the proposed DC is the Industrial General (I-G) District, which is the current zoning for the Glenmore Centre.

### What is being customized for this DC District?

The main customization for this proposed DC District involves modifying the list of permitted and discretionary uses, and a cap to the amount of gross floor area allowed for the Retail and Consumer Service use. There are no other changes proposed, meaning that everything currently allowed and operating on the property can and will remain as it is today.

### Which buildings of the Glenmore Centre does this application pertain to?

The application is for the entire Glenmore Centre parcel, which includes the four buildings:

- 550 71 Avenue SE • 7121 6 Street SE
- 616 71 Avenue SE • 7131 6 Street SE

If the rezoning is successful, the new DC District would apply to all four buildings.

### Are any existing uses being changed or removed for the Glenmore Centre?

No. All current land uses will remain the same under the current I-G District, regardless of the outcome. The intent is only to add new use opportunities for the parcel without changing any of the current uses.

### If successful, will this rezoning impact any existing businesses in the Glenmore Centre?

No. Should the rezoning be successful, there will be no impacts or changes to current uses of the buildings. All those currently operating under the existing land use will be able to continue as they exist today.

### What is the timeline for the rezoning process?

Timelines for a rezoning process can vary, but it typically involves several stages, including application submission, review by City staff, recommendations by the Calgary Planning Commission (CPC), and a final decision by Council during a public hearing. The entire process can take several months to complete.

This application is anticipated to be presented to CPC sometime in February or March 2025 following review by City staff.

### After Administration reviews the application, what is the next step in the process?

Following the review, City staff will prepare a report for CPC with a recommendation on support for the proposed rezoning. CPC will then make their recommendation to Council for consideration. Council will make a final decision on the application during the public hearing.

### How can you get involved in the process?

You can share your comments with the City file manager through the City's online Development Map website:

[dmap.calgary.ca/?p=LOC2024-0285](https://dmap.calgary.ca/?p=LOC2024-0285)

You can also contact the City file manager with any comments regarding the application (contact information below). The deadline to submit comments to the City is **January 23, 2025**.

**Emma Nutter** P: 587-223-3019  
E: [Emma.Nutter@calgary.ca](mailto:Emma.Nutter@calgary.ca)

For any questions specific to Dream regarding the application, please contact Aidan Leung at the information below by **January 30, 2025**.

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