

Applicant Outreach Summary

2025 April 15



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Land Use Amendment at 11124 - 15 ST NE

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

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

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)

Here is the public engagement completed on the 3.49 acre vacant property located at 11124-15th Street NE Calgary which is being reclassified/rezoned from S-FUD-Special Purpose-Future Urban Development to I-C-Industrial Commercial District.

Please be advised that on the afternoon of October 23, 2024 a development consultant for the applicant dropped off in person the attached Project Summary Flyer for the Auto World Sales project, to the 17 businesses across from this project's property and adjacent to it on the north, south and east. In person meetings were held with many of the business representatives who wanted to ask questions.

Affected Parties

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

The local businesses on both sides of 15th Street NE Calgary in this location were contacted in person and a Project Summary Flyer was given to each business representative such as the Storage facility, one fast food restaurant, a bicycle shop for sales and service and the farm equipment rental dealership.

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What did you hear?

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

Issues mentioned by the in person contact were traffic, parking and the exterior look of any building. In addition people wanted to know the type of cars to be sold? Some business representatives asked why this Project Summary was being distributed to the local businesses?

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.

The information in the Project Summary addressed the parking for 150 vehicles on site, the traffic generated would be from customers interested in sales and/or servicing their automobiles. The exterior building design would be addressed at the Development Permit stage after the Land Use Reclassification/Rezoning is approved by City Council. The type of automobiles to be sold on this site will be pre-owned vehicles. Finally, the reason for this outreach program, in distributing the Project Summary Flyer, is to inform the local businesses so that they are not surprised by the future development of this project.

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)

The outcome of this outreach program was favorable with no opposition from the interactions with representatives of the local businesses.

The name and contact information of the development consultant, who conducted this community outreach, was noted at the bottom of the Project Summary Flyer, handed out to every local business, and no call backs happened and/or emails recieved from any businesses visited in this area.

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PROJECT SUMMARY

of the Proposed Auto Dealership

Tuesday, October 22, 2024

Location-11124-15th Street NE Calgary

Property Area – 3.49 Acres

Current Land Use/Zoning-S-FUD-Special Purpose-Future Urban Development

Proposed Land Use/Zoning I-C - Industrial Commercial District

New Building Floor Area-12,109 square feet on the main floor and 3,435 square feet on the second floor for a total of 15,545 square feet.

Parking area-for 150 vehicles

The Proposal — the Architect has submitted a Land Use Reclassification/Rezoning application to the City of Calgary to change the use from S-FUD to I-C in order to accommodate vehicle sales, service and body shop. If the Rezoning is approved by City Council, a Development Permit (DP) will be applied for at the City of Calgary and if this DP is approved a Building Permit will be applied for after which construction can begin on a new building.

The Time to obtain City Hall approvals 4-6 months

Building Design-if the Land Use Reclassification/Rezoning is approved, then the Architect will design the new building as part of the Development Permit application to the City.

Location Plan — included in this Project Summary, on the back page.

Site Plan — a preliminary draft site plan is included in this Project Summary, on the back page.

