

Applicant Outreach Summary

Pre- and Post-Submission

2025 March 27

Pre-Application



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Calgary Housing - Southview

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

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

N/A

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)

Calgary Housing and CivicWorks are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertook a robust pre-application outreach process in support of forthcoming land use and development permit applications to gather community input and ensure a clear and transparent process for all interested parties.

As part of our process, we contacted the local area Ward Councillor's Office, Community Association, Business Improvement Area and surrounding residents prior to formal application submissions to share emergent project information and encourage them to share questions and feedback with the project team. Key elements of our pre-application outreach process also included:

- Pre-application Public Information Sessions (Oct 23, 2024, Jan 14, 2025 and Mar 11, 2025): held at the Southview Community Association (display materials included as a separate appendix).
- Public Outreach Event Signage: installed in the community to advertise outreach events.
- Neighbourhood Mailers: delivered to surrounding area residents to advertise outreach events.
- Project Website: high level source for pre-application information about the project.
- Digital Meeting With Ward 9 Office (Feb 18, 2025): provided an opportunity to learn more, ask questions, and provide feedback on the emergent development vision.

Affected Parties

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

- Southview Community Association
- Forest Lawn Community Association
- International Avenue Business Improvement Area
- Ward 9 Councillor's Office
- Surrounding Area Residents



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.

Feedback heard through each of the Public Information Sessions was actively recorded, considered and integrated within the emergent development vision and site design. For more information on what we heard, please see the Event #3 (Mar 11, 2025) display materials.

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.

Feedback heard through each of the Public Information Sessions was actively recorded, considered and integrated within the emergent development vision and site design. For more information on how feedback influenced the development vision and supporting applications, please see the Event #3 (Mar 11, 2025) display materials.

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)

Event #3 (Mar 11, 2025) provided a capstone for pre-application outreach that summarized what we heard, how we responded to it and presented the resulting plan and development vision. Feedback at the final event was generally positive and receptive to the proposal.

As the project proceeds to formal application review, the project team will undertake an additional round of application outreach, as summarized in the supporting Applicant Outreach Summary (post-submission) provided under separate cover.

calgary.ca/planningoutreach

Post-submission of Land Use Amendment Application



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

2025.07.09

APPLICATION SUMMARY: LOC2025-0064

CivicWorks submitted an application in March 2025 to redesignate the subject property from the from the existing Multi-Residential - Contextual Low Profile (M-C1) District to a combination of the Multi-Residential High Density Medium Rise (M-H2) District and the Multi-Residential High Density Low Rise (M-H1) District, with site-specific maximum floor area ratio (FAR) and building height rules to provide an appropriate transition of building scale.



Conceptual project visualization, looking northeast toward site. Subject to change based on municipal review of Development Permit submission.

APPLICANT-LED OUTREACH

Calgary Housing and CivicWorks are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertook a robust pre-application outreach process in support of the land use and development permit applications to gather community input and ensure a clear and transparent process for all interested parties. Following submission of the formal applications, outreach continued with the community including the Ward 9 Councillor's Office, local area Community Associations (Southview & Forest Lawn), the International Avenue BRZ, and nearby

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1



residents to share emergent project information and encourage them to share questions and feedback with the project team.

Key elements of our comprehensive application outreach process included:

- **Pre-application Public Information Sessions** (Oct 23, 2024, Jan 14, 2025 and Mar 11, 2025): held at the Southview Community Association (display materials included as a separate appendix).
- **Public Outreach Event Signage**: installed in the community to advertise outreach events.
- **Neighbourhood Mailers**: delivered to surrounding area residents to advertise outreach events.
- **Project Website**: high level source for pre-application information about the project.
- **Digital Meeting With Ward 9 Office** (Feb 18, 2025): provided an opportunity to learn more, ask questions, and provide feedback on the emergent development vision.
- **Custom On-site Signage**: *Installed at application submission, updated at outreach closure*
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 April 17, 2024). The signage outlined the proposed change and directed interested citizens to get in touch with the project team directly via a dedicated email inbox, phone line, or website. The signage will be updated to notify residents of outreach closure and that this Outreach Summary is available by request.

WHAT WE HEARD

Community Feedback

The project team received feedback through three separate in-person information events, incorporating feedback into the project where feasible. Feedback received included the following themes:

- Density
- Building Scale, Height, and Privacy and Overlooking Impact
- Parking and Site Access
- On-site Uses, Safety, and Security

Density

The project team heard feedback related to the density and scale of the proposed development. In response, density has been distributed through an incremental, phased approach. The tallest building, proposed at 12 storeys, is planned for a later phase, allowing a gradual build-out over time. A range of unit sizes, including larger 3- and 4-bedroom options, has been included to accommodate diverse household needs, including families.

Building Scale, Height, Privacy & Overlooking Impact

The project team heard feedback regarding the height of buildings and their relationship to adjacent properties, as well as concerns around privacy and overlooking. The proposed design incorporates a north-to-south height transition, placing taller buildings near neighbouring commercial uses to the north and stepping down in height closer to residential areas in the south. Building setbacks often exceed the minimum bylaw requirements and face commercial uses or residential front yards along the site's edges.

Parking & Site Access

The project team heard feedback related to on-site parking and how vehicles and pedestrians move through the site. The plan retains on-street parking along the perimeter and provides



underground parking and interim surface parking in Phase 1. All vehicle access is provided via the rear lane or 34 Street SE. No vehicle access is proposed from 19 Avenue SE in order to preserve an uninterrupted on-street bike lane and maintain a pedestrian-oriented, welcoming edge along the site's southern frontage. Pedestrian connections are provided throughout the site, ensuring safe and accessible routes from all street frontages to interior courtyards.

On-site Uses, Safety & Security

The project team heard feedback related to site uses and overall safety. In response, the development is primarily residential, with live/work units at street level along 33 Street SE to support street-level activity and enhance passive surveillance. The interior courtyard is designed to be active and welcoming throughout the day, with clear sightlines, ample lighting, resident amenities, and CCTV monitoring to support a safe and secure environment.

Post-Submission Outreach Feedback

The project team did not receive any additional community feedback through the post-submission land use application outreach process.

Southview & Forest Lawn Community Associations

Calgary Housing met with the Southview Community Association board on November 20, 2024. The meeting included a presentation summarizing the proposed housing model, early planning concepts, and feedback received to date. A detailed Q&A session followed, allowing the board to ask questions and share initial perspectives.

A follow up information rich project summary memo and materials were shared with the Southview Community Association (SCA) and Forest Lawn Community Association (FLCA) at the outset of the application, along with an invitation to meet and discuss the proposed redesignation.

International Avenue Business Revitalization Zone (BRZ)

The project team shared a detailed memo with the International Avenue BRZ at the outset of the application, outlining the proposed land use change, concurrent development permit, and phased development vision. Project materials and a website link were provided, along with an invitation to meet and discuss the proposal. The IABRZ's letter and the project team's response are provided as part of this outreach summary.

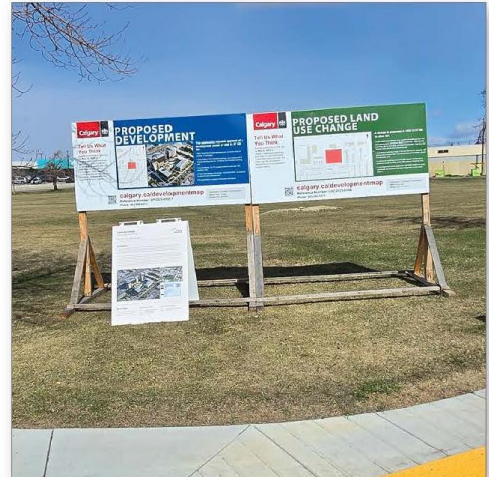
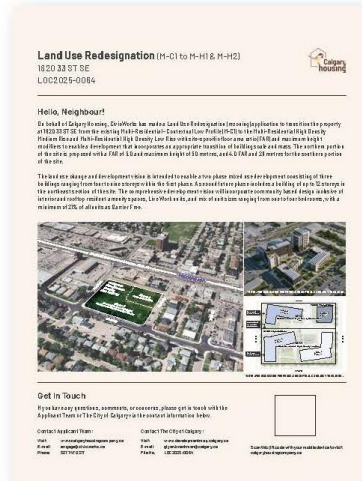
Ward 9 Councillor's Office

Following the pre-application digital meeting with the Ward 9 Office, a comprehensive application materials package was shared with the Ward 9 Councillor's Office at the outset of the application. The project team has provided closure messaging to the Ward 9 team, including a copy of this Outreach Summary.



OUTREACH MATERIALS

Custom On-Site Signage



Pre-Application Information Session #2

