

Applicant Outreach Summary

2026 February 9

ATTN:

Selena Kirzinger | Planner, Community Planning

RE:

Detailed Team Review (DTR1)

LOC2025-0217 (1914 & 1918 Centre ST NE): DC 6Z2000 to MU-2f4.3h24

APPLICANT-LED OUTREACH SUMMARY

CivicWorks submitted an application in October 2025 to redesignate the subject property from the existing DC6Z2000 District (Based on C-2(12) General Commercial District of Land Use Bylaw 2P80) to the MU-2 District to facilitate a six storey development with 67 homes of varying sizes including one and two bedrooms, 4 at-grade commercial units and 25 underground parking stalls.



Conceptual project visualization, looking southeast across Centre ST N toward site. Subject to change based on municipal review of Development Permit DP2025-06335 submission.

CivicWorks and M2SC Realty 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 7 Councillor's Office, Tuxedo Park 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 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 December 10, 2025). The signage outlined the proposed change and directed interested citizens to get in touch with the project team directly via a dedicated email inbox and phone line. The signage will be updated to notify residents of outreach closure and that this Outreach Summary is available by request.

Neighbour Brochures: *Delivered to surrounding area residents within a 200m radius at application submission and at outreach closure*

Paired with on-site signage, information-rich neighbour brochures were hand delivered to local area residents (delivered December 11, 2025) 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 and email inbox. 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. A second round of mailers will be hand delivered to the same radius to notify citizens of outreach closure and that this Outreach Summary is available for anyone requesting a copy.

WHAT WE HEARD**Community Feedback**

The project team did not receive any feedback from community members through the outreach process.

Tuxedo Park Community Association

An information-rich project summary memo and supporting materials were shared with the Tuxedo Park Community Association (TPCA) at the outset of the application, along with an invitation to meet and discuss the proposed land use and development vision. The project team has also provided the TPCA with a copy of this Outreach Summary.

Ward 7 Councillor's Office

An information rich project summary memo and plans were shared with the Ward 7 Councillor's Office at the outset of the application, along with an invitation to meet and discuss the proposed redesignation. The project team has provided closure messaging to the Ward 7 team, including a copy of this Outreach Summary.

Feedback Received by The City of Calgary

Through its own outreach process, The City of Calgary received feedback from five individuals relating to density, laneway access, property values, and building design. Applicant responses to the concerns are summarized below.

Parking, Density, and Traffic

The site is located within a transit-oriented Urban Main Street corridor with immediate access to frequent bus and BRT service and nearby daily amenities. A Transportation Impact Statement and on-street parking study were completed by Bunt & Associates and submitted for City review, which found the proposed parking supply to be appropriate given the site's location, transit access, applicable area policy, and enhanced bicycle parking provision. Traffic and parking impacts will be further reviewed by The City of Calgary through the associated Development Permit application (DP2025-06335).

Laneway Access

All vehicle access, parking, loading, and waste collection are proposed from the existing rear laneway, eliminating driveway crossings along Centre Street N and 19 Avenue NE. This approach is consistent with City objectives to prioritize pedestrian safety and minimize vehicle conflicts on higher-activity streets. The laneway along the project site will be paved to accommodate increased vehicular activity

Impact on Adjacent Property Values

The proposed land use change aligns with the scale and intensity envisioned by the North Hill Communities Local Area Plan for this portion of Centre Street N. While potential impacts to property values are not a consideration in Council's review of land use redesignation applications, the development introduces purpose-built rental housing and small-scale commercial uses in a location identified for growth, consistent with surrounding mixed-use development.

Location of Residential Pedestrian Entrance

The main residential entrance is oriented toward 19 Avenue NE, a lower-volume street, while maintaining active commercial frontage along Centre Street N. This configuration supports clear separation between residential and commercial uses and aligns with best practices for mixed-use buildings. Entrance design and pedestrian circulation will be reviewed by The City of Calgary through the Development Permit review process.

OUTREACH MATERIALS

Custom On-Site Signage

Proposed Land Use Change
Direct Control District (6Z2000) to MU-214.3h24 District
1914 & 1918 Centre ST NE

We are proposing a land use change at 1914 & 1918 Centre ST NE. The proposed Land Use Redesignation (LOC2025-217) would enable a six-story, mixed-use building with commercial-retail at street level and multi-residential units above. The proposed land use change would transition the property from the existing Direct Control District (6Z2000) based on the C-2(12) District of Land Use Bylaw 2980 to the Mixed Use - Active Frontage (MU-214.3h24) District with custom modifiers limiting the floor area ratio to a maximum of 4.3 and a maximum building height of 24 metres. The site's location would allow future residents the option to live in an amenity-rich neighbourhood with excellent access to frequent transit, post-secondary institutions, schools, parks, and day-to-day conveniences such as shops, restaurants, services, and employment opportunities.

Find Out More
If you have any questions, comments, or concerns, please get in touch with the Applicant Team or The City of Calgary via the contact information below.

Contact the Applicant Team:
Visit: divinecentre.ca
E-mail: engage@divineworks.ca
Phone: 587.747.6317

Contact The City of Calgary:
Visit: developmentmap.calgary.ca
File No.: LOC2025-0217

M25C



Neighbour Brochures

Hello,

We are processing a land use change at 1914 & 1918 Centre ST NE. The proposed Land Use Re-designation (LOC2025-0217) would enable a six-storey, mixed-use building with commercial-retail at street level and multi-residential units above.

The proposed land use change would transition the property from the existing Direct Control District (DC2000) based on the C-2(12) District of Land Use Bylaw 2190 to the Mixed Use - Active Frontage (MU-24.3h24) District with custom modifiers limiting the floor area ratio to a maximum of 8.3 and a maximum building height of 24 metres.

Find Out More

M2SC is committed to being a good neighbour and working with community members 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.

Contact the Applicant Team

Visit: divinacentre.ca
Email: engage@divinaworks.ca
Phone: 587 747 0317

Contact the City of Calgary

Visit: developmentmap.calgary.ca
File No.: LOC2025-0217

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Proposed Land Use Change

Direct Control District to MU-24.3h24 District
1914 & 1918 Centre ST NE



Land Use Change & Development Vision

A Land Use Re-designation (also often referred to as "rezoning") application has been submitted to The City of Calgary for the property at 1914 & 1918 Centre ST NE.

If approved, the proposed land use change would enable a six-storey, mixed-use building with commercial-retail units at street level and multi-residential units above.

The proposed land use change would transition the property from the existing Direct Control District (DC2000) based on the C-2(12) District of Land Use Bylaw 2190 to the Mixed Use - Active Frontage (MU-24.3h24) District with custom modifiers limiting the floor area ratio to a maximum of 8.3 and a maximum building height of 24 metres.

The site's location would allow future residents the option to live in an amenity-rich neighbourhood with excellent access to frequent transit, green spaces, recreation, schools, parks, and day-to-day conveniences such as shops, restaurants, services, and employment opportunities.



Policy Alignment

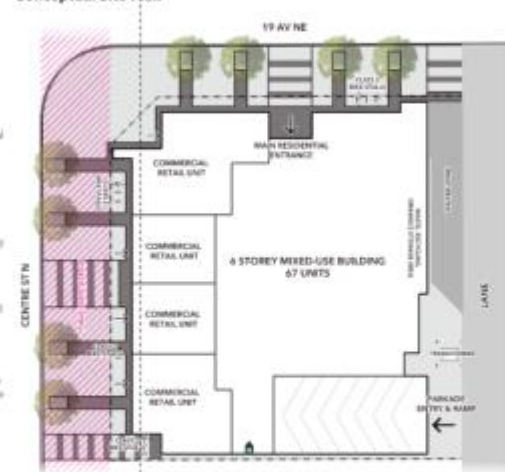
The project site is located within the boundary of the North Hill Communities Local Area Plan (LAP), and falls within the "Neighbourhood Commercial" with Active Frontage LAP Urban Form category and "Mid (Up to 12 Storeys)" LAP Building Scale category, allowing for future mixed-use development of up to 12 stories. The proposed land use change and forthcoming development vision are fully aligned with local area policy and no amendments to the plan are required.

Planning Rationale

The subject site presents a strong opportunity for growth and redevelopment, with several contextual factors supporting the proposed site location through a six-storey, mixed-use built form - including proximity to parks, schools, local shops, community services, and other everyday amenities that contribute to a complete neighbourhood.

The site's strong connections to the broader road, transit, and active mobility networks make it well-positioned to accommodate new residential and commercial-retail uses. Vehicle access will be provided via the rear laneway while pedestrian access to the building and storefronts is oriented toward Centre ST N and 19 AV NE, reinforcing a pedestrian-friendly, street-facing interface along Centre ST N.

Conceptual Site Plan



Note: All measurements are conceptual for discussion purposes only. Designed for information at the Development Permit stage.

Find Out More

Contact the City of Calgary

Visit: map.calgary.ca
File No.: LOC2025-0217

Contact the Applicant Team

Visit: divinacentre.ca
Email: engage@divinaworks.ca
Phone: 587 747 0317

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