

Applicant Outreach Summary

M-C1 Multi-Residential Development

Site: 15307 1st Street S.E.

Community: Midnapore Ward: 14

Applicant: M Cube Holding Ltd.

Purpose

Outreach was conducted in accordance with the **City of Calgary Applicant Outreach Guidelines** to inform community of a proposed **M-C1 (Multi-Residential – Contextual Low Profile) development**, provide an opportunity for feedback, and concerns

Affected Parties

- Midnapore Community Association
 - Adjacent and nearby residents and property owners
 - Ward Councillor's Office
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Outreach Methods

- **Ward Councillor's Office:** Letter was emailed to the office.
 - **Neighbour Notification:** Letters distributed to surrounding properties (See attached letter that was distributed).
 - **Follow-Up:** Opportunity provided for questions and comments via email and phone.
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Project Summary

Low-profile multi-residential development consistent with **M-C1 District intent**.

- Height: **2 story**
 - Units: **6 – 8 units + 6 – 8 Basement Units**
 - Density: **Within M-C1 maximum**
 - Parking: **on-site**
 - Access: **rear lane**
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Feedback & Response

Community feedback focused on mainly Parking.

- Provided all residents to the condo immediately to the right our proposed development and provided door to door letters to 20 of the immediate residents. Only 3 had parking concerns and one was opposed to the development and one resident would like to see the property changed into a Park. All other residents had no objection.
- Height and massing comply with **M-C1 regulations**.
- On-site parking will be provided for the project.

Conclusion

Community outreach was undertaken in good faith and in alignment with City expectations. Feedback received was considered and incorporated where feasible. The proposed development represents an appropriate and contextually sensitive use of the site.

Community Input Requested: Proposed MC-1 Rezoning

January 20, 2026

Re: Notice of Proposed Land Use Amendment (MC-1)

Property Address: 15307 1st Street S.E.

Community: Midnapore

Dear Resident,

This letter is to inform you of a **proposed Land Use Amendment (rezoning)** application for the property located at **15307 1st Street S.E.** in the **community of Midnapore**, and to provide an opportunity for you to share comments.

The applicant is proposing to redesignate the site to **MC-1 (Multi-Residential – Contextual Low Profile)**. This land use district allows for low-profile multi-residential development, such as townhouses or small apartment-style buildings, and is intended to be compatible with surrounding residential development in terms of height, massing, and scale.

At time, the application is under review by **The City of Calgary**. No decision has been made. As part of the review process, public input is being gathered and will be considered in the evaluation of the application.

Residents are invited to provide comments related to the proposed land use amendment, including matters such as:

- Building scale and design compatibility
- Parking, traffic, and access
- Privacy, landscaping, and community integration
- Any other questions or considerations you may have

You are encouraged to share your feedback by replying to the email listed below. Should the application proceed, additional opportunities to provide input will be available through the City's standard review and decision-making process, including consideration by City Council at a public hearing.

Thank you for taking the time to review this information and participate in the planning process.

Sincerely,
Thas Vairamuthu
(403) 613-2237
thas_muthu@hotmail.com