

## Engagement Summary



RECORD OF COMMUNICATION from Haysboro Community Association engagement meeting.

**From:** Audrina Lim

**Sent:** March 13, 2019 5:10 PM

**To:** Kathy Kakish (kkakish@chartwell.com) <kkakish@chartwell.com>; Courtney Clark <Courtney.Clark@norr.com>; Sonja Sahlen <play@haysboro.org>; Haysboro President <president@haysboro.org>

**Cc:** Marco Gerolini (mgerolini@chartwell.com) <mgerolini@chartwell.com>; Craig Abercrombie (Craig.Abercrombie@norr.com) <Craig.Abercrombie@norr.com>; Carmen Kubrak (Carmen.Kubrak@norr.com) <Carmen.Kubrak@norr.com>

**Subject:** NCCA18-0065 Chartwell Horton - Haysboro community association introductions.

Hi All,

Thanks for joining us last night, it was such a positive and productive meeting with such great ideas and insight into the community.

For your records, and to loop into our team, please see my meeting notes below. Please let me know if I have missed anything or incorrectly recorded the notes.

### Notes from Community meeting:

Sonja Sahlen / Kourtney Branagan – Haysboro Community

Kathy Kakish - Chartwell

Audrina Lim / Courtney Clark - NORR

1. Haysboro Community Association noted that the site does fall within their community, as the boundary goes all the way to McLeod Trail.
2. Noted that the train lines are quite the impediment to community connection – they are working on a pedestrian crossing initiative Reservoir to River pathway.
3. Neighbourhood partners also include Acadia Kingsland and Fairview, share community programs and connections, especially for Seniors Resources and School programs.
4. Security can be an issue in this area – bottle depot attracts migratory residents, that traverse around the train lines. Passive supervision of this area from increased seniors demographic is definitely supported!
5. Security is also one of the reasons why the facilities won't be made fully public. Due to the care environment, there is a need to manage the amenities and the access within. There is lots of site amenities and landscaping to be shared with the community.
6. Fencing is minimized on this site to create more visual connection and passive supervision, also enhanced with the programming of this building, creating more active frontage at pedestrian elevations.

**NORR Architects Engineers Planners**

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Victor Smith, Architect, AAA, AIBC, OAA  
Bruce G. McKenzie, Architect, AAA, AIBC  
A. Silvio Baldassarra, Architect, AAA, AIBC, OAA  
Adrian Todella, P.Eng., APEGA  
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## Engagement Summary



RECORD OF COMMUNICATION from Neighbour engagement meeting.

**From:** Audrina Lim

**Sent:** April 26, 2019 1:26 PM

**To:** Kathy Kakish <kkakish@chartwell.com>; Craig Abercrombie <Craig.Abercrombie@norr.com>; Jonathan Milroy <jmilroy@westcorp.net>; Michelle Calloway <mcalloway@westcorp.net>; Ramandeep Gill <rgill@westcorp.net>; Keenan Chow <kchow@westcorp.net>; Marco Gerolini <mgerolini@chartwellreit.ca>; Tom Donovan <tdonovan@maple.ca>; Cara Lock <caral@maple.ca>; mgerolini@chartwellreit.ca; kkakish@chartwellreit.ca; jeffrey@jeffreyklassen.com; justincb77@gmail.com; Constance Davis <cdavis@westcorp.net>; Bruce McKenzie <Bruce.McKenzie@norr.com>

**Subject:** FW: NCCA18-0065 Chartwell Horton Rd - Summary from Westcorp meeting.

Hi All,

Again, thank you all for your time provided to our team to discuss our proposed development at 8610 Horton Rd SW.

Please see below for my notes from our call in. Please advise I have omitted anything or captured incorrectly.

Present at the meeting:

**Jonathan Milroy** – Westcorp / President of Condo Board.

[jmilroy@westcorp.net](mailto:jmilroy@westcorp.net)

**Justin Barrett** – Condo Board Member and resident on Dominion Towers

[justincb77@gmail.com](mailto:justincb77@gmail.com)

**Kathy Kakish** – Development Manager – Chartwell Retirement Residences

[kkakish@chartwell.com](mailto:kkakish@chartwell.com)

**Cara Lock** – Design Manager and Estimator - Maple Reinders – Construction Managers

[caral@maple.ca](mailto:caral@maple.ca)

**Audrina Lim** – Project Manager – NORR Architects Engineers Planners

[Audrina.lim@norr.com](mailto:Audrina.lim@norr.com)

**Craig Abercrombie** – Principal – NORR Architects Engineers Planners

[Craig.Abercrombie@norr.com](mailto:Craig.Abercrombie@norr.com)

**Constance Davis** – Westcorp – Property Manager

[cdavis@westcorp.net](mailto:cdavis@westcorp.net)

### INTRODUCTIONS -

1. Quick summary of London Towers – North Tower is called Dominion, south tower is Abbey, 2 proposed additional towers are currently being evaluated – Pro-forma for the currently approved DP is being reviewed – no construction is planned in the immediate future.

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2. All components of the London Towers and associated site form a Condominium board with bare-land title, including the commercial entities in the commercial block. 60% owned by AIMCO and 40% by Westcorp for commercial block.
3. 5 board members represent the Condominium.
4. Chartwell – Longterm Owner Operator for Retirement Residences, strong community involvement, high quality developments. Proposed site is first new build in Calgary, with 5 current properties in Calgary. Significant property ownership and operations across Canada.

### Key items of note:

1. NORR presented the proposed site plan and perspective renders of the building – takes into account maintaining views for the Dominion Towers as much as possible, alleviating the built form away from the southern edge to promote access to views and daylighting, increased rooftop amenity and an interesting interface to the south to interact with the London Towers, Provision of contemporary site planning for improved views on the current site utilization.
2. 384 suites in total proposed, 320 of independent living, 64 over 2 care floors, the Memory living floor is secured and the Assisted Living floor has its own amenity but also has more access to other areas.
3. Notably this proposed demographic of residents will be mainly entertained in-house with significant amenities provided on site including – Casual and formal dining providing meal plans, a bar / bistro, swimming pool
4. Fence to the South – is it possible to remove this fence to enable a more open landscape interface between Chartwell proposed development and the north façade of the Dominion Towers.
5. Security concerns led to the mitigation of access to the public elevator – previously transients were living in the stair well and had attacked one of the residents. Now it is fobbed access only with exception to Level 4 parkade entrance. Consideration from the Westcorp / Condo board to provide shared fob access to residents of Chartwell seniors building to enable efficient access to the commercial centre to the south, to navigate the change in grade and avoid having to walk all the way around on Hull Ave on a steep grade.
6. Chartwell has a good reputation for Seniors development amongst the residents of London Towers and has some demographic moving into the retirement category, generating some interest in the project.
7. Overall, Westcorp and the Condo board sees the development as a good fit for the Haysboro community as it is an ageing community which promotes long term residency.
8. 17<sup>th</sup> floor on the Dominion towers has a rooftop amenity, however it is super windy and underutilized.
9. Concerns about increased traffic by neighbours is noted – NORR and Chartwell advised that the seniors demographic doesn't follow the same peak hour traffic patterns to the typical multifamily demographic. With the significant amenity, pedestrian proximity to the grocery and medical provisions in the London at Heritage commercial block, there is a significant reduction in traffic impact to the area. Whilst this is notably a Transit oriented development site, Chartwell has also significantly studied their resident demographic expertly and has specific statistics for traffic and vehicle ownership and use. A group bus service is provided to residents for outings, and shuttle to the grocery store and events, which also assists in alleviating traffic impacts.

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10. CL discussed the proposed site management plan during construction with the early planning of a by-pass lane to minimize disruption or closure to Horton Rd Traffic flow, and to improve the security and safety of the construction site and the neighbours.
11. CL also advised that there will be proposed Shoring to the property line and that for due diligence, piling / foundation design drawings for the Dominion Tower would be extremely helpful. We will formally request these from Westcorp and will also require permissions to go past property line.
12. JM advised that there are some good lessons learned from their development on the soils in the area, NORR will be in touch to discuss further with Maple Reinders.

Thanks,  
Audrina.

**Audrina Lim, Ba.Env. Des, Ba.Arch**

Project Manager

**NORR Architects Engineers Planners**

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