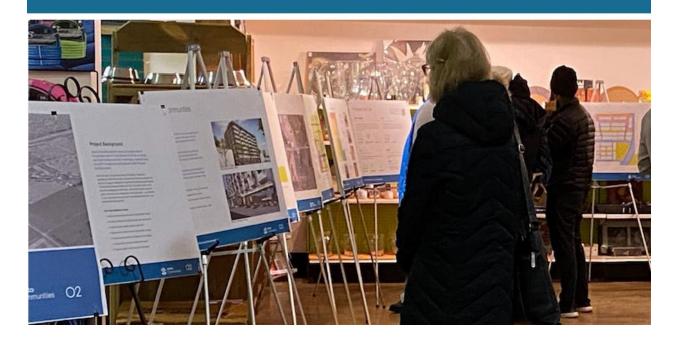
# East Hills Village

Outline Plan + Land Use Redesignation

# What We Heard

**Engagement & Communication Overview | February** 2020



#### PROJECT BACKGROUND

Minto Communities intends to develop a new neighbourhood in Belvedere that takes advantage of it's location on Calgary's east side and its proximity to 17th Avenue SE and the MAX Purple BRT route.

The new community will consist of a variety of multiresidential forms including apartments and townhomes, as well as commercial activity concentrated near the intersection of 17<sup>th</sup> Avenue SE and the new 84<sup>th</sup> Street alignment. The residential development will be focused around a central park that functions as the social heart of the community.

#### **Project Highlights:**

- Increased density in close proximity to public transit
- Diverse housing options for residents of Belvedere
- An alternative to traditional suburban development
- A compact, human-scaled urban form
- Multi-modal transportation choices
- New jobs in the community of Belvedere



Site Context

#### **PUBLIC OPEN HOUSE**

To keep residents of Belvedere informed about the project and to provide opportunities for feedback, the project team facilitated a public open house on Tuesday February 4, 2020. Attendees were presented with a series of information boards outlining the development vision, proposed land use, outline plan, and public park concept.

Participants were encouraged to provide feedback through conversations with the project team and by providing sticky note comments throughout the event.

#### COMMUNICATIONS

To maximize attendance at the open house, several advertising methods were adopted:

- 40 postcards were distributed to nearby residents.
- A Bold Sign was rented and placed adjacent to the site on 84th Street SE.
- Direct e-mail communication with adjacent landowners.







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Community Information Session

20+
Attendees



#### **OPEN HOUSE SUMMARY**

On Tuesday February 4, 2020, residents of Belvedere were invited to share insights, feedback, and perspectives on the proposed outline plan and land use redesignation for 1880 84 St SE.

The open house provided residents with the opportunity to learn about the proposed development and speak directly with the project's developers, and planners. City staff were also on hand to answer questions.

Information Panels provided attendees with information about the proposed development and the planning process. Participants were encouraged to provide feedback by placing sticky note comments.

#### Goals of the community session:

- Provide people with information about the proposed development
- Obtain local knowledge about issues and opportunities related to the subject site
- Gain feedback from residents that will assist in the decision making for the proposed development

# Project Background

#### Welcome!

At today's Open House, you can:

- Learn about what the project team is proposing
- Provide feedback and share your thoughts on the proposed Outline Plan and Land Use Redesignation
- Ask questions to the project team and learn about next step:

We look forward to hearing your thoughts on the proposed development. To speak with

#### How we're engaging:











#### Project Background

Minto Communities intends to develop the parcel located at the southeast corner of 17 Ave SE and 84 St SE into an exciting new Transit Oriented community in east Calgary, registered under the LEED® for Neighbourhood Development (LEED ND) green buildings program.

As the first step in the approval process, Q2 Planning + Design has submitted an Outline Plan and land use amendment (excerning application to the City of Calgary to redesignant he land from the existing Special Purpose - Future Urban Development District (S-FUD). The northern portion of the site will be redesignated to Mixed Use - General RMU-1) and the southern portion of the site will be redesignated to Mixed Use - General RMU-1) and the southern portion of the site will be redesignated to Multi-Residential - Low Profile (MI-1), with a small area at the very south to be designated Residential - Low Densty Mixed Housing (R-G).

#### Key Project Highlights include:

- Introduce new development next to a planned BRT Station
- Provide an alternative to traditional suburban development
- Feature a human-scaled, compact urban form
- Support multi-modal and active transportation choices
- Provide nousing diversity for residents of east Calga
- Create new jobs in the community of Belvedere

East Hills Village Outline Plan & Land Use Amendment





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#### WHAT WE HEARD

Participants at the open house were encouraged to provide feedback. The following is a summary of the comments that were received.

#### **FEEDBACK** APPLICANT COMMENTS Participants were interested to learn how the proposed The proposed development will be the first on the development will get servicing for water. As the south/east side of the 17th Avenue and 85th Street SE residential properties to the south and east are not on intersection. As a potential catalyst for other City servicing, residents are hopeful that development development nearby, servicing may work its way south nearby will help them get servicing. and east. Participants were interested in the plans for 84th Street The proposed 84th Street SE alignment conforms with SE. Particularly, how the proposed 84th Street the Belvedere ASP. The proposed cross section and alignment will impact nearby properties. interfaces with surrounding land uses are the result of careful analysis by the applicant and the City. Some attendees were curious about how the proposed A Phase 2 ESA has been prepared for the site and has development can be approved so close to an existing not revealed any results that suggest that the site landfill. should not be developed as proposed.

#### NOTE:

Engagement participants are largely supportive of the proposed development. People are excited to see progree and the benefits that a development of this kind can bring to the area.

Potential benefits mentioned by participants include:

- Servicing
- Transit options
- Improved transportation infrastructure
- New community amenities (parks, commercial activity, paths and trails, etc.)

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