

Applicant Outreach Summary

Received 2020 September 01

Seniors Facility

Future Development and Re- Zone, DP 2018-5551

July 8 2020

Project overview

2436 & 2440 22ND STREET NW CALGARY ALBERTA

LOT 9&10 BLOCK #12 PLAN# 9110GI

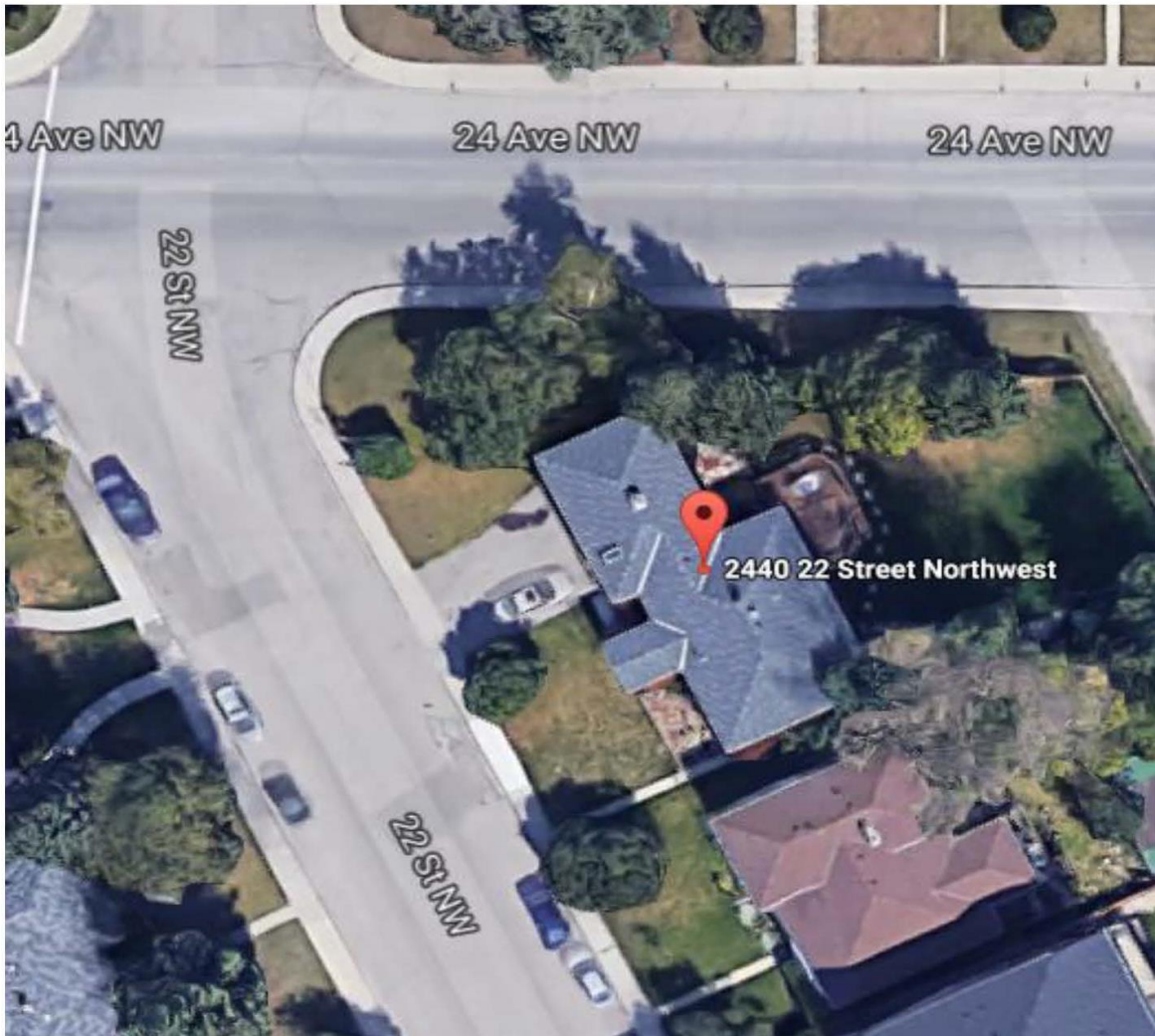


The proposed development:

- Assisted living facility of 45 units consists of 2 wings connected with glass link lobby in each level.
- The north wing 4 stories and the south wing 3 stories.
- Middle courtyard, underground parking and roof top.

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Site Location

2440 & 2436 – 22 Street NW

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Project overview:

The proposed development as follow:

Basement Floor Area

Area: 861.44 m² (9272.46 sqf)

Contents:

- Underground Parking area with 22 parking spots, 5 of which are for handicap access
- Outdoor Visitor Parking area with 5 parking spots, 1 of which is for handicap access
- Access to the Underground Parking Area is done through:
 - o Floor Heated Ramp with an Overhead Door
 - o Slopped Walkway
 - o Door connecting to the kitchen, laundry, stairs and elevator areas, through a corridor
- Electrical Room/Storage
- Mechanical Room
- Kitchen equipped with counter, stove, double sink, freezer and food lift
- Laundry equipped with washing machines and dryers
- 2 Elevators; one elevator is large enough to accommodate a stretcher and 2 caregivers
- Waste & Recycling Area
- Stairs providing access to the Visitor Parking Area and to the upper floors

Main Floor Area

Area: 667.15 m² (7181.14 sqf)

Contents:

1. Main Floor Area A:
 - Administration Office
 - Reception Area
 - Main Entry from 24th Ave NW
 - Lobby
 - Security Office
 - Bar/Kitchenette with Food Lift
 - Lounge Area
 - Dinning with Bar Lounge and Internet Access
 - 2 Washroom with 2 stalls each. One stall of each is for handicap access
 - Stairs permitting access to the upper floors from the Patio
 - 2 Elevators with Lobby Area
 - Stairs permitting access to the upper floors from the Basement Area
 - Janitor Room

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2. Main Floor Area B:

- 7 Units(1-7); each units is equipped with a bedroom area, a sitting area, a closet, a bathroom with handicap access and a kitchenette
- Nurses Station with Lounge and Coffee Station
- Stairs permitting access to the upper floors from the Patio

In between Area A and Area B there is a Patio Area that permits access to facility using another entry and direct access to the 2 sets of stairs that connect the Patio with the upper floors

Second Floor Area

Area: 742 m² (7986.82 sqf)

Contents:

1. Second Floor Area A:

- Stairs permitting access to the upper floors from the Patio
- 2 Elevators with Lobby Area
- Stairs permitting access to the upper floors from the Basement Area
- 8 Units (16-23); each units is equipped with a bedroom area, a sitting area, a closet, a bathroom with handicap access and a kitchenette
- Nurses Station with Lounge and Coffee Station

2. Second Floor Area B:

- Stairs permitting access to the upper floors from the Patio
- Nurses Station with Lounge and Coffee Station
- 8 Units (8-15); ; each units is equipped with a bedroom area, a sitting area, a closet, a bathroom with handicap access and a kitchenette

In between the Area A and Area B there is an Outdoor Patio.

Third Floor Area

Area: 742 m² (7986.82 sqf)

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1. Third Floor Area A:
 - Stairs permitting access to the upper floors from the Patio
 - 2 Elevators with Lobby Area
 - Stairs permitting access to the upper floors from the Basement Area
 - 8 Units (32-39); each units is equipped with a bedroom area, a sitting area, a closet, a bathroom with handicap access and a kitchenette
 - Nurses Station with Lounge and Coffee Station

2. Third Floor Area B:
 - Stairs permitting access to the upper floors from the Patio
 - Nurses Station with Lounge and Coffee Station
 - 8 Units (24-31); ; each units is equipped with a bedroom area, a sitting area, a closet, a bathroom with handicap access and a kitchenette

In between the Area A and Area B there is an Outdoor Patio.

Fourth Floor Area

Area: 394.37 m² (3168.57 sqf)

Contents:

1. Fourth Floor Area A:
 - Stairs permitting access to the upper floors from the Patio
 - 2 Elevators with Lobby Area
 - Stairs permitting access to the upper floors from the Basement Area
 - 6 Units (40-46); each units is equipped with a bedroom area, a sitting area, a closet, a bathroom with handicap access and a kitchenette
 - Nurses Station with Lounge and Coffee Station
 - 2 Roof Gardens: one located to SSE and another to SW

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Outreach overview

- Pre-Meeting with the city of Calgary planners.
- Meetings with Word 7 office.
- 4 Meetings with the Banff Trail community planning board.
3 meetings with the board team to discuss and review the proposed developments, comments and ideas considered.
- Letters to surrounding homes.
- 2 open houses at our office (located one block east Banff trail community Hall) due to major renovations at Banff trail community hall.
First open house around 6 from the surrounding neighbours appears and several phone calls.
2nd meeting around 15 from the surrounding neighbours and 4 from Banff trail community board and city planner.
- Meeting with UDRP at the City of Calgary.
- Meeting with city planners.
- 2 Open houses arranged by the city of Calgary, over 50 for each open house from the surrounding neighbours.

date	Activity
oct 24,2019	open house in best Western Plus Hotel
June 11 2019	Open house in best Western plus hotel
May ,15,2019	Meeting with: Brenkman city planners
Feb, 14,2019	representation, emails correspond between city planners and meeting with the surrounding homeowners
Jan , 2019	4'x8' signage installed at the project site displaying the project
oct , 10,2018	community respond to us that they already have all the data and have enough information and there is no need for more meetings
Sept 27,2018	we request final meeting with the community association after the changes
Aug 24.2018	Meeting in our office at 1904 20 Ave NW with the community association and the home owners
Aug 15,2018	correspond meeting with the community association
Aug 15,2018	The second flyer was distributed to the community to invite them to the office meeting
Aug 13,2018	Community scheduled meeting at Aug 24
Aug 09,2018	the community finally responded to us request and needed more information about the open house
Aug 07,2018	correspond to the community association requesting open house and meeting with the association and the neighbours, the request was submitted June 27

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June ,27,2018	following up to arrange a meeting with the homeowners through the community association and tried to approach the neighbours
April ,14,2018	we requested meeting with the community to discuss the update on the project after hearing from the neighbours and the community and the city planner
March ,2018	the same letter which distributed at Dec 2017 distributed again
Dec ,13,2017	the letter distributed for the community and neighbours who lives around the project within 100 meters, there was no respond till March 2018 when we have to disrepute the same letter again
Nov 08,2017	Meeting with the community association
oct 24,2017	community respond to us and scheduled meeting on Nov 08, 2018
oct ,05,2017	we approaches the community association to request a meeting to represent the project.

How did people hear about outreach opportunities?

- letters.
- Community board emails.
- City advertising.
- 4' x 8' sign board on site.
- City open houses for 24 avenue area redevelopments.

What we asked

- Our client looking to propose an assisted living facility 4 story height with Rezone to MC1 .
- The facility will fit into the existing residential community.
- Will be located on two parcels at the south east corner of 24 avenue and 22 street NW.
- Main entry for the proposed facility will be from the 24th avenue.
- Facility will add value to the area.
- Surface and underground parking for staff and visitors

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- Security 24 hrs, monument team and privacy.
- Questions and concerns from the surrounded neighbours and community bord are welcome.
- Our office willing to work with all to enhance the project to fit into the community.

what we heard

- Safety for the building during day and night.
- Parking issues.
- Construction noise factor.
- Building height.
- Land is too small for such facility.
- Ambulance and fire truck noise for the building residence.
- Shadow.
- Traffic issues.
- Restrictive caveat on title.
- Garbage collections.

What we heard, what we did

Comply with the surrounding neighbors' comments and the city:

- Safety, the facility will be monitored 24 hrs. and surrounded cameras.
- No shortage of parking or parking relaxation required.
- Restrictive covenant, landowners hired a legal consul to represent him.
- Reduce the south wing of the building to 3 stories (10M height).
- North wing 12 M height.
- South set back to be 3M.
- Privacy walls at the south side.
- Paving to the back alley along the 2 properties of the project.
- Enhance the corner landscape.
- Underground parking entrance from the back.
- Additional parking @ the back.
- Adding balcony to maintain the residential looks.
- Upgrade all the building facades.
- South privacy fence.
- Facility will operate by professional management team.
- First hearing at the city of Calgary.

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Next steps

- Finalize the development permit drawings.
- Comply with the bylaw.
- Owners hired a law firm to deal with the land caveat.
- Owners to work with the city for 24 avenue improvement.
- Owner to communicate with Alberta health care.
- Owners will Contact the necessary consultant for the next step.

Summary of Input

Within the last two years we been working with the community board, the surrounding residents and the city planners.

Currently amended drawings will fit into the community and comply with all the concerns.

Submitted amended drawings for the development permits indicated all the requirements and comments from the community, the city planners and the UDRP panel.

Owner will be dealing with the security deposits, consolidate titles, 24 avenue area improvement, construction period, city levies and all the required conditions of the permit.