

Applicant Outreach Summary



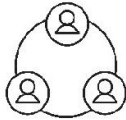
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APPLICANT OUTREACH SUMMARY FOR LOC2017-0154

NorthWest Healthcare Properties Corporation and the Governing Council of the Salvation Army in Canada, long-time members of the Hillhurst community, have maintained an open dialogue with the Hillhurst/Sunnyside community, Councillor Druh Farrell and City Administration since before a formal application was submitted in 2017. Throughout, positive and informed discussions were facilitated to explore development opportunities for the former Grace Hospital site and the Agape Hospice site, leading to a refined application brought forward for approval. The following summarizes the applicants' outreach and engagement efforts.

COMMUNITY ENGAGEMENT STRATEGIES



Pre-Application Exploratory Meetings

"Open canvass" conversations were facilitated by the applicants with the Hillhurst/Sunnyside Multi-Stakeholder Taskforce and community and the City to explore redevelopment ideas for these sites since 2014. Input received was used to shape the approach for the application.



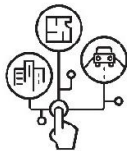
Information Open Houses (Pre-application: July 20, 2015. Post-application: June 22, 29, 2017)

Facilitated discussion sessions about alternative development approaches with the community. Feedback received highlighted concerns (traffic, pedestrian safety, busy intersections, building height, views from Jubilee Auditorium) and aspirations (variety of housing options for families and seniors, convenient health services on site, an inter-generational community, celebrate the history of the site) of the community. Detailed feedback was documented at every session to guide the application.



Project Website and Feedback Form

Launched alongside the first pre-application open house, the project website has remained available throughout the review process and linked to the City's project website for consistency and transparency. Electronic feedback forms provided continued input for the project.



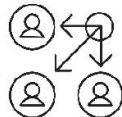
Community Visioning Workshops (Oct. 26, 28 and Nov. 15, 2017)

Visioning workshops with members of the community and the City, including one workshop for students of the Hillhurst School. Participants engaged in overall site planning scenarios reflected in a "board game" format, indicating critical off-site locations (pedestrian crossings, intersections, pathways), desired land uses and densities. Eight "board games" were documented, leading to a composite development vision that informed revisions to the application.



One-on-One Meetings

Several specific conversations with key stakeholders in the area, including the Hillhurst/Sunnyside Community Association, the Hounsfeld Heights/Briar Hill Community Association, the Hillhurst School Principal and Parent Council, St. Barnabas Anglican Church, Jubilee Auditorium, Alberta Infrastructure and SAIT.



Application Status Review Meetings

Multiple application review meetings with the community and City representatives to discuss feedback received, share and discuss direction and status of the application.



Transportation Access Options Workshop (Sept. 18, 2019)

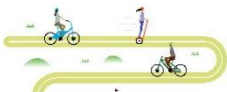
Access options to site were thoroughly explored and assessed in a collaborative workshop including community and City representatives. The outcome of the workshop led to the identification of transportation and public real improvements that must accompany the phased development of the site.

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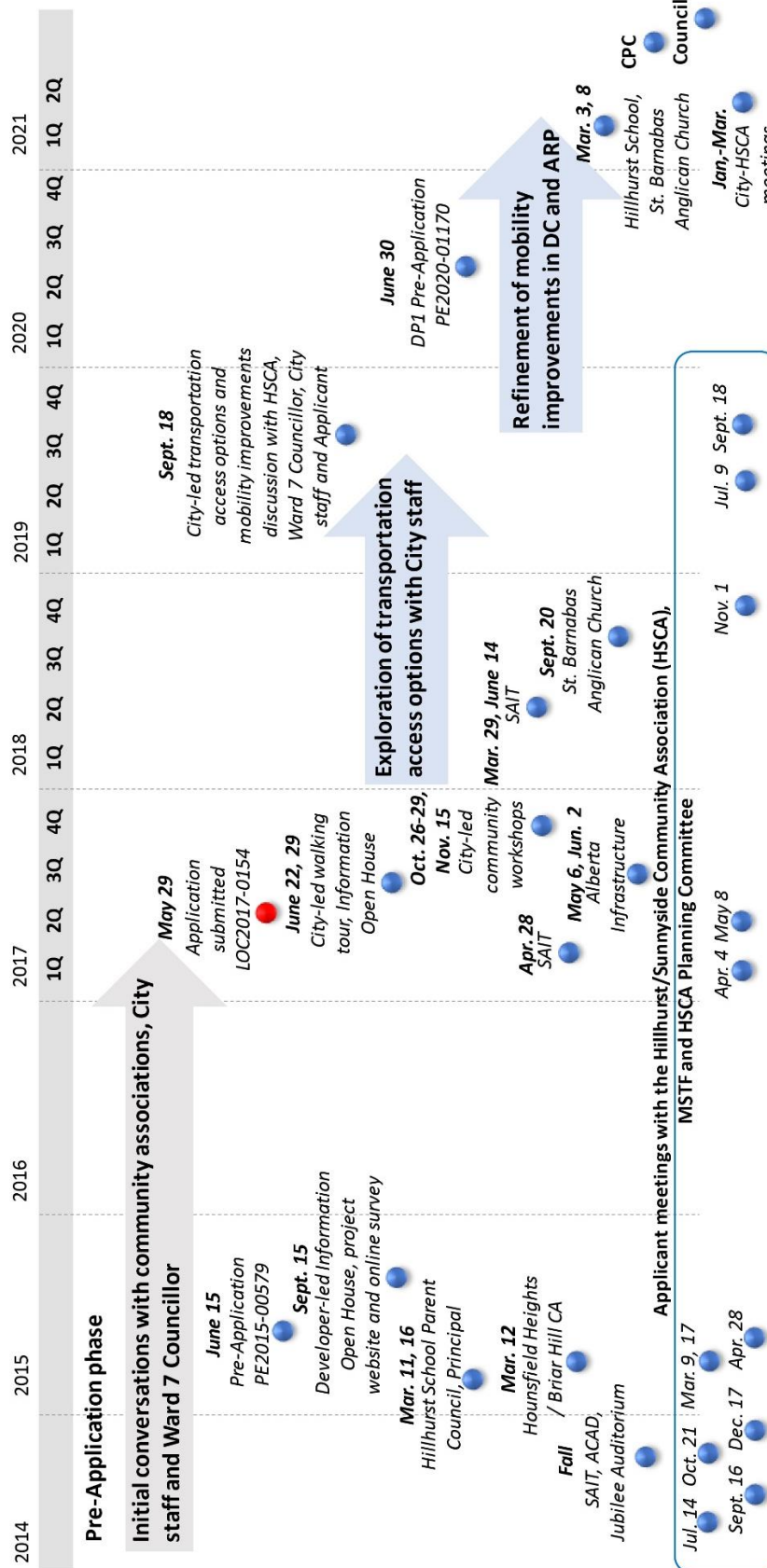
WHAT WE HEARD REPORT AND ACTIONS TAKEN

Feedback received through the engagement process was compiled into a What We Heard Report and shared with the applicant and the community. The application was revised accordingly to address community concerns and aspirations highlighted through the process:



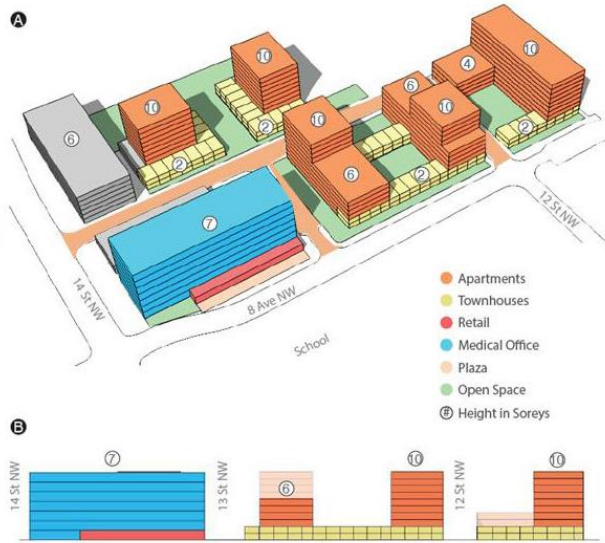
TOPIC	ACTION TAKEN
Built Form	Intended built form revised from high-rise to mid-rise, emphasizing the location of buildings on site to create an internal street to foster a village feel and a variety of gathering spaces for inter-generational living.
Building Height	Maximum building height reduced from 70m to 45m, with reduced building height to 35m on west side of site to preserve southwest views from Jubilee Auditorium.
Density	Overall site density reviewed and aligned to density parameters allowed in the area by the Hillhurst/Sunnyside ARP, further limited by restrictions on building height. Density envisioned supports diversity of housing choice.
Site Layout	Internal street included as articulating axis for enhanced site plan functionality and placemaking, fostering pedestrian connectivity for all ages and abilities.
Community Character	Aspirations for an inter-generational community with varied gathering spaces that allows healthcare services to support a healthy living lifestyle and guide the development approach.
Location of Uses	Medical office uses and associated parkade preferred on west side of site, locating residential uses in balance of site and closer to Riley Park.
Connectivity	Formal pedestrian connections throughout the site to accommodate all ages and abilities, encourage an active lifestyle and enhance connectivity to/from institutional uses atop the hill (LRT Station, SAIT, etc.) in future development.
Housing Options	Inclusion of variety of housing options to meet market and affordable housing community needs for families, seniors, young professionals and students as needs evolve over time.
Transportation Access and Pedestrian Safety	<p>Off-site mobility improvements identified as developer contributions to enhance pedestrian safety and the public realm as project advances through development permit stage:</p> <ul style="list-style-type: none"> ○ Introduction of sidewalk and shared pathway along west boundary of Riley Park, on 12th St NW between 5th Ave NW and 8th Ave NW ○ Improved public realm including sidewalks, landscaping and wayfinding signage along 12th St NW and 8th Ave NW ○ Curb extensions on 12th St NW at intersections with 7th Ave NW and 8th Ave NW to improve pedestrian safety at key crossing points to Riley Park. ○ Full traffic signal at intersection of 12th St NW and 5th Ave NW for improved pedestrian safety. ○ Pedestrian crossing with flashing beacons on 7th Ave NW. ○ Left turn signal southbound on 14th St NW onto 5th St NW. ○ Pedestrian crossing with flashing beacons on 8th Ave NW. ○ Exploration of shared pathway connection from site to SAIT and LRT station.

LOC2017-0154 APPLICATION TIMELINE



ENGAGEMENT WITH THE COMMUNITY: Conversations started in 2014

Community Visioning Workshops Oct. 2017



Community Outreach Media for Ongoing Dialogue:

- Pre-application exploratory meetings
- Information Open Houses
- Project website and feedback form
- Community visioning workshops
- One-on-One technical meetings
- Application status review meetings
- Transportation access options workshop



Workshops were highly interactive and conducive to positive input to the application.

PROPOSED OVERALL CONCEPT PLAN

