

Barry M. Heck • President & CEO



April 22, 2021

City of Calgary
Calgary Planning Commission

Attn: Colleen Renne-Grivell
Via email to: colleen.renne-grivell@calgary.ca

Dear Ms Renne-Grivell,

Re: Trinity Development Group – Proposed ASP Amendment
City File # LOC-2020-0160

WinSport (Calgary Olympic Development Association) is pleased to provide this letter of support to the application of Trinity Development Group Inc to amend portions of the Canada Olympic Park and Adjacent Lands Area Structure Plan.

WinSport is excited to see the new development allowing the flexibility needed to bring people and businesses to the area.

Please contact me at any time should you require any further information or wish to discuss this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "B. M. Heck".

Barry M. Heck
President & CEO

DISCOVER
DEVELOP
EXCEL

Cameron Wallace

From: Crowshoe, Lorna M. <Lorna.Crowshoe@calgary.ca>
Sent: Thursday, February 18, 2021 4:00 PM
To: Cameron Wallace
Subject: RE: Medicine Hill

Hi Cameron,

As an FYI, I've reached out to my colleagues as well. At this time, I believe there are no concerns about impacts to First Nations traditional values on the proposed changes to the Medicine Hill ASP. I appreciate that you've connected and inquired.

Regards, Lorna

Lorna Crowshoe
Issue Strategist
City Manager's Office
City of Calgary Mail Code:#8003
P.O. Box 2100, Stn M, Calgary, Ab. T2P2M5
T 403.268.1758 C 403.669.3407

From: Cameron Wallace [mailto:CameronW@thecatalystgroup.ca]
Sent: Monday, February 8, 2021 4:41 PM
To: Crowshoe, Lorna M. <Lorna.Crowshoe@calgary.ca>; Poucette, Terry <Terry.Poucette@calgary.ca>
Cc: Grant Mihalcheon <gmihalcheon@bapg.ca>
Subject: [EXT] RE: Medicine Hill

Good afternoon Lorna.

In the interest of continuing our recent conversation and on behalf of the Trinity Development Group (Trinity), we want to advise you that Trinity's has applied to the City of Calgary for amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP), with the primary goal of increasing the opportunity for residential within the community, while reducing retail and commercial, all within the traffic capacity of the new interchanges. The proposed amendments refine policies and provide flexibility to enhance the development of the lands all while ensuring there is alignment with the high quality mixed-use vision for the neighbourhood.

City Application

The proposed ASP amendments allow for flexibility between a mix of uses and permit changes to detailed design elements. These ASP amendments are required to adjust to changing market demands; to provide flexibility of uses and adjust densities, policies and conditions to positively impact the potential of the community. Specifically, the ASP amendments include:

- Allowing for less retail and office uses and more residential uses aligning with market demand while maintaining the mixed use vision for the community.
- Accommodating main street commercial and office uses with varied storefront widths to respond to market demands while retaining a main street experience.
- Adjustments to structured parking requirements, slope adaptation and terraced building height setbacks where supported through good planning practices. No additional tall buildings are requested, rather more flexibility is sought relative to the location of the permitted tall buildings.

- Enable standalone residential uses to be built along the main street.

Community Engagement Process and Timeline

If you would like more detailed information, please ask us and we would be happy to provide it or you can just log into the Web Site at TrinityHills.ca

Our hope is for these ASP amendments to be presented to Calgary Planning Commission (CPC) in April, 2021 and go on to City Council in May.

Progress to Date

Trinity remains committed to the continued development of the community of Medicine Hill as an industry leading mixed-use community. To date, Trinity has invested over \$400 million in the community and they expect to invest an additional \$1 Billion in the years to come as the community nears completion.

Staying Connected

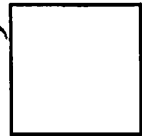
We will look forward to any comments and/or questions that you may have on this proposal.

Cameron Wallace at 403-850-2719 cameronw@thecatalystgroup.ca

Grant Mihalcheon at 403-692-4543 gmihalcheon@bapg.ca



Cameron Wallace
Real Estate Advisor
D: 403-750-7675 | E: CameronW@thecatalystgroup.ca
M: 403-296-0082 | F: 403-296-0088
250, 200 Quarry Park Blvd SE, Calgary, AB T2C 5E3
thecatalystgroup.ca



Stay up to date on information and events we are offering

Subscribe to our e-mail list [here](#).

Confidentiality Notice: Catalyst is a member firm of the Allinial Global network of legally independent firms and does not accept and responsibility or liability for the actions or inactions on the part of any other individual member firm or firms. This e-mail message and any attachments are confidential and are intended only for the person(s) or organization (s) named above. If you are not the intended recipient of this message, you are prohibited from disseminating, distributing, disclosing, reading, reproducing or otherwise using this communication. If you have received this communication in error, please return it to the sender and delete all records of this e-mail message and any attachments from your computer. Thank you.

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Bill Hawes
Jeanie Schultz
390 Piita Rise SW
Calgary, AB
T3B 5V6
highlandshoppe@telus.net

May 05, 2021

Re: File # LOC-2020-0160.

Good afternoon Colleen, Senior Planner, MEDes(Planning), City of Calgary Planning & Development

RE: Canada Olympic Park and Adjacent Lands ASP Amendments- City's File # LOC-2020-0160

I along with my sister Jeanie are the owner's of The Highland Shoppe property containing 6.42 acres and I live in my residence on this property next to the Medicine Hill project.

Please be advised that we support the Canada Olympic Park and Adjacent Lands ASP Amendments as presented by the developer Trinity Development Group and their planning consultants.

I have been part of the engagement process since Year 2014 and appreciate being kept informed of the planning and development of the Medicine Hill project.

*Bill Hawes
Jeanie Schultz*



May 10, 2021

City of Calgary
5th floor, Municipal Building 800 MacLeod Trail SE
P.O. Box 2100, Str. M,
Calgary, AB, Canada T2P 2M5
Attention: Colleen.Renne-Grivell

Re: Canada Olympic Park and Adjacent Lands ASP Amendment
File # LOC-2020-0160

Ms. Renne-Grivell,

Wellings of Calgary Inc has purchased the property at 1185 Na'a Drive, next to the SaveOn Foods. The development is for a mixed use commercial/seniors independent living apartment building. The building is under construction for Phase I which includes the podium, retail and the south tower. There will be 2 towers of residential with a total of 275 units. All units have full kitchens and laundry facility. We also provide meal service for our residents. Other amenities include a gym, hair salon, personal service, roof top restaurant, bar.

We have been kept informed in the community consultation process for the ASP amendment by The Trinity Group and their consultants.

We want to confirm our support of the Canada Olympic Park and Adjacent Lands Area Structure Plan Amendments as presented by The Trinity Group and their consultants.

Should you have any questions or concerns with regards to this information please feel free to contact me at 416-898-5270, or by email at angela@nlgc.com.

Yours truly,

Angela Mariani

Angela Mariani, BA
Development Planner

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Cameron
Last name (required)	Wallace
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	LOC2020-0160
Date of meeting	Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Wish to speak in favour of the application.
--	---

COMMUNITY OUTREACH/PUBLIC ENGAGEMENT REPORT

For the Medicine Hill Project

Revised on June 28, 2021, 2021

- **October 16, 2020-** a email letter was sent out to 16 stakeholders, (numbers 1-11 on the attached Stakeholders' List which included 3 adjacent land owners and 3 on-site land owners), presenting work completed to date, since July, 2015, the proposal to amend the ASP to include more residential uses and less commercial use and a notice of a Community Engagement program to be initiated. An offer was made, to all the Stakeholders, to arrange meetings to present the ASP amendments, the rationale and to solicit their feedback.
- **November 12, 2020** –a second email letter was sent out to the same 16 Stakeholders explaining the ASP amendments proposed, such as increasing the residential uses and reducing the commercial uses, presenting the Community Engagement process and timeline and offering to answer any questions on this project.
- **December 2, 2020-** a virtual meeting was held with the Bowness Planning and Development Committee, with 12 people in attendance, and eight(8) questions were asked on issues such as : the sanitary sewer capacity, environmental reports, sites developed versus not developed, building setbacks, live/work units, building heights changes, the addition of schools, EMS and fire stations and the proposed pedestrian bridge connecting Medicine Hill to Bowness.
- **January 18, 2021-**a virtual meeting held with the Joint Advisory Committee (JAC) with 14 people participating-3 City Staff, 4 people from Trinity and 6 JAC members. A visual presentation was made by Trinity, after which numerous questions were addressed.
- **February 25, 2021-**the virtual “Open House” was held with 60 people signing up and 29 participants.
- **The Indigenous Community-** communication on the proposed ASP amendments was completed and they participated in the February 25, 2021 virtual “Open House”. The response by the Indigenous representative was “*At this time, I believe there are no concerns about impacts to First Nations traditional values on the proposed changes to the Medicine Hill ASP.*”
- **March 24, 2021-**The “What We Heard Report “ was finalized based on the discussions from the virtual Open House on February 25, 2021 and included in the report to Calgary Planning Commission (CPC) on May 20, 2021.

Conclusions

- ✓ There were many opportunities for interested parties to engage with Trinity to obtain information, ask questions and seek clarification on any issues, and
- ✓ The community outreach/public engagement process, which occurred from October 2020 until the end of February 2021, was transparent.

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Hugh
Last name (required)	Magill
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	BYLAW NUMBER 32P2021 BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CANA
Date of meeting	Jul 5, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

City Clerk,
City of Calgary

June 23, 2021

Re: Proposed Bylaw Number 32P2021 Medicine Hills ASP Amendment

Dear Mayor Nenshi and Members of Council,

Paskapoo Slopes Preservation Society was created in 1992 and has been involved since inception in Planning and Land Use matters, as part of our preservation efforts. In May, 2001, the City mandated the East Paskapoo Slopes Joint Advisory Committee (JAC), in recognition of the work of the Committee members who contributed to the original East Paskapoo Area Structure Plan. The Paskapoo Slopes Preservation Society was included as a member of the JAC and has participated actively in every plan brought forward since – including this current proposal.

We want to take this opportunity to remind Council that it has been 6 years since the Community of Medicine Hills was created and the adjacent 165 hectares of environmentally significant natural area was dedicated Special Purpose – Urban Nature (S-UN) District with an Environmental Reserve (ER) designation. That promised natural area park remains largely unfulfilled due to the lack of City funding for a parks management plan.

The past 16 months of Covid, have highlighted the importance of City parks to the health and well being of Calgarians and it is time that Council recognizes parks as critical infrastructure, deserving of adequate funding. We are hopeful that those who are seeking election to the next Council will finally bring the Paskapoo Slopes Natural Area Park to fruition.

We have the following concerns and objections to the proposed bylaw.

Our primary concern is that the requested amendments are moving away from creating the special community that was promised to Council and Calgarians when the ASP was first approved in 2015. The Applicant's rationale for most of the amendments is based on market conditions and economics and the need to have flexibility, rather than the long-term viability and quality of the community. The vision of a first-rate development, seems to be reduced to whatever will sell – although there "may" still be a public flag plaza and there is still an intent to provide a pleasant visitor experience in the Gateway District "that either celebrates an Indigenous theme or themes of sports, competition and winter".

We also believe that the Applicant should be compliant with "The New Community Planning Guidebook" as they are seeking substantive changes to the Area Structure Plan, including a significant shift in the Land Use and the balance

of uses within the ASP that detract from the development of a Complete Community.

Among the Guidelines specified in “The New Community Planning Guidebook” (“NPCG”) that we believe should be applicable to the proposed ASP amendments, are:

S.4.2 Outline Plans Precede Land Use

It is clear that the detail of the Outline Plan is of particular importance in demonstrating the Development complies with the NPCG principles and objectives. Furthermore, the earliest review and approval stage that can determine that compliance, is the best planning practice.

Our concern with the Proposed Trinity ASP Amendments, is that they are not submitting the Outline Plan prior to the land use amendments and without this detail being provided, it does not reflect, the NPCG standards of care and principles. In addition, the Applicant seeks to amend specific requirements that would have been applicable at the Land Use stage and pushed them further back to the Outline Plan or Development Permit stage. (Specifically A.3.3(1) Slope Adaptive Development Analysis). We strongly oppose the removal of the Land Use stage requirement under S.A.3.3(1), as that review and analysis should be done at the earliest stage of approval, in keeping with the NPCG principles.

In addition, we believe that the ASP amendments should include a specific reference, that the additional residential development shall include a range of housing types that would include housing that would be affordable to low and moderate income households.

The NPCG also includes as section with regard to Housing and Service Mix, as follows:

S.2.4. Housing and Service Mix

The variability in housing mix and services should meet the needs of all ages, abilities, incomes, and sectors of society. To accomplish this, applicants are encouraged to incorporate the design elements of the following documents:

- a. Seniors Age-Friendly Strategy
- b. Alberta Building Codes on Adaptable Dwellings
- c. Calgary’s Access Design Standards
- d. The Guidelines for Housing Affordability and Affordable Housing

The following is taken from the Calgary Affordable Housing Implementation Plan, for reference (with emphasis added).

*"This initial Implementation Plan reflects a new strategic direction for a new era, and calls for The City to **make affordable housing a clear Council Priority across its lines of business.***

This means:

- *Using a Corporate approach to meet affordable housing objectives, seeking out creative solutions through collaboration and experience in service delivery.*
- *Systematically identifying and prioritizing opportunities to integrate affordable housing into City projects and initiatives.*
- ***Proactively considering how City policies and decisions may affect affordable housing supply or delivery***, *mitigating negative impacts where necessary.*
- *Utilizing all appropriate municipal tools to enable affordable housing development and support affordable housing providers.*
- *Targeting advocacy and collaboration with other orders of government to ensure that affordable housing policies and programs meet the needs of Calgarians.*
- ***Encouraging affordable housing for low and moderate income households to be provided in all neighbourhoods of the city, as an integral part of complete communities.***
- *Supporting affordable housing residents with municipal services that enable individual and community well-being.”*

The Applicant has not incorporated any wording in the ASP to support Housing and Service Mix guidance in “The New Community Planning Guidebook” or “The Guidelines for Housing Affordability and Affordable Housing” and there is no indication that the clear Council Priority has been given to seeing this implemented in the revised ASP.

The Applicant’s response to the “Affordable Housing” concern, was that rental accommodations would provide that.

Administration addressed the “Social” implications of Affordable Housing in the report to CPC by stating “Adding additional residential development in this community will provide a wider range of housing choice.”

We respectfully disagree with the Applicant and Administration, on these responses and conclusions. There is no evidence that simply providing rental accommodations or more residential development, will translate into affordable housing for low and moderate income households. If that was the case, there would be no need or purpose for having “The Guidelines for Housing Affordability and Affordable Housing” - Council could simply rely on more residential development and rental accommodations.

Summary

We do not support approval of the proposed ASP amendments that diminish the implementation of the original themes, sacrifice the balance of retail and residential uses and ignore progressive City requirements such as “The New Community Planning Guidebook” and “Calgary Affordable Housing

Implementation Plan”. The arguments of marketplace and economics are invalid planning considerations and the planning for this community needs to be based on the long-term viability and quality, as a complete community. Administration made the point in the Highlights to CPC that the amended ASP is in “Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods.” However, these amendments move in the opposite direction from the creation of an inspiring neighborhood and are not what the Applicant promised in 2015.

The proposed amendments should be denied for those reasons.

Hugh Magill

Hugh Magill
President,
Paskapoo Slopes Preservation Society

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Grant
Last name (required)	Mihalcheon
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	LOC2020-0160
Date of meeting	Jul 5, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I, as applicant, will speak in favour of the application. Myself and my team will be available to answer any questions Council may have about the application.

Areas Primarily Impacted by Changes

60% of land is developed, under construction or has approved Development Permits. The proposed refinements will essentially impact the remaining 40% of land.

