

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Conversation with Community Association:

- a. Initial introductory conversation of context, Peter Schulz, Managing Principal, Riddell Kurczaba Architecture Engineering Interior Design Ltd. With Hounsfield Heights/Briar Hill Community Association Director, Strategic Planning & Land Use, Jeff Marsh - July 2, 2021
- b. Rezoning discussion with full Community Association Board, Thomas Dechert, Lions Park Complex Management, Peter Schulz, Managing Principal, Riddell Kurczaba Architecture Engineering Interior Design Ltd., and Strategic Planning Committee, Hounsfield Heights/Briar Hill – July 6, 2021
- c. Follow up email discussion with Hounsfield Heights/Briar Hill – August & September, 2021 via email Peter Schulz, Managing Principal, Riddell Kurczaba Architecture Engineering Interior Design Ltd., and Community Association Director, Strategic Planning & Land Use, Jeff Marsh. A counter proposal was initiated by Lions Park management which did not gain traction or interest by the community Association.
- d. Email communication between Jeff Marsh and Peter Schulz confirming Lions Park application for C-N2 rezoning initiative August 18, 2022.

Immediate neighbour input solicitation – Rezoning letter to residents August 26, 2021 initiated by Lions Park Complex Management.

- e. Selection of residents based on consultation with Community association meeting in July 2021
- f. Approximately 10-12 directly abutting residents received a letter personally placed in their mailbox as this was the most direct way to ensure communication was received based on discussions with the Community Association (no personal names with addresses or emails were available from the community association).
- g. The community association was "cc'd" in this communication process.
- h. Responses requested by September 10, 2021
- i. Only one response received (see What did you Hear?). No further communication was received by abutting residents.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

- (1) Tenants.
- (2) Immediate neighbours identified with the assistance of the Community Association Board.
- (3) Community Association representative and Board.



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What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The following amalgamated comments were received from either the Community Association representative and/or Board, tenants, and immediate community resident. In no particular order:

- (1) Concern that the Lions Park Complex will be demolished and replaced by high rise or like development.
- (2) Concern that tenants will be asked to vacate their location for any new construction.
- (3) Appreciation that the property has been kept up over the years.
- (4) If the property is sold, that new owners will not be as considerate of neighbours.
- (5) Traffic into and out of the complex may be affected.
- (6) Discretionary (in addition to the available permitted uses) under C-N2 are too easily accommodated by the City of Calgary approvals process and would bring in undesirable tenants such as convenience stores, licensed drinking establishments or fast food restaurants.
- (7) Any new development would have a detrimental affect on the values of abutting residences.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

The concerns and comments expressed by the community association, tenants and immediate neighbours were appreciated and responded to in the manner of the inquiry. Phone calls were returned by phone calls and emails via emails. Communications remain open to this day (informally) although all inquiries have been received between the period of July 2021 and August 2022. Explanations were facilitated with each inquirer by Riddell Kurczaba, agent for Decco Holdings Ltd. Inquirers received the same information, that Lions Park Complex / Decco Holdings Ltd. is pursuing this rezoning for:

- (1) the purposes of attracting a broader spectrum of appropriate tenants;
- (2) facilitating the ease of accommodating new tenants, and
- (3) a changing retail tenancy environment in a post COVID environment.
- (4) It is not pursuing the rezoning for any development, structural change, or other building alterations. No building permits have been pursued which would give rise to such concerns.

It is the belief of Lions Park agent, management, and ownership that the above explanation has addressed the majority of concerns expressed by stakeholders and that there were no significant barriers to continuing to pursue the rezoning application.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

As this rezoning has a relatively small footprint and impact, the communication with stakeholders was accommodated and closed on a one-on-one basis at the time of each conversation and/or email of inquiry. Further communication was always welcome and encouraged. If communication was structured (formalized meeting or solicitation for input) a reasonable and appropriate timeline for commentary was also accommodated.

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