

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: **Telsec at Eau Claire**

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)

Telsec engaged Britt Radius to facilitate the Stakeholder Engagement on the project. Telsec held a series of meetings with impacted stakeholders followed by two-day open houses with rotating presentations on April 13 and 14, 2022 prior to application submission.

What We Heard report includes outreach strategy, tactics and techniques employed.

On March 6, 2023, the Telsec team participated in the meeting with Eau Claire Community Association (ECCA) coordinated by City of Calgary Administration to discuss proposals for both the former YMCA and the Eau Claire Market sites.

In addition, Telsec has been in ongoing communication with ECCA and adjacent Condo Association representatives.

See Appendix A for dates, locations, # of participants.

Stakeholders

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

The stakeholder list is included in the *What We Heard* report and also listed below:

- Councillor Terry Wong and the staff for Ward 7
- The Eau Claire Community Association (ECCA)
- The Calgary Chinatown Community Association
- The Eau Claire Estates, and Princess Island Estates Condominium Associations
- Harvard Developments.

In addition, Britt Radius sent open house invites to the following:

- The Calgary Downtown Business Association
- Calgary Hospitality Association
- Alberta Hospitality Association
- Cole, Millen General Manager of Sheraton Hotel

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What did you hear?

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

Following is a list of issues / concerns expressed at the meetings and open houses:

- Project Fatigue
- Integration with Community
- Community Space
- Connections with Chinatown / Greenline
- Height, Density and Design
- Future Occupants
- Air Rights
- Commercial Amenities
- Urban Design and Amenities
- Parking and Traffic
- Construction Disruptions
- Impact on Condominiums
- Interim Uses
- Setbacks

Please see *What We Heard* report for further details on the above.

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.

Attached *What We Heard* report includes Telsec's Response to issues that can be addressed at Land Use such as Commercial Amenities, FAR and Design, Parking and Traffic, Desired Uses and Connections to Eau Claire Plaza, Greenline and Chinatown.

Some of the issues raised by the residents will be addressed as part of the DP process.

Further revisions were made to the ARP Amendments and the DC Bylaw to indicate Primarily Residential Uses in the tower and Setback from existing the existing residential parcel, based on feedback from ECCA and adjacent residents at the March 6 meeting and subsequent conversations.

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)

The intent of Telsec's redevelopment proposal did not change substantially through the approval process. A number of items expressed by the stakeholders are integrated in the proposed DC Bylaw and ARP amendments.

On October 16, 2022, Telsec provided an update to the President of ECCA via a letter.

Upon substantial completion of discussions with the City Administration, Telsec informed the residents of updates on the proposed DC Bylaw and ARP Amendments on February 16, 2023. See attached 1-pager.

To close the loop, Telsec participated in a follow up meeting with Eau Claire Community Association (ECCA) on March 6, 2023. Further revisions were made to the ARP Amendments and the DC Bylaw based on feedback from ECCA and adjacent residents.

Telsec continues to maintain open communication with impacted stakeholders.

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Appendix A – Meetings Log

Office of the Councillor - Ward 7	Date & Time
Attendees <ul style="list-style-type: none"> Terry Wong - Councillor Community Liaison & Executive Assistant Downtown Strategist 	March 8, 2022 9:00am
Eau Claire Community Association (ECCA)	
Attendees <ul style="list-style-type: none"> President Three additional members 	April 6, 2022 5:30pm
Calgary Chinatown Community Association	
Attendees <ul style="list-style-type: none"> President Four additional members 	April 7, 2022 10:30am
Eau Claire Estates Condo Association and Princes Island Estates Condo Association	
Attendees Princes Island Estates (400 Eau Claire) <ul style="list-style-type: none"> President & Treasurer Eau Claire Estates (500 Eau Claire) <ul style="list-style-type: none"> Vice Chair & Chair 	April 6, 2022 10:30am
Public Open Houses	
Telsec presented rolling presentations as people came and went. On the first day, Telsec had 45 people attend in-person and online. <ul style="list-style-type: none"> Session 1: Ten in-person participants Session 2: Four in-person participants Session 3: Eight in-person participants, including Cllr Terry Wong and his staff Session 4: 16 online participants and Four in-person participants, including Cllr Terry Wong and his staff Session 5: Five in-person participants Session 6: Two in-person participants On the second day, Telsec had 26 people attend in-person and online. <ul style="list-style-type: none"> Session 1: Eight in-person participants Session 2: One in-person participant Session 3: Three in-person participants and 11 online participants Session 5: Four in-person participants (3 stayed from the previous session) Session 6: Two in-person participants 	April 13 & April 14, 2022 at Eau Claire Market Business Central
Telsec Letter Update to ECCA President	October 16, 2022
Office of the Councillor - Ward 7	
Attendees <ul style="list-style-type: none"> Terry Wong - Councillor Community Liaison & Executive Assistant Downtown Strategist 	January 16, 2023 10:00am
Email Update to all Stakeholders by Telsec	February 16, 2023
Follow up Session with ECCA coordinated by the City of Calgary	March 6, 2023
Informal Correspondence with ECCA and adjacent Condo representatives	Ongoing



ABOUT THE PROJECT

WHAT HAS TELSEC PROPOSED?

We have proposed a mixed-used development with a single residential tower and supporting commercial amenities and businesses. Overall height will conform with existing sunlight preservation restrictions on the plaza and riverfront.

WHY THIS PROPOSAL?

We believe it supports the City's priorities for the Eau Claire neighborhood. By creating the right kind of mixed-use development, we can add to Eau Claire's reputation as a highly liveable residential neighborhood while improving the Plaza experience and providing more amenities for residents.

Disclaimer: The attached DC Bylaw and ARP Amendment are supported by Telsec and the City Administration and are subject to finalization and approval by Calgary Planning Commission and Council. The following image is a conceptual study only. It has been developed to explain how program and mass might be arranged on the site, not for aesthetics. This study does not represent a finalized design.



FEEDBACK

HOW HAVE WE ADDRESSED YOUR FEEDBACK FROM THE OPEN HOUSE?

Access: Vehicular access will be limited to the existing entrance from the western cul-de-sac, so as not to interfere with the existing private lane of a neighboring property. Pedestrian access will be from the main building entrance and pedestrian pathway.

Parking: We know that parking is a concern. We have proposed onsite parking that exceeds the City's guidelines, and our project architects are working to create good parking solutions.

Shadowing: The building envelope will adhere to the City's Sunlight Protection Guidelines within the proposed DC guidelines and ARP. Our project architects are working to minimize the potential impact of shadowing.

WHAT FEEDBACK HAS THE CITY GIVEN US SO FAR?

The City planning team has almost completed detailed review of our proposal. Attached proposed DC Bylaw and ARP Amendment are supported by the City Administration and are subject to finalization. These will likely go before Calgary Planning Commission in March of 2023, and to Calgary City Council in May of 2023.

WHILE WE PREPARE FOR DEVELOPMENT

The redevelopment process is lengthy, and as we complete our preparations Telsec will keep the community informed as we learn more about potential building uses.

The City of Calgary continues to process our application, and they will offer further opportunities for public feedback as it is reviewed by Calgary Planning Commission and City Council.

You can track the status of the application by visiting the City's development map at <https://dmap.calgary.ca/> and searching for application LOC2022-0090.