

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** 1201 Na'a Drive SW, Calgary, AB

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)

Refer to "What we Heard" report, attached separately.

### Stakeholders

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

Indigenous Communication Office  
Coach Hill/Patterson Heights CA  
Valley Ridge CA  
East Paskapoo Preservation Society  
Edworthy Park Heritage Society  
Society of Bowness Residents  
Bowness CA

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

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

A request was made that the site be redesigned Direct Control District instead of M-G. Concerns about the future site layout, drainage, vegetation, visitor parking, bicycle parking, fencing, lighting and building materials, unrelated to the subject Land Use Redesignation application, were raised.

### 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.

Comments will be taken into consideration with the future Development Permit 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)

Correspondence with City Administration indicated that a Direct Control District was not warranted as the proposed district was deemed appropriate for the site.



## LOC2022-0148 | 1201 Na'a DR SW

Stakeholder Report: What We Heard

Online Engagement Sessions

Conducted: 5:00 – 7:30 pm, Sep. 21, 2022

6:00 – 6:30 pm, Sep. 26, 2022

5:30 – 7:00 pm, Sep. 28, 2022

### Project overview

The subject parcel located at 1201 Na'a DR SW | Lot 5, Block 3, Plan 161 2946, is in the community of Medicine Hill partially fronting Na'a DR SW with mutual access to Na'a PZ SW. The site consists of a 6.35 ac (2.57 ha) parcel. The property has no lane and is sloping significantly from south to north. A long segment of the site is required for mutual/ emergency access serving two sites to the northeast (two 15 storey towers and mixed use sites).

Given the shape of the property, approved density of 50 units per hectare cannot be met with the existing R-2M zoning as the proposed townhomes are unable to face a public street. Dedicating a public street (internal to the site) was not supported where the private condominium roadway is currently proposed as discussed in PE2022-00828 meetings. Therefore, Casola Koppe Architects (the "Applicant") is proposing a private road and has applied for land use amendment per PE2022-00828 options.

The Applicant submitted LOC2022-0148 ("LOC") on August 5, 2022. Amendment to the current R-2M zoning will allow for grade oriented residential buildings with a maximum 13m height. Proposed increased height beyond the current 11m maximum will allow for flexibility given the grading on the site. This LOC application includes a density modifier of 50 units per hectare to match approved density. Proposed building setbacks from property lines exceed existing approved R-2M setbacks. The concept being contemplated is to house ±110 residential units in ±19 massing blocks in the form of townhomes. Parking for the development would be accommodated by garages, driveways, and surface parking. This application will be followed by concurrent Development Permit (in progress).

As part of the public / stakeholder engagement process, the Applicant conducted multiple online public engagement sessions for LOC2022-0148. Information about the LOC was presented with a brief presentation via Microsoft Teams followed by a discussion afterwards. The following report summarizes what we heard at those events.

### How did people hear about the LOC Application?

- |        |   |
|--------|---|
| Aug 18 | • Notice Posting installed at site  |
| Sep 8  | • Invitation to the First Engagement Session - email to Stakeholders and City |
| Sep 14 | • Invitation to the First Engagement Session - email to Stakeholders and City |
| Sep 15 | • Invitations mailed to neighbouring residents                                |
| Sep 22 | • Invitation to a Second Engagement Session – email to Stakeholders and City  |
| Oct 30 | • Open invitation sent to Stakeholders for consultation                       |

LOC2022-0148 – 1201 NA'A DR SW

## Notice Posting

The proposed land use change brief and Applicant's contact information was provided on the LOC Notice Board posted on site August 18, 2022. At the time of this writing no comments were received via the contact information provided on the notice posting board.



### Tell Us What You Think

Submit comments to The City by **September 9, 2022** at [calgary.ca/developmentmap](https://calgary.ca/developmentmap) and refer to LOC2022-0148. Comments received after this date may be considered depending on the application review period.

## PROPOSED LAND USE CHANGE



A change is proposed at 1201 NA'A DR SW to allow for:

- a Multi-Residential - At Grade Housing (M-Gd50) District to allow for grade-oriented multi-residential development in the form of Townhouse buildings;
- a maximum building height of 13 metres, about 3-storeys (an increase from the current maximum of 11 metres); and
- a maximum density of 50 dwelling units per hectare (no change), ± 125 dwelling units based on parcel size of 2.57 hectares.

• NOTE: If this application is approved by Council, the distribution of buildings, design, and details such as parking, landscaping and site access will be determined at the development permit stage.

[calgary.ca/developmentmap](https://calgary.ca/developmentmap)

Reference Number: LOC2022-0148  
Phone: 403-268-5311

#### Applicant Contact Information:

Name: Lauren MacKenzie  
Phone: (403) 287-9660





LOC2022-0148 – 1201 NA'A DR SW

## Community Outreach

The Land Use Amendment is proposing to correct a bylaw technicality relating to the private road and existing approved density the Applicant anticipated minimal to no anticipated issues.

### Outreach Approach Assessment: **Direct Approach**

- Emails and phone calls were used to reach out to stakeholders as listed in the Canada Olympic Park and Adjacent Lands Area Structure Plan.
- Mailers were sent to neighbouring residences.



### Community Outreach Assessment Tool

The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment, being proposed and likely a big change for the community.	1 ▼
What is the duration of your project (to occupancy)?	Under 2 years.	3 - 5 years	5+ years.	2 ▼
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community-wide.	1 ▼
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1 ▼
<b>TOTAL</b>				<b>5</b>
COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	1 ▼
How inclined will stakeholders be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	1 ▼
What level of influence do stakeholders have over project decisions?	No decisions open for input, willing to inform stakeholders of project details.	Willing to listen to stakeholders and learn about their ideas and respond where possible.	Willing to collect input to influence specific project decisions.	3 ▼
<b>TOTAL</b>				<b>5</b>

#### IMPACT SCORE

4 to 6 1  
7 to 9 2  
10 to 12 3

#### COMPLEXITY SCORE

3 to 5 A  
6 to 9 B

COMMUNITY IMPACT	COMMUNITY COMPLEXITY	
	3A	3B
	2A	2B
	1A	1B

Your Project's Score:

1 A

Outreach Approach Assessment	
<b>Direct approach</b> (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform stakeholders about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
<b>Moderate approach</b> (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*.
<b>Comprehensive approach</b> (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform stakeholders about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

\*For an overview of outreach tactics and techniques you could consider, click [here](#).

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

LOC2022-0148 – 1201 NA'A DR SW

## Emails to Stakeholders - 1

Phone calls were used to reach out to stakeholders with undeliverable emails and to confirm current contact information. The developer and the Applicant separately emailed stakeholders the invitation to be heard and share comments. Developer emails sent 2022-09-08, Applicant emails sent 2022-09-14.

**From:** [REDACTED]@bucci.com>  
**Sent:** September 8, 2022 4:47 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 1201 Na'a Drive SW - Community Engagement Event  
**Attachments:** 1201 Na'a Drive SW - Online Engagement Session Mailer.pdf  
**Importance:** High

Dear Edworthy Park Heritage Society,

We are pleased to invite you to our online engagement session on **Wednesday, September 21, 2022** between 6:00 – 7:30PM regarding our townhome project in Calgary.

Please refer to the attached mailer for detailed instructions and further information regarding this event.

We hope you can attend.

Kind Regards,  
 [REDACTED]

**From:** [REDACTED]@bucci.com>  
**Sent:** September 8, 2022 4:48 PM  
**To:** [REDACTED]@mybowness.com  
**Cc:** [REDACTED]  
**Subject:** 1201 Na'a Drive SW - Community Engagement Event  
**Attachments:** 1201 Na'a Drive SW - Online Engagement Session Mailer.pdf  
**Importance:** High

Dear Bowness Community Association,

We are pleased to invite you to our online engagement session on **Wednesday, September 21, 2022** between 6:00 – 7:30PM regarding our townhome project in Calgary.

Please refer to the attached mailer for detailed instructions and further information regarding this event.

We hope you can attend.

Kind Regards,  
 [REDACTED]

**From:** [REDACTED]@bucci.com>  
**Sent:** September 8, 2022 4:48 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 1201 Na'a Drive SW - Community Engagement Event  
**Attachments:** 1201 Na'a Drive SW - Online Engagement Session Mailer.pdf  
**Importance:** High

Dear Society of Bowness Residents,

We are pleased to invite you to our online engagement session on **Wednesday, September 21, 2022** between 6:00 – 7:30PM regarding our townhome project in Calgary.

Please refer to the attached mailer for detailed instructions and further information regarding this event.

We hope you can attend.

Kind Regards,  
 [REDACTED]

**From:** [REDACTED]@bucci.com>  
**Sent:** September 8, 2022 4:48 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 1201 Na'a Drive SW - Community Engagement Event  
**Attachments:** 1201 Na'a Drive SW - Online Engagement Session Mailer.pdf  
**Importance:** High

Dear East Paskapoo Preservation Society,

We are pleased to invite you to our online engagement session on **Wednesday, September 21, 2022** between 6:00 – 7:30PM regarding our townhome project in Calgary.

Please refer to the attached mailer for detailed instructions and further information regarding this event.

We hope you can attend.

Kind Regards,  
 [REDACTED]

**From:** [REDACTED]@bucci.com>  
**Sent:** September 8, 2022 4:43 PM  
**To:** [REDACTED]@calgary.ca  
**Cc:** Lauren Mackenzie; Troy Abromaitis  
**Subject:** 1201 Na'a Drive SW - Community Engagement Event  
**Attachments:** 1201 Na'a Drive SW - Online Engagement Session Mailer.pdf  
**Importance:** High

Dear Indigenous Relations Office,

We are pleased to invite you to our online engagement session on **Wednesday, September 21, 2022** between 6:00 – 7:30PM regarding our townhome project in Calgary.

Please refer to the attached mailer for detailed instructions and further information regarding this event.

We hope you can attend.

Kind Regards,  
 [REDACTED]

**From:** [REDACTED]@bucci.com>  
**Sent:** September 8, 2022 4:48 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 1201 Na'a Drive SW - Community Engagement Event  
**Attachments:** 1201 Na'a Drive SW - Online Engagement Session Mailer.pdf  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Valley Ridge Community Association,

We are pleased to invite you to our online engagement session on **Wednesday, September 21, 2022** between 6:00 – 7:30PM regarding our townhome project in Calgary.

Please refer to the attached mailer for detailed instructions and further information regarding this event.

We hope you can attend.

Kind Regards,  
 [REDACTED]

LOC2022-0148 – 1201 NA'A DR SW

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**Subject:** Stakeholder Engagement - 1201 NA'A DR  
**Location:** Microsoft Teams Meeting  
**Start:** Wed 2022-09-21 6:00 PM  
**End:** Wed 2022-09-21 7:30 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** [REDACTED]

**Organizer:**  
**Required Attendees:**

[REDACTED]

Hello,

This is a meeting invite for Stakeholder Engagement re LOC2022-0148 at 1201 Na'a Drive SW. This is a link to the emailed meeting invite sent previously by [REDACTED]

Let us know if you can attend this meeting, if not please let me know.

Thank you,

[REDACTED]

Casola Koppe Architects

[REDACTED]

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## Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

Meeting ID: 297 511 876 806

Passcode: DpbJJw

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

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LOC2022-0148 – 1201 NA'A DR SW

## Postcard Mailer & Recipients

7,663 mailers were sent to Postal Codes T3B 5V6 & T3H 6A4 were sent the following mailers on September 15, 2022.



### Event Details

**TYPE:** Online Engagement Session  
Land Use Application (LOC2022-0148)

**DATE:** September 26, 2022  
**TIME:** 5:00-6:30pm

**WEBLINK:** [www.microsoft.com/en-ca/microsoft-teams/download-app](https://www.microsoft.com/en-ca/microsoft-teams/download-app)  
**Meeting ID:** 243 227 159 561  
**Passcode:** 6ESZ4v



Please note we will be using Microsoft Teams as the virtual platform for the online engagement session. If you have any issues logging in, please contact laurenpickard@bucci.ca in advance of the meeting for a website link.

Bucci Developments Ltd. is proposing an land use application (LOC2022-0148) regarding a multi-residential project in the form of townhomes which includes 110 units at 1201 Na'a Drive SW.

**KEY PROJECT HIGHLIGHTS**

- Livable area -145,250 square feet
- 19 Townhome Blocks
- 1 Condominium Amenity Building
- 110 Residential Units
- Project Address: 1201 Na'a Drive SW, Calgary

**MEDICINE HILLS COMMUNITY - 1201 NA'A DRIVE SW, CALGARY**

## Online Engagement Session

Land Use Application (LOC2022-0148) regarding a multi-residential project in the form of townhomes which includes 110 units at 1201 Na'a Drive SW.



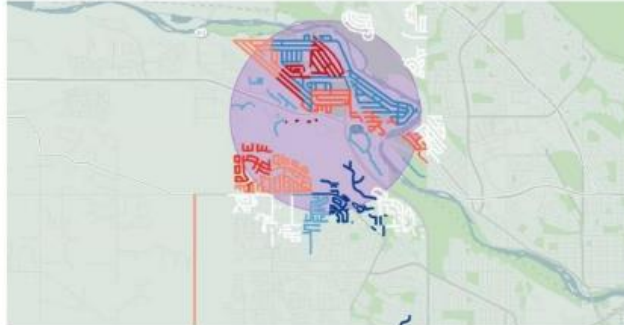
*We hope to see you there!*



## Your Targeting Report Route Ranking Report



Reaching the right people with the right message is a key driver of campaign success. The map below shows your selected trade area and the routes that make up your coverage. The routes are colour coded according to the penetration of your selected demographic variable(s) to show how closely it matches your ideal prospect.



FSA	Delivery Mode (Route)	Depot	All Points Of Call	Distance (KM)	Cumulative Points of Call
T3B	LC0437	CALGARY LCD 4	484	0.13	484
T3H	SS0357	CALGARY LCD 35	208	0.3	692
T3B	LC0438	CALGARY LCD 4	476	0.54	1168
T3B	LC0442	CALGARY LCD 4	416	0.87	1584
T3B	SS0415	CALGARY LCD 4	569	0.94	2153
T3B	LC0439	CALGARY LCD 4	369	1.22	2522
T3B	LC0435	CALGARY LCD 4	393	1.25	2915
T3B	LC0440	CALGARY LCD 4	561	1.32	3476
T3B	LC0436	CALGARY LCD 4	263	1.56	3739
T3H	LC0470	CALGARY LCD 35	202	1.7	3941
T3H	SS0364	CALGARY LCD 35	563	1.8	4504
T3B	LC0444	CALGARY LCD 4	411	1.98	4915
T3B	LC0441	CALGARY LCD 4	409	2.08	5324
T3H	SS0363	CALGARY LCD 35	689	2.13	6013
T3H	SS0351	CALGARY LCD 35	623	2.14	6636
T3H	SS0348	CALGARY LCD 35	548	2.38	7184
T3H	SS0361	CALGARY LCD 35	479	2.65	7663



LOC2022-0148 – 1201 NA'A DR SW

## Stakeholders Contacted

Summary of specific adjacent communities and special interest groups contacted to attend events:

**Subject:** FW: Stakeholder Engagement - 1201 NA'A DR  
**Location:** Microsoft Teams Meeting  
**Start:** Wed 2022-09-21 6:00 PM  
**End:** Wed 2022-09-21 7:30 PM  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Meeting Status:** [REDACTED]  
**Organizer:** [REDACTED]

This event is for the following Stakeholders:

- Indigenous Community
- Coach Hill/ Patterson Heights CA
- Valley Ridge CA
- East Paskapoo Preservation Society
- Edworthy Park Heritage Society
- Society of Bowness Residents
- Bowness CA

If there are any other stakeholders you need notified please let me know at your earliest. We are sending out mailers for community members for an engagement session on a separate evening (apart from this and the JAC meeting).

Cheers,  
[REDACTED]

## Online Information Sessions & Attendance

5:00 – 7:30 pm, Sep. 21, 2022:

- Paskapoo Slopes Preservation Society (formerly East Paskapoo Preservation Society)
- Calgary River Valleys & East Paskapoo Joint Advisory Committee
- Bowness Community Association
- Bucci
- Applicant

6:00 – 6:30 pm, Sep. 26, 2022:

- Coach Hill/ Patterson Heights Community Association
- Bucci
- Applicant

5:30 – 7:00 pm, Sep. 28, 2022:

- Paskapoo Slopes Preservation Society
- Calgary River Valleys & East Paskapoo Joint Advisory Committee
- City of Calgary, Planner
- Bucci
- Applicant

In progress:

- Indigenous Relations Office & Traditional Knowledge Keepers of Medicine Hill

LOC2022-0148 – 1201 NA'A DR SW

## Presentation Material

Refer to Appendix A for presentation boards used during online engagement sessions.

## Engagement – Summary of Comments

1. Verbal comments were heard; the Applicant endeavoured to record all concerns and feedback. A high-level summary of discussion items was reviewed at the end of each meeting with attendees. Those discussion items are summarized in the "Summary of Verbal Discussions" Section #1. Written responses were encouraged to provide written feedback after the events by email to the City file manager and to the Applicant.
2. Emails are summarized in the "Emailed Feedback" Section #2. Correspondence received is appended, refer to Appendix B.
3. The Applicant received no phone calls relating to the LOC application.

## 1. Summary of Verbal Discussions

<b><u>HEIGHT</u></b>	<ul style="list-style-type: none"> <li>• <b>Understand complicated grades on the site, slope adaptive buildings?</b> Yes</li> <li>• <b>Why additional height to 13m?</b> Due to site grading and mutual access grades, there are portions of the 3 storey buildings that will be above 11m. Allows for flexibility.</li> <li>• <b>Will there be a light study?</b> As part of the Development Permit application a shadow study will be provided.</li> <li>• <b>Townhouses or Rowhouses?</b></li> <li>• <b>Happy that the developer is abiding by the 3 storeys max per the ASP</b></li> </ul>
<b><u>DENSITY</u></b>	<ul style="list-style-type: none"> <li>• <b>Concern on future density above 50 uph</b>   Discussed the LOC application is capped and any future density above 50 units per hectare would require a future land use amendment. Density not changing.</li> </ul>
<b><u>TRAFFIC</u></b>	<ul style="list-style-type: none"> <li>• <b>No comments for this application</b>   Discussed multiple mutual access locations.</li> </ul>
<b><u>PARKING</u></b>	<ul style="list-style-type: none"> <li>• <b>Where will parking be?</b> Mix between garages and surface – to be confirmed during Development Permit phase.</li> <li>• <b>Visitor parking for people accessing natural area on the site?</b> No, the Applicant does not propose to have direct access to the park and no public parking. There is public street parking available at Na'a Drive as well as bicycle lanes adjacent to the site.</li> </ul>
<b><u>LIGHTING</u></b>	<ul style="list-style-type: none"> <li>• <b>Concern of lighting affects on critters and light pollution   can light be deflected away from the south side setback?</b> As part of the Development Permit application a site lighting plan will be provided.</li> <li>• <b>Lighting concerns sent via email</b>   Discussed, refer to Section #3 "Emailed Feedback".</li> <li>• <b>Awareness of lights facing park &amp; awareness to natural area   motion lights at rear yards?</b> Suggestion for lights on fence facing inwards towards the site and not facing the natural area if needed for security.</li> </ul>
<b><u>SETBACK</u></b>	<ul style="list-style-type: none"> <li>• <b>Existing approved side setback of 1.2m versus rear setback</b>   discussed shape of site &amp; bylaw definitions for setbacks, discussed no change to side setback with proposed zoning. Building placement discussed. Dimensions will be provided as part of the</li> </ul>
<b><u>FENCING</u></b>	
<b><u>DRAINAGE</u></b>	

LOC2022-0148 – 1201 NA'A DR SW

Development Permit application. DC zoning vs proposed stock zoning – City and Applicant discussed post meeting.

- **Direct Control (DC) or stock zoning? Concern over future development in setback** | M-Gd50 proposed, discussed private road vs R-2M zoning bylaw discrepancy requiring this LOC application. City perspective DC not appropriate. City Parks reviews building placement relative to Parks and Medicine Hill files go through Calgary Planning Commission (CPC).
- **Applicant and City Parks met on site regarding drainage and fence at property line** | As part of the Development Permit application a grading plan will be provided.
- **Fencing, type and height a concern | concern with access from the site direct to the park** | Discussed desire for no gates in fence between site and park. City Parks had deferred further discussions with the Applicant regarding the fence between the site and the park until a Development Permit is submitted.
- **Drainage from roofs to park?** As part of the Development Permit application a storm water management plan will be provided.
- **Sale of units or rental? Any affordable housing?** Sales, market townhouses, bareland condominium.
- **Waste and recycling to be covered due to animals in the area?** Yes
- **Applicant Question to City – will the future Development Permit be available on DMAP?** Yes, plans submitted to the City will be publicly accessible.

**GENERAL****2. Emailed Feedback**

Full correspondence received is appended, refer to Appendix B.

**SETBACK**

- "The zoning should be DC – direct control. This would ensure consistent implementation of the Area Structure Plan without having continual changes if the land is flipped"
- "...we question why that is [sic: no DC zoning] when the land topography and natural context of bordering throughout the entire length of Parcel J onto a natural area, is no different that a number of other land parcels within Medicine Hills"

**DRAINAGE**

- "Changes in drainage into ravines and possible effects on native vegetation in ravines"
- "Impacts on native vegetation where drainage is changed (either more or less moisture)"
- "...one other concern of the Society's is that previously it was going to be a requirement to have 'oil' traps to prevent oil and other pollutants from entering the stormsewer systems and preventing or minimizing pollutants from entering the Bow River. We are wondering if this has already been implemented; if not we feel that it should be incorporated into this plan."

**INTERFACE LIGHTING**

- "That bird friendly design guidelines be followed to minimize the impact of fatal collisions against glass windows"
- "That the lighting in the development can be designed so that it minimizes impact on the breeding habits and the circadian rhythms of the wildlife"
- "Minimizing attraction to lighted windows by migrating warblers"
- "We questioned whether bird friendly glass can be used to minimize reflections that attract birds and result in bird friendly collisions"
- "We also questioned whether lighting can be designed that minimizes interference with circadian rhythms, minimizes light pollution, and which would reduce attracting birds to lights at night especially during bird migration"

**FENCE**

- "Ensuring that the development does not cause individual shortcutting paths leading from the residential area into the natural areas"

LOC2022-0148 – 1201 NA'A DR SW

**PARKING**

- "The required number of visitor parking stalls is 17. We would like to see how these are accommodated within the plan"

**BICYCLES**

- "...there also appears to be a requirement for...bicycle stalls... Currently the plan shows these as being "N/A" and as I understand it, this is only because the development exceeds 1 Hectare. It doesn't make sense that other multi-residential developments are required to have bicycle parking stalls but this size of development isn't required... This is particularly important given the extent of bicycle trails within Medicine Hills and the adjacent lands..."

**"What We Heard"**

Major themes include the interface, fencing, and lighting.

<i><b>What we heard</b></i>	<i><b>What we did</b></i>
<ul style="list-style-type: none"> <li>• Height</li> </ul>	<ul style="list-style-type: none"> <li>• Slope adaptive building form will continue to be proposed. As part of the Development Permit application a shadow study will be provided.</li> </ul>
<ul style="list-style-type: none"> <li>• Density</li> </ul>	<ul style="list-style-type: none"> <li>• N/A, no change to maximum density is proposed.</li> </ul>
<ul style="list-style-type: none"> <li>• Parking</li> </ul>	<ul style="list-style-type: none"> <li>• As part of the Development Permit application vehicular parking calculations will be submitted. The Applicant will also include bicycle parking calculations.</li> </ul>
<ul style="list-style-type: none"> <li>• Lighting / Interface</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental consultation is ongoing to inform the decisions made during the Development Permit phase.</li> <li>• The project team has been given direction to select site lights that:               <ul style="list-style-type: none"> <li>◦ reduce light pollution and</li> <li>◦ are located to deflect away from the side setback facing the park.</li> </ul> </li> <li>• The above design decisions will be formalized on a site lighting plan that will be submitted as part of the Development Permit application.</li> </ul>
<ul style="list-style-type: none"> <li>• Setback</li> </ul>	<ul style="list-style-type: none"> <li>• No change to the existing approved side setback is proposed.</li> <li>• The Applicant advocates that a stock zoning and density cap (M-Gd50) does not change the intent of setbacks approved with the current R-2M zoning, per the following rationale:               <ul style="list-style-type: none"> <li>◦ The Applicant has increased the distance / buffer between the amenity building and the 1.2m side setback based on feedback received. Refer to shifted building placement as updated on Sheet LUA1;</li> <li>◦ The distance between the proposed amenity building and the rear setback (to the east) will respect a 7.5m setback (R-2M zoning rear setback).</li> </ul> </li> <li>• Environmental consultation is ongoing to inform the decisions made during the Development Permit phase.</li> </ul>



## LOC2022-0148 – 1201 NA'A DR SW

- Setbacks from the proposed buildings to the property line will be detailed in the Development Permit drawings.
  - The above design decisions will be formalized on the site plan that will be submitted as part of the Development Permit application.
- Fencing
  - No gates will be proposed from the site to the park area adjacent based on feedback received. Users will access the park from two existing public connections to the west and east of the site.
  - A proposed fencing plan showing location, height, finish, and proposed grades will be submitted with the Development Permit plans.
  - We request the City file manager discuss the feedback received regarding fencing with City Parks as part of the Development Permit application intake review process.
  - Discussions with City Parks will recommence once the Development Permit is submitted, circulated, and reviewed.
- Drainage
  - A site grading plan, roof drainage plans, and a stormwater management plan will be submitted during the Development Permit process.
  - This project will tie into storm infrastructure that has been designed and approved as part of the adjacent DP2019-3291 where an Oil Grit Separator or "OGS" will be used to remove, oil, sediments, and other debris from the storm water system prior to entering the public Stormwater System. This is a standard requirement of the site according to the City of Calgary design guidelines and will be reviewed by the City at the appropriate submission stages.

## Next steps

The Applicant will provide the DMAP link to access the submitted development drawings once they have been uploaded by the City of Calgary as part of the Development Permit process.

The Applicant remains open to ongoing engagement throughout the land use and development permit phases. Any correspondence received will be forwarded to the file manager for the Development Permit file.

Regards,



Lauren MacKenzie

M.Arch, BECxP, Architect AAA  
for

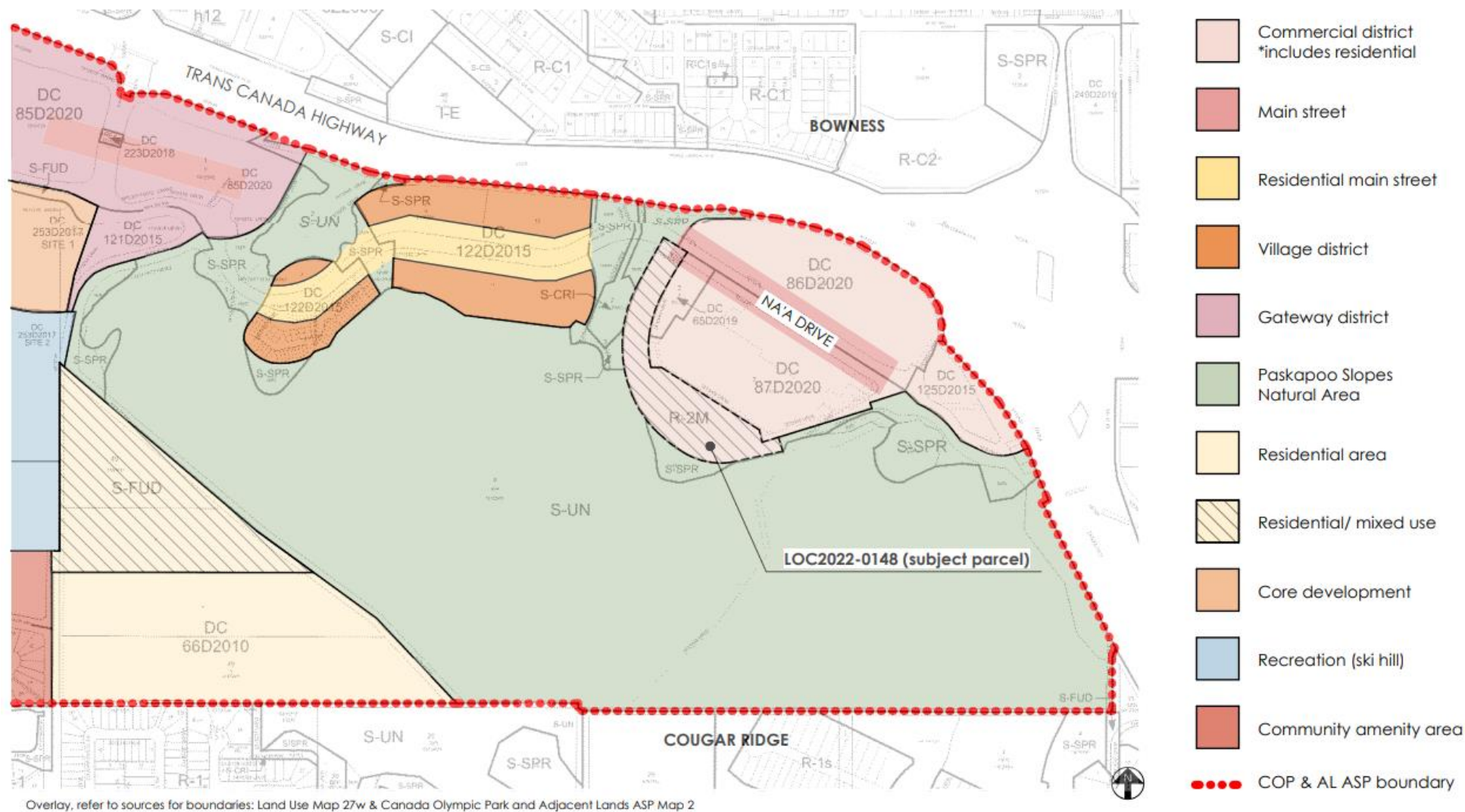
**Casola Koppe Architects**

LOC2022-0148 – 1201 NA'A DR SW

## **Appendix A**

*Digital Presentation Boards*

## NEIGHBOURHOOD LAND USE CONCEPT



LOC2022-0148

CKA 2212 | 1201 NA'A DRIVE SW



## SURROUNDING MASSING CONTEXT



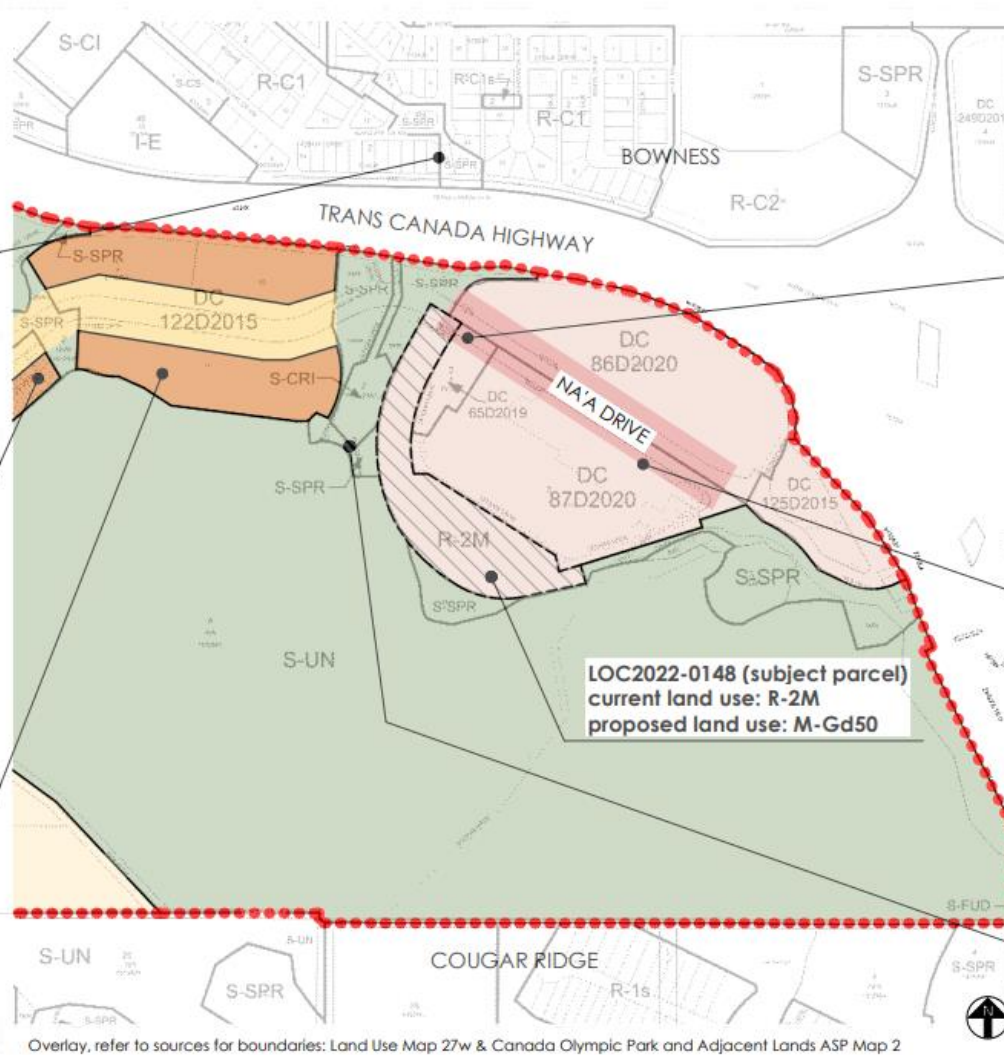
S-SPR / R-C1



3 storey, 64 units



multi-residential, 29 buildings



Overlay, refer to sources for boundaries: Land Use Map 27w & Canada Olympic Park and Adjacent Lands ASP Map 2



15 storey, 275 units &amp; mixed use



6 storey, 158 units &amp; mixed use



S-SPR/ S-CRI/ S-UN

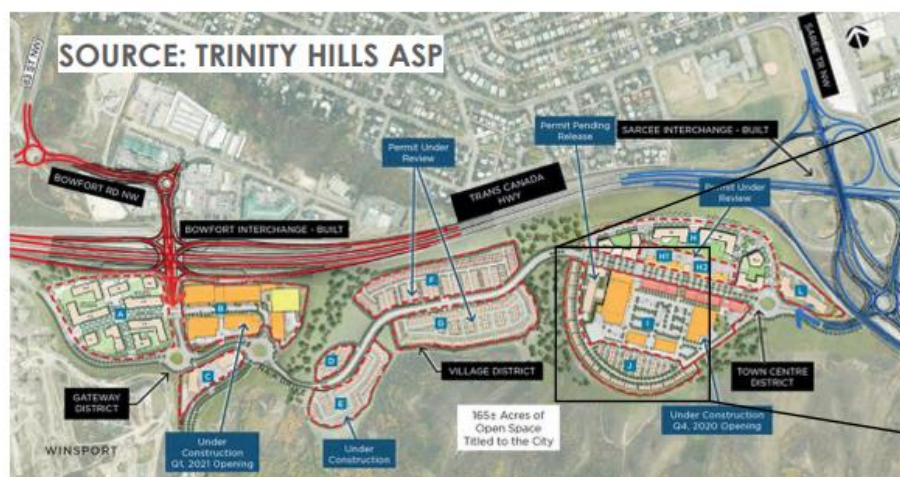
LOC2022-0148

CKA 2212 | 1201 NA'A DRIVE SW

casola+koppe  
ARCHITECTS  
K300 - 1410 1st Street SW, Calgary, Alberta T2K 0V6  
(403) 267-1940 | info@casola+koppe.ca



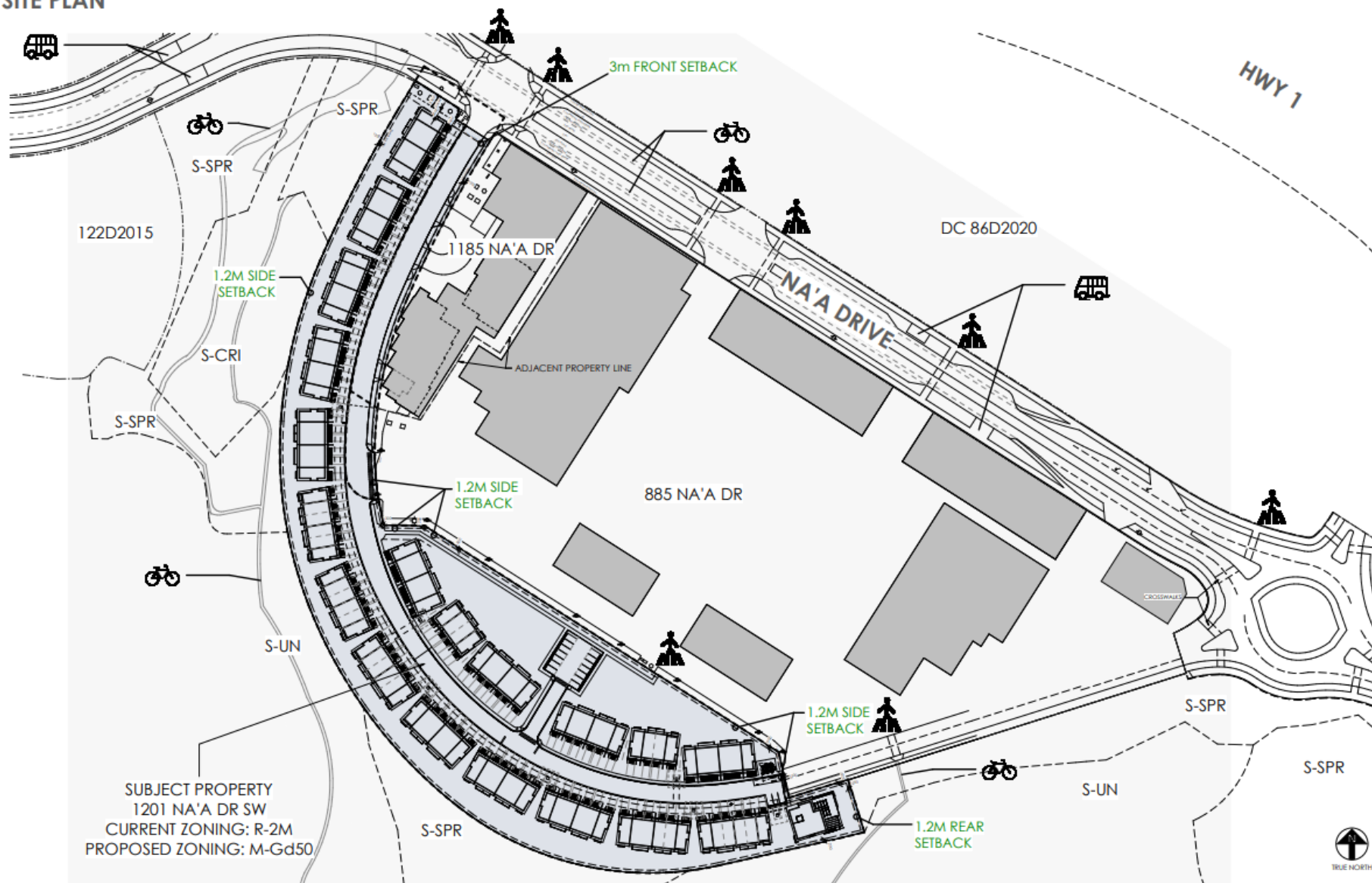
## 1201 NA'A DRIVE SW



LOC2022-0148

CKA 2212 | 1201 NA'A DRIVE SW

## SITE PLAN



LOC2022-0148

CKA 2212 | 1201 NA'A DRIVE SW

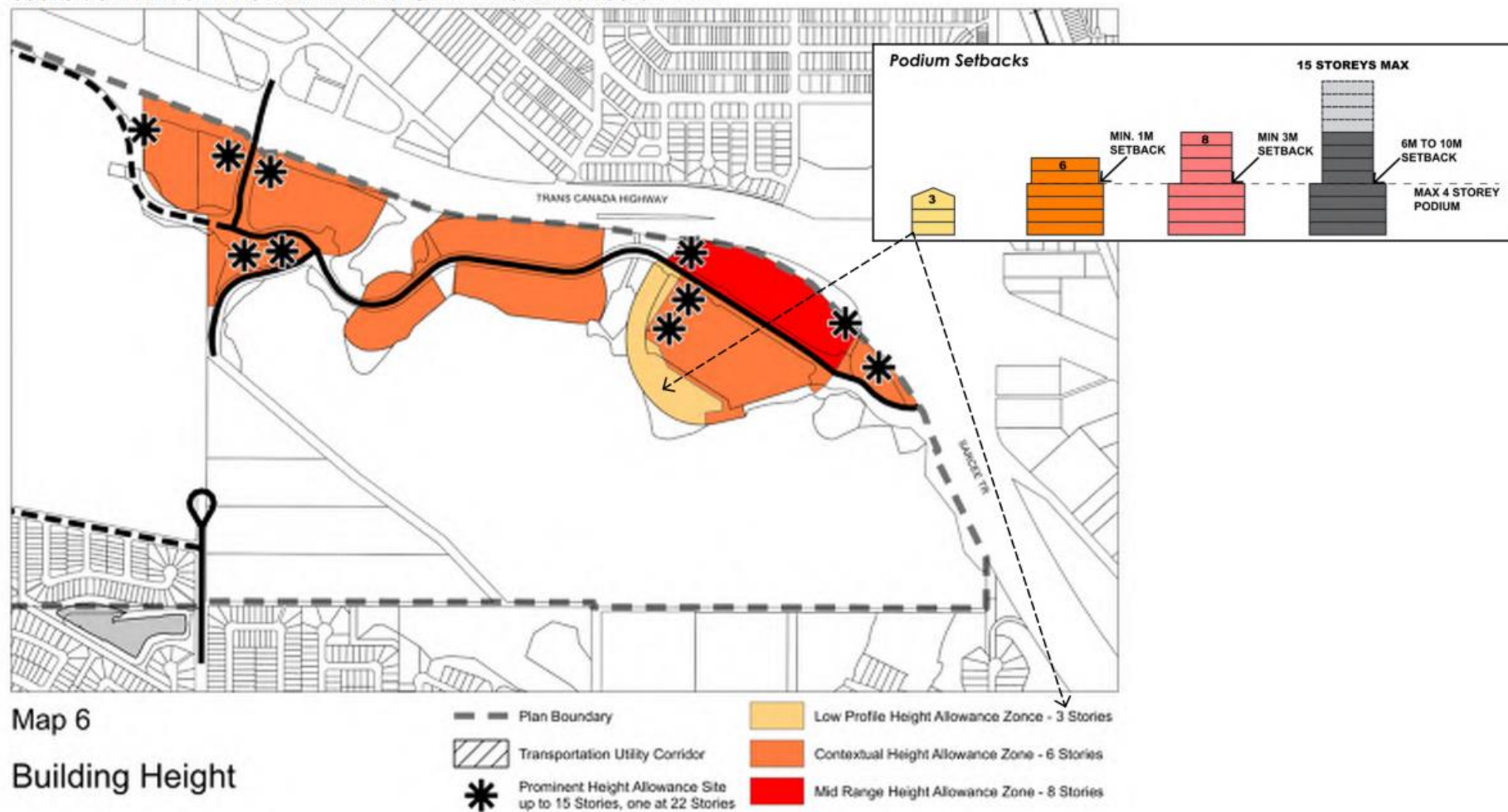
**casola+koppe**  
ARCHITECTS  
#300 - 1410 1st Street SW, Calgary, Alberta T2R 0V8  
(403) 247-1940 | info@casola+koppe.ca

**local**



## BUILDING HEIGHT

SOURCE: CANADA OLYMPIC PARK AND ADJACENT LANDS AREA STRUCTURE PLAN

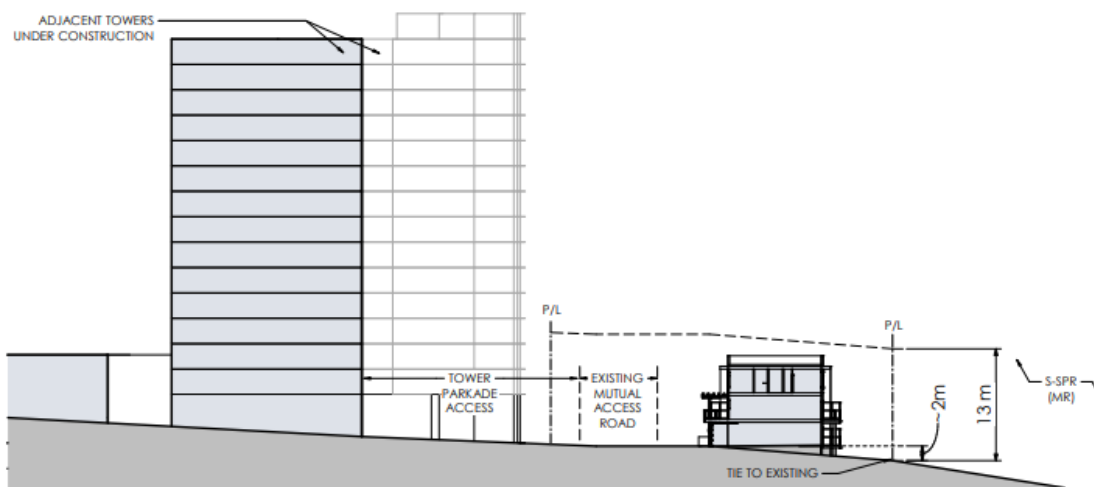


LOC2022-0148

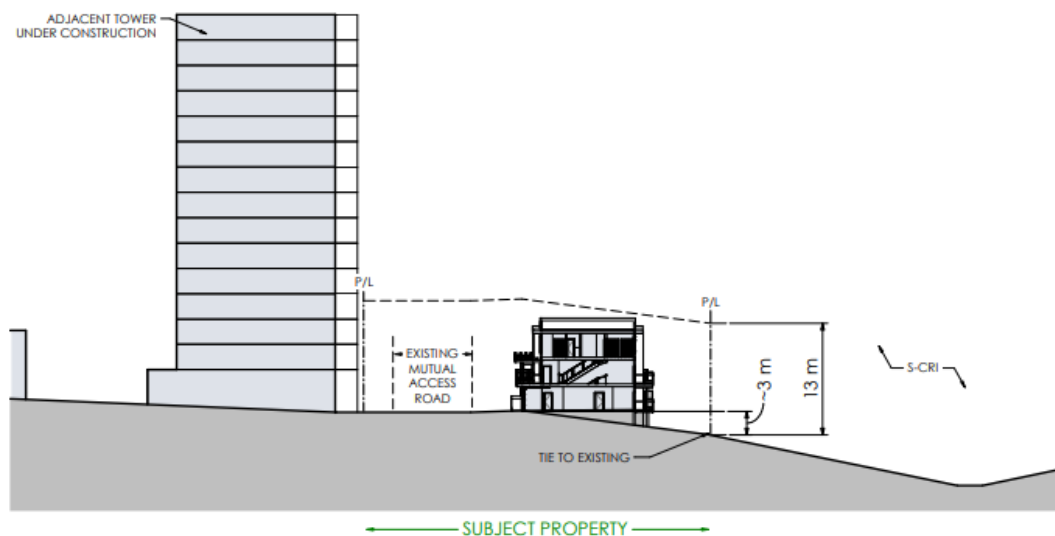
CKA 2212 | 1201 NA'A DRIVE SW

CPC2022-1294 Attachment 3  
ISC:UNRESTRICTED

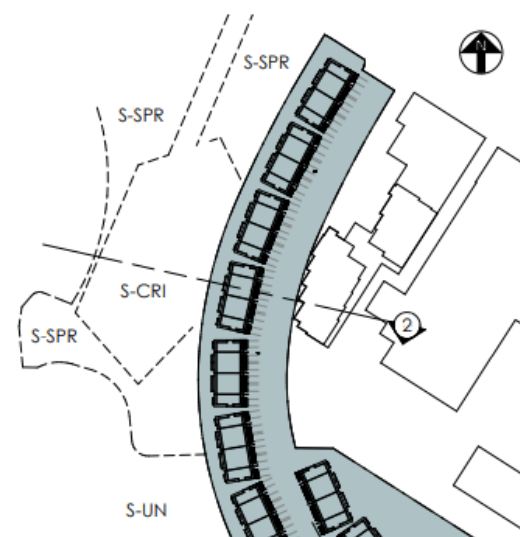
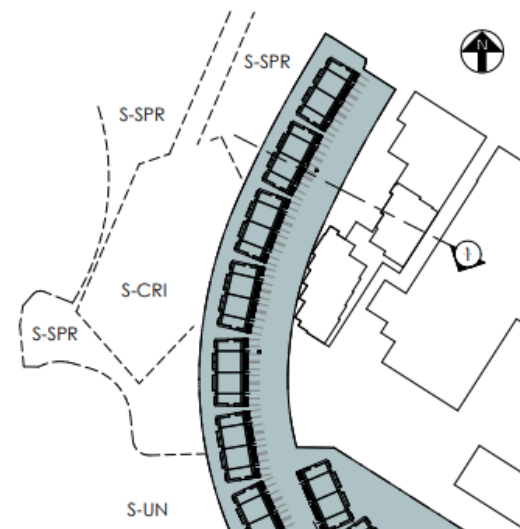
## MASSING &amp; S-SPR / S-CRI



① PRELIMINARY SITE SECTION AT S-SPR (MR)



② PRELIMINARY SITE SECTION AT S-CRI



Site grading to be confirmed during DP Phase

LOC2022-0148

CKA 2212 | 1201 NA'A DRIVE SW

CPC2022-1294 Attachment 3  
ISC:UNRESTRICTEDcasola+koppe  
ARCHITECTS  
#302 - 1410 1st Street SW, Calgary, Alberta T2R 0V8  
(403) 267-1960 | info@casola+koppe.ca**Level**



1201 NA'A DRIVE SW

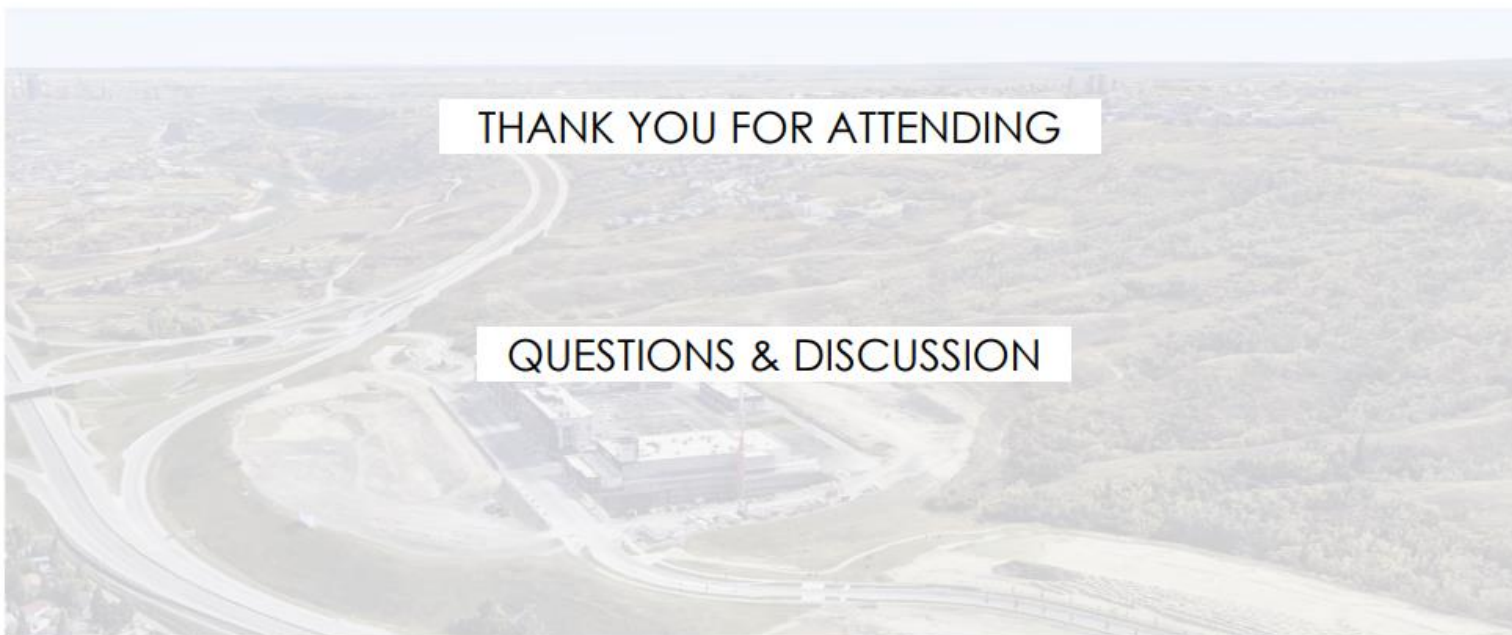


Summary:

- Grade-oriented multi-residential development in the form of **Townhouses**,
- Max density of 50 uph (units per hectare) **\*no change\***  
up to 128 dwelling units based on parcel size of 2.57 hectares,

**PROPOSED DENSITY of +/- 43 uph** (to be confirmed during DP phase),

- Max building height of **13 metres** due to site grading and mutual access,  
proposed increase from the current max 11 m.



THANK YOU FOR ATTENDING

QUESTIONS & DISCUSSION

PLEASE SEND YOUR FEEDBACK:

<p><b><u>Applicant:</u></b></p> <p><b>Casola Koppe Architects</b> <b>engagement@ckarch.ca</b></p>	<p><b><u>City Planner:</u></b></p> <p><b>Quadri Adebayo</b> <b>Quadri.Adebayo@calgary.ca</b></p>
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LOC2022-0148 – 1201 NA'A DR SW

## **Appendix B**

*Email correspondence received - apart from Online Engagement*

[REDACTED]

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**From:** Edworthy Park Heritage Society [REDACTED]  
**Sent:** September 28, 2022 6:56 PM  
**To:** [REDACTED]  
**Subject:** Re: tonight's meeting

Our apologies -- we did receive notice of this meeting but missed seeing it.

On Wed, Sep 28, 2022 at 4:29 PM Edworthy Park Heritage Society [REDACTED] wrote:

Dear [REDACTED]

We did not receive this invitation. We are sorry we are still unable to attend due to unexpected illness and other commitments..

Generally, the Society's concerns are summarized as:

- i) the zoning should be DC -- direct control. This would ensure consistent implementation of the Area Structure Plan without having continual changes if the land is flipped;
- ii) changes in drainage into ravines and possible effects on native vegetation in ravines;
- iii) impacts on native vegetation where drainage is changed (either more or less moisture);
- iii) that bird friendly design guidelines be followed to minimize the impact of fatal collisions against glass windows;
- iv) that the lighting in the development can be designed so that it minimizes impact on the breeding habits and circadian rhythms of the wildlife;
- v) minimizing attraction to lighted windows by migrating warblers;
- vi) ensuring that the development does not cause individual shortcutting paths leading from the residential area into the natural areas.

It would be better that the above concerns are addressed at this stage rather than some later planning stage so that the architects can take it into account now and the concerns don't get lost in the shuffle.

We would appreciate it if you could copy this to the JAC members and provide us with minutes from the meeting including responses by the architects. Thank you.

Edworthy Park Heritage Society



[REDACTED]

---

**From:** [REDACTED]@calgary.ca>  
**Sent:** September 29, 2022 12:36 PM  
**To:** [REDACTED]  
**Subject:** Follow-up Comment re: LOC2022-0148 - Medicine Hill Application

Hello All,

Please see the following additional comments received from the Edworthy Park Heritage Society regarding this land use application in Medicine Hill. [REDACTED] as File Manager and/or the applicant team will be able to respond to this comment.

In addition, to confirm, I will be forwarding last night's meeting minutes to the JAC shortly for any review and comment.

Thanks!

[REDACTED]



---

**From:** Edworthy Park Heritage Society [REDACTED]  
**Sent:** Thursday, September 29, 2022 10:26 AM  
**To:** [REDACTED]@calgary.ca>  
**Subject:** Re: [External] Re: tonight's meeting

**This Message Is From an External Sender**

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

Dear [REDACTED]

One other concern of the Society's is that previously it was going to be a requirement to have "oil" traps to prevent oil and other pollutants from entering the stormsewer systems and preventing or minimizing pollutants from entering the Bow River.

We are wondering if this has already been implemented; if not we feel that it should be incorporated into this plan.

The Bow River both at Edworthy Park and upstream at Wilson gardens where the storm sewer enters is a fish spawning area.

Could you please copy this to the architects, planner and members of the JAC?

Thanks

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** September 30, 2022 11:30 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: East Paskapoo Slopes JAC - LOC2022-0148

Good Morning [REDACTED]

I am submitting this as a follow-up to the JAC virtual meeting held on September 28, 2022 with respect to the circulated proposed changes to the Area Structure Plan and Land Use for Parcel J of the Medicine Hills development.

At the meeting, several of the JAC participants requested that the new Land Use designation should be changed to a DC District instead of the proposed MG District for a variety of reasons. We were told that the DC is only used in a limited number of exceptional circumstances which don't fit the subject lands of Parcel J. Upon review of the existing Land Use Designation and Outline Plan for all of Trinity Hills, it appears that all of Trinity Hills/Medicine Hills meets the "exceptional circumstances" test with the exception of Parcel J. Only Parcel J does not have a DC District designation and it represents only 8.8% of the entire developable lands (not including the MR of course). In other words 91.2% of the developable lands in Medicine Hills warranted a DC designation but for some reason Parcel J did not. We question why that is when the land topography and natural context of bordering throughout the entire length of Parcel J onto a natural area, is no different than a number of other land parcels within Medicine Hills. The planning complexities and sensitivities are at least as challenging in Parcel J, as a number of the other parcels that are under the DC District classification.

The zoning map that was circulated with the proposal is not current based on what was presented at the JAC meeting and we would appreciate receiving the most updated copy. In particular it does not show the visitor parking area or the number of visitor parking stalls that will be included. It also does not show the most recent changes in the Amenity Building location.

I have reviewed the Land Use Bylaw and noted that the required number of visitor parking stalls is 17. We would like to see how these are accommodated within the plan.

As I understand it, there also appears to be requirement under the Land Use Bylaw for 55 Class 1 Bicycle Parking stalls and 11 Class 2 Bicycle Parking stalls that would be applicable for a comparable development if it was 1 hectare or less - a "Multi-Residential Development - Minor". Currently the plan shows these as being "N/A" and as I understand it, this is only because the development exceeds 1 Hectare. It doesn't make sense that other Multi-Residential Developments are required to have bicycle parking stalls but this size of development isn't required to and that none have been voluntarily provided by this Developer. This is particularly important given the extent of bicycle trails within Medicine Hills and the adjacent lands plus the future Hwy 1 overpass that will connect to Bowness and the regional pathway system. The City has had a Bicycle Policy since 2008 and Cycling Strategy since 2011, both promoting bicycling as a sustainable alternative transportation mode. The Proponent should voluntarily provide additional bicycle parking similar to what would be provided in a "Multi-Residential Development - Minor" and thereby support the City Cycling Strategy and encourage residents of their development to embrace the bicycle culture being promoted by the City.

We look forward to further updates and information as a follow-up to the first JAC meeting and communications from the JAC participants.

Regards,

[REDACTED]

---

**From:** Edworthy Park Heritage Society [REDACTED]  
**Sent:** October 4, 2022 8:11 AM  
**To:** [REDACTED]  
**Subject:** Re: Meeting Minutes from Sept 28 JAC Meeting

Thank you for the minutes for the information. With respect to item 5 under topics, bird friendly glass usually refers to avoiding collisions during the day time due to reflections in the glass that fool the birds into thinking there are no obstacles such as glass. Fatal collisions with glass are one of the leading causes of death for birds. There is specially-designed glass that reduces reflections.

Lighting refers to two problems: changing the circadian rhythms of the birds and other animals due to light interference, light pollution. This affects breeding cycles. It should be possible to design lighting that minimizes light pollution while providing safety. Secondly, lights disorient birds on migration. Birds navigating at night do so by referencing stars. Lights are mistaken for stars and birds descend thinking they are heading for stars. The Society is concerned with reducing light pollution to the greatest possible extent to minimize this aspect of the problem.

Your minutes indicate a merging of the problems that is confusing. We questioned whether bird friendly glass can be used to minimize reflections that attract birds and result in bird friendly collisions. We also questioned whether lighting can be designed that minimizes interference with circadian rhythms, minimizes light pollution, and which would reduce attracting birds to lights at night especially during bird migration.

We would appreciate it if your minutes could be reworded to reflect these three separate concerns.

Thanks

On Mon, Oct 3, 2022 at 4:32 PM [REDACTED]@calgary.ca> wrote:

Hello Everyone,

Please find attached the meeting minutes from the East Paskapoo Slopes Joint Advisory Committee meeting from September 28. Please let me know if you have any questions or concerns.

Thanks!

[REDACTED]

[REDACTED]



## MEMORANDUM

March 27, 2023

### LOC2022-0148 – MEDICINE HILL

<b>Subject</b>	Further Engagement with Indigenous Relations Office
<b>To</b>	Quadri Adebayo, Planner 2 – Development Planning South
<b>From</b>	Grant Mihalcheon, B&A

On behalf of Trinity Hills Calgary GP Ltd., regarding the above noted Land Use Redesignation application, B&A undertook additional engagement with previous and current members of the Indigenous Relations Office. The purpose of the additional engagement was to ensure that open avenues of communication developed over previous Land Use Redesignation applications, including the original Outline Plan/Land Use Application (LOC2014-0080), were maintained with this application. Due to the significance of the area to the Blackfoot Confederacy, it is important to my client to maintain an open and respectful relationship with this an any future application going forward.

As part of the engagement program undertaken by the initial applicant, Casola Koppe Architect, emails were sent to the Indigenous Relations Office (IRO) inviting them to an Open House intended to explain the purpose of the application. Upon being appointed the new applicant, B&A noted that no member of the IRO attended the Open House, nor did Casola Koppe Architect follow-up with the IRO to seek comments or questions from the group.

As such, B&A reached out to Lorna Crowshoe and the IRO to coordinate a Teams information sharing meeting. The following individuals attended the meeting on March 14, 2023, with Samuel Frum from Trinity Hills Calgary GP Ltd.:

Lorna Crowshoe (Issue Strategist, Strategic Relationships), Stewart Breaker, Harold Horsefall and Terry Poucette (Team Lead, Indigenous Relations Office)

The purpose of the meeting was to explain the purpose of the Land Use Redesignation application and to answer any questions they may have. No concerns about the application were raised during the meeting. A copy of the presentation material is attached to the appendix of this memo.



Follow-up emails to the group including an email on March 14th introducing the City File Manager to the group, providing them the opportunity to forward their comments and questions directly. A subsequent email asking for any questions or concerns about the application was sent to the IRO group on March 16<sup>th</sup>. No questions or concerns were received. A response from Terry Poucette indicated no questions from herself.

Emails to the City File Manager on March 16<sup>th</sup> and March 27, 2023, did not identify any questions or concerns raised by the IRO in relation to the Land Use Redesignation application.

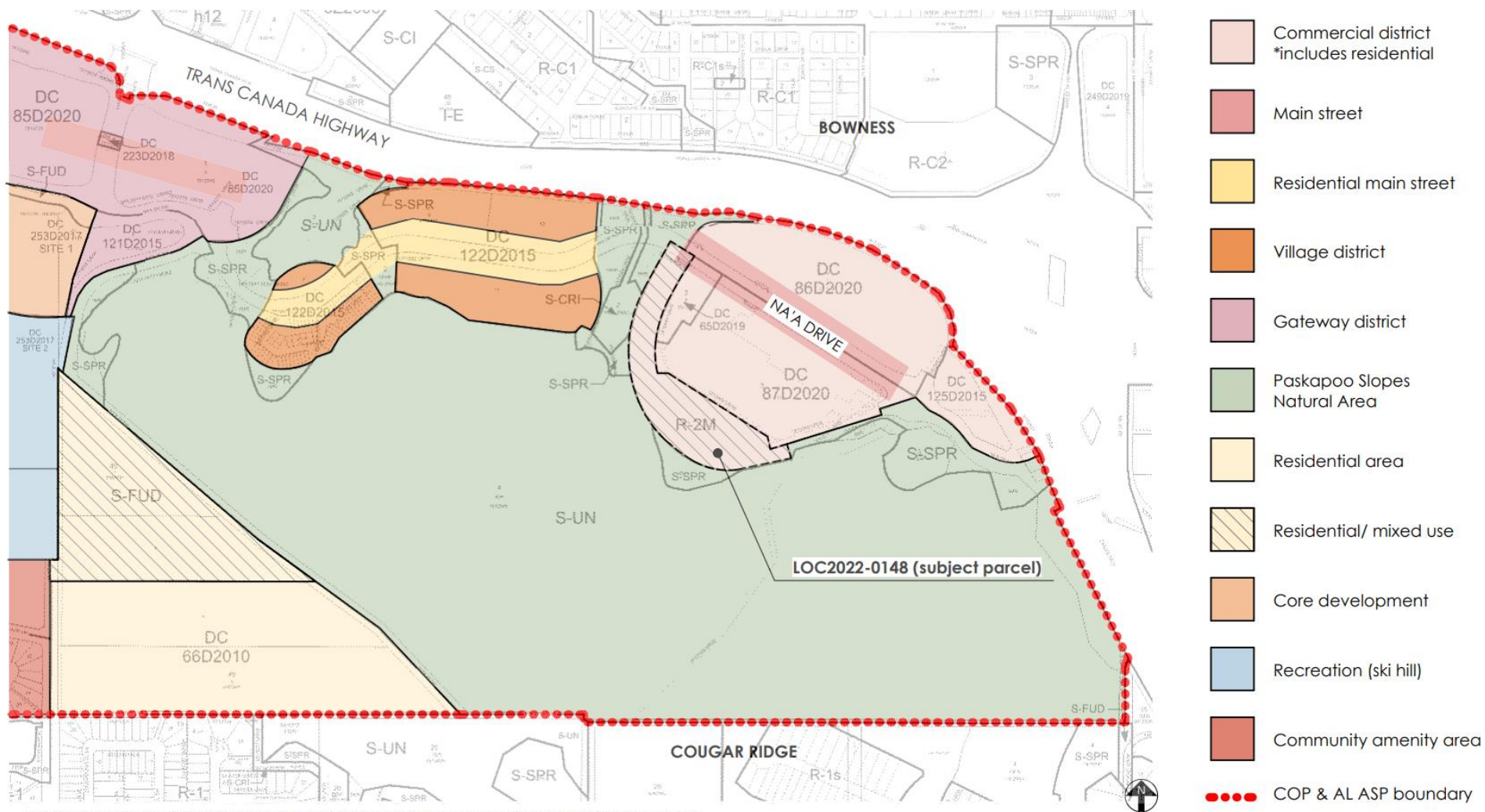
As we are satisfied that appropriate engagement with the IRO has been undertaken, we would respectfully request that the application for Land Use Redesignation proceed to Calgary Planning Commission with Administration's recommendation for approval. Thank you for your attention to this matter.

## **Appendix A:**

Indigenous Relations Office –

Teams Meeting Presentation Material

## EXISTING LAND USE

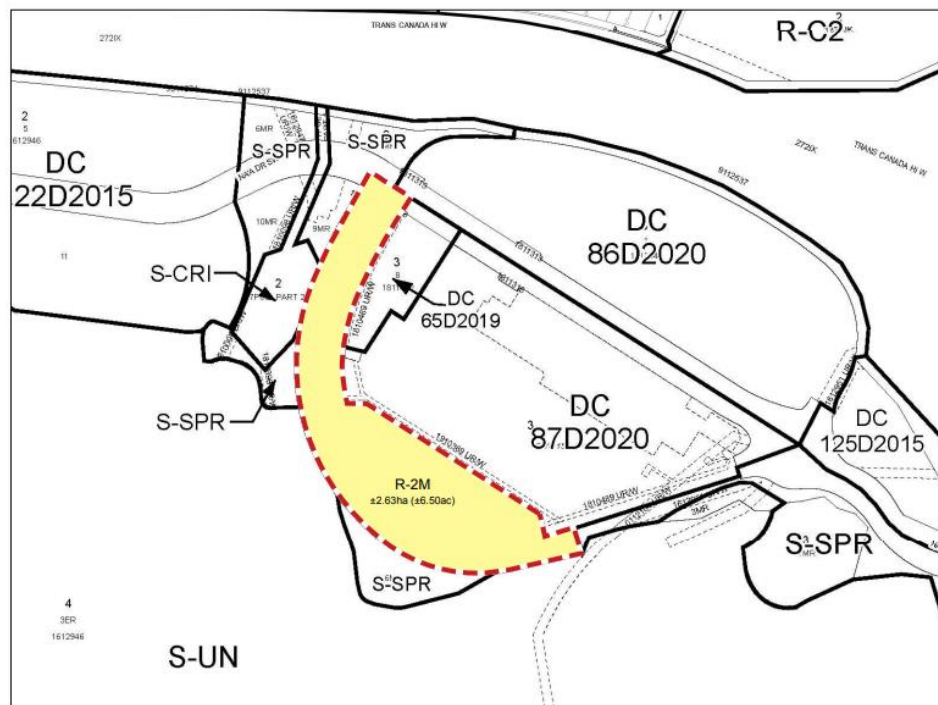


LOC2022-0148

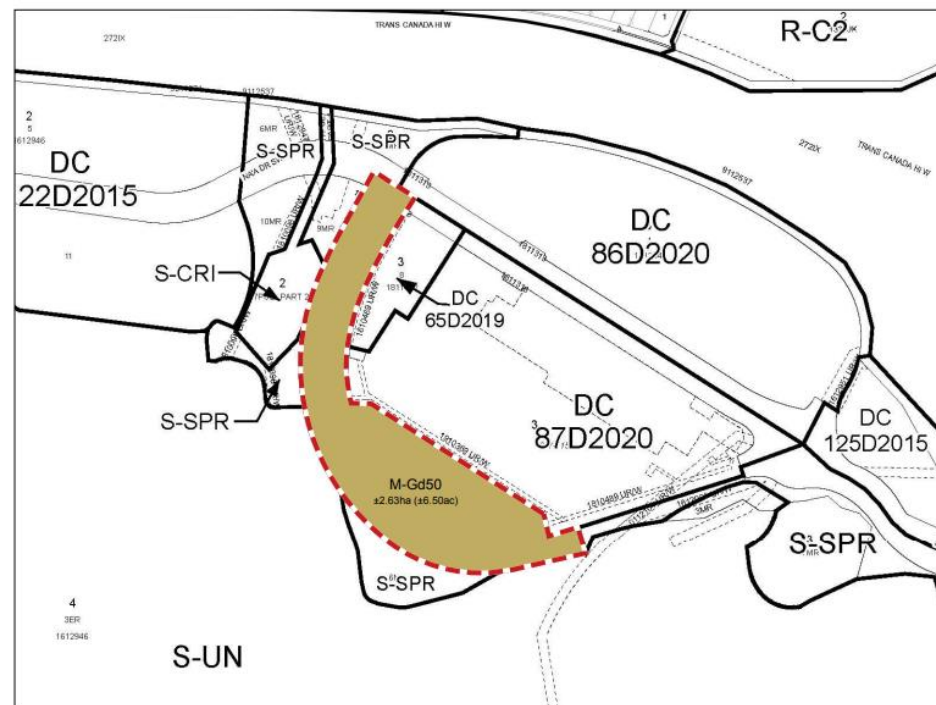
2023-060 | 1201 NA'A DRIVE SW



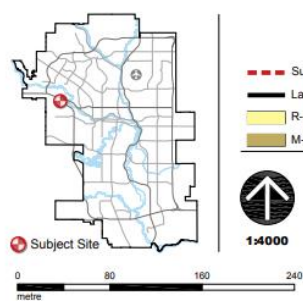




EXISTING LAND USE



PROPOSED LAND USE



- Subject Lands
- Land Use Boundary
- R-2M: Residential - Low Density Multiple Dwelling District
- M-Gd50: Multi-Residential - At Grade Housing District

## LAND USE STATISTICS

From	To	ha [±]	ac [±]
R-2M	M-Gd50	2.63	6.50
Total		2.63	6.50



1:4000

REVISION  
DATE  
LUR Setup

REVISION  
DATE  
03/03/2023

PRE-APP NUMBER: --  
LOC: --  
PROJECT NUMBER: 2023-060  
DRAWN BY: bdillon  
START DATE: April 23, 2015  
CURRENT DATE: March 3, 2023

## FILE INFO

LEGAL DESCRIPTION  
Lot 5, Block 3, Plan 1612946  
MUNICIPAL ADDRESS  
1201 Na'a Drive SW

## PROJECT NAME

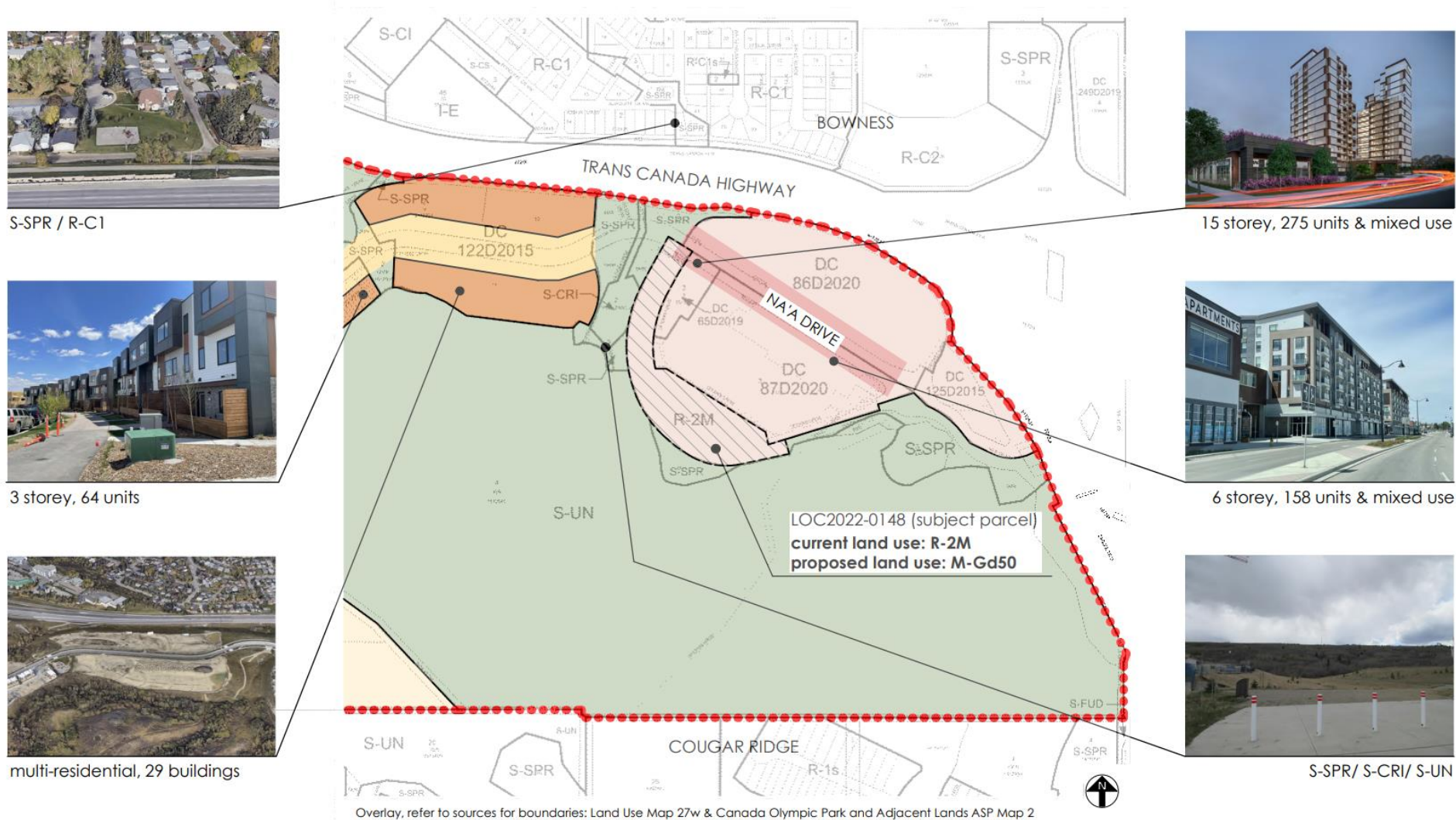
MEDICINE HILL

## SHEET TITLE

LAND USE REDESIGNATION



## SURROUNDING MASSING CONTEXT



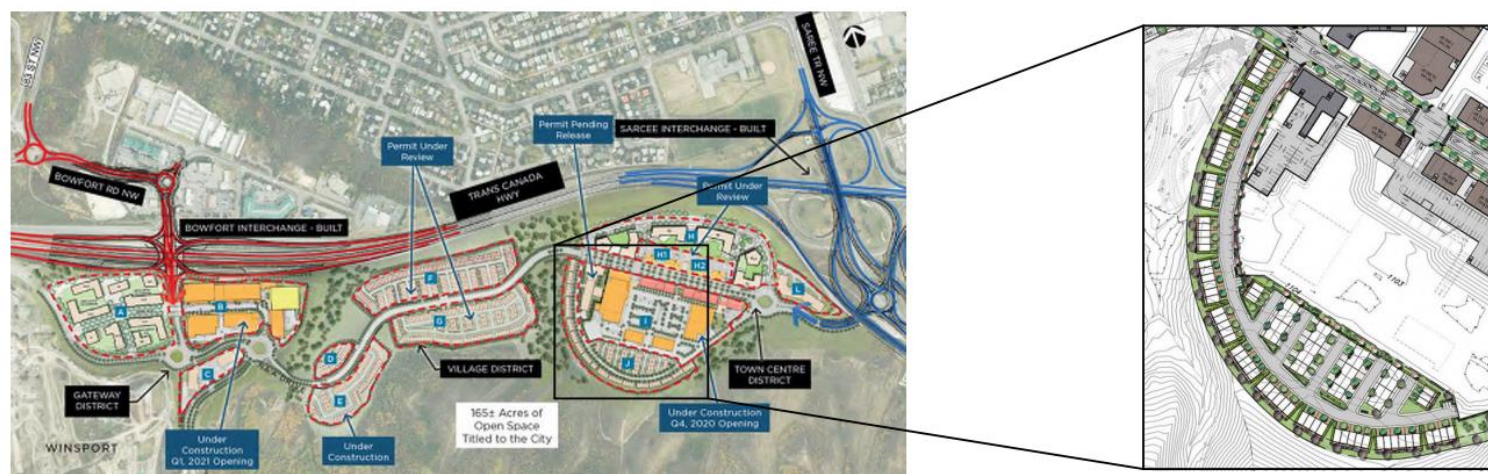
LOC2022-0148

2023-060 | 1201 NA'A DRIVE SW





## 1201 NA'A DRIVE SW



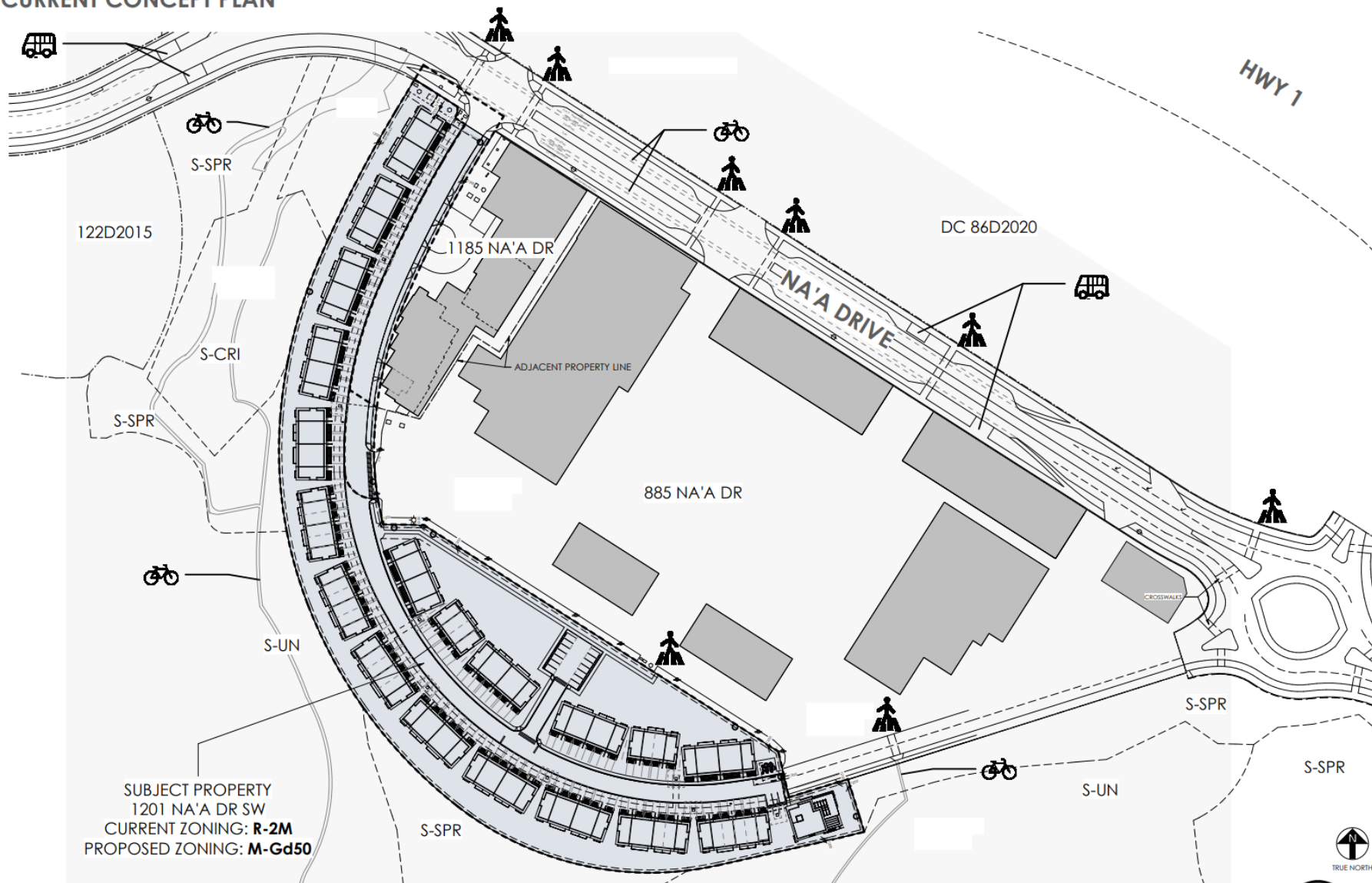
PREVIOUS  
CONCEPT PLAN



LOC2022-0148

2023-060 | 1201 NA'A DRIVE SW

## CURRENT CONCEPT PLAN



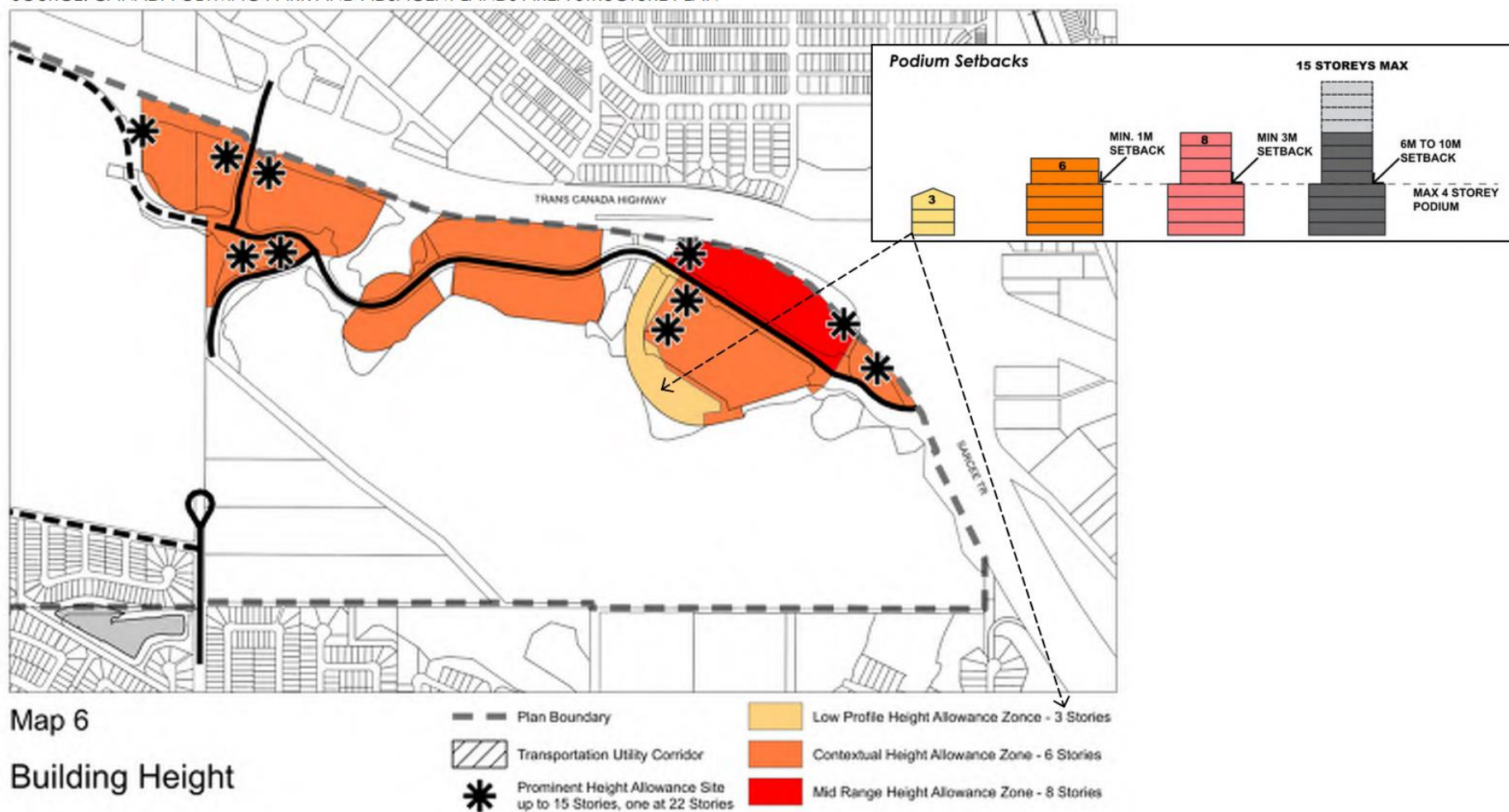
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2023-060 | 1201 NA'A DRIVE SW

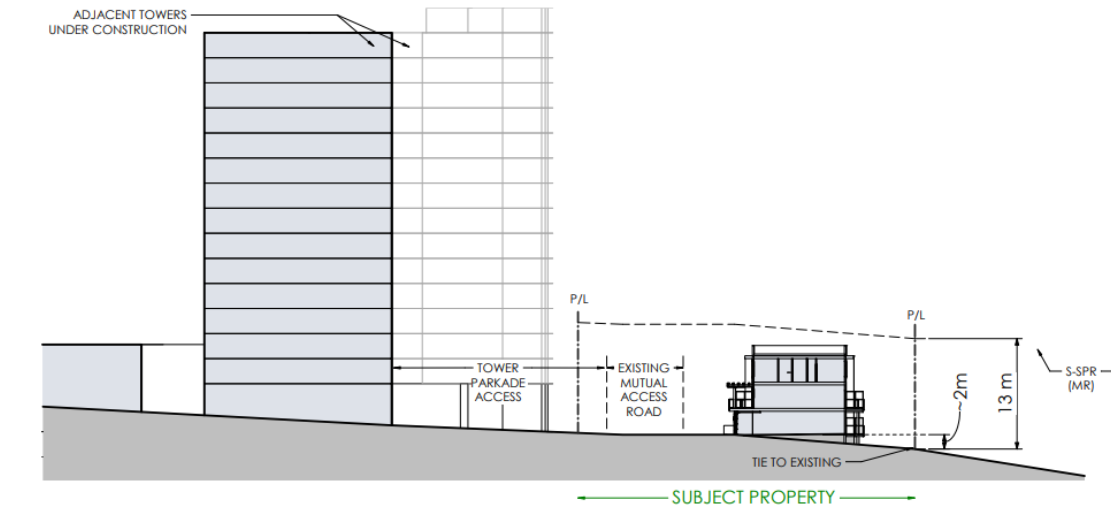


## ASP BUILDING HEIGHT

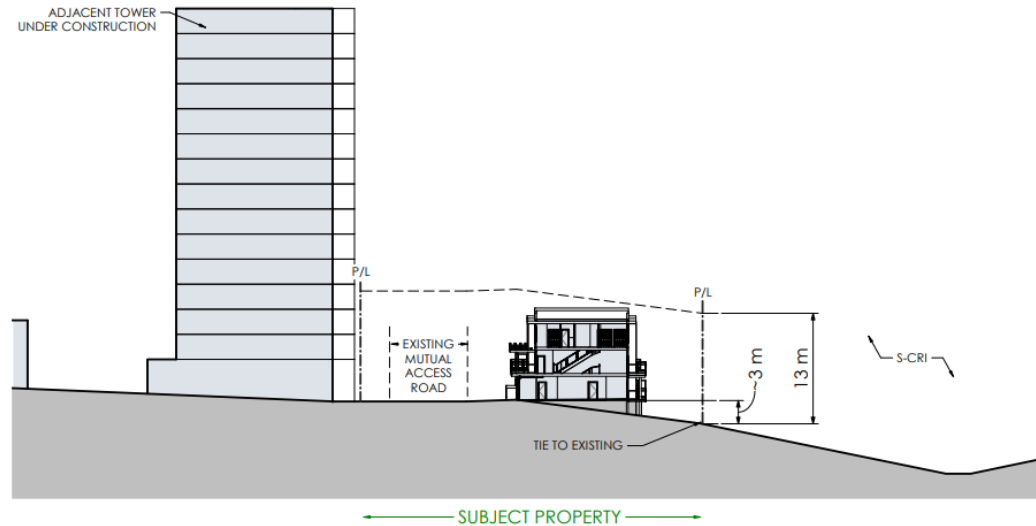
SOURCE: CANADA OLYMPIC PARK AND ADJACENT LANDS AREA STRUCTURE PLAN



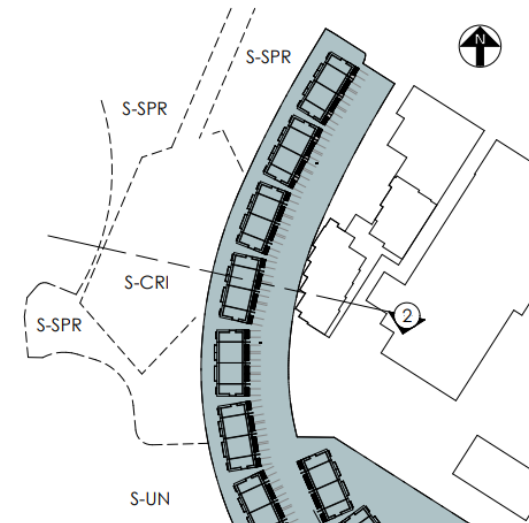
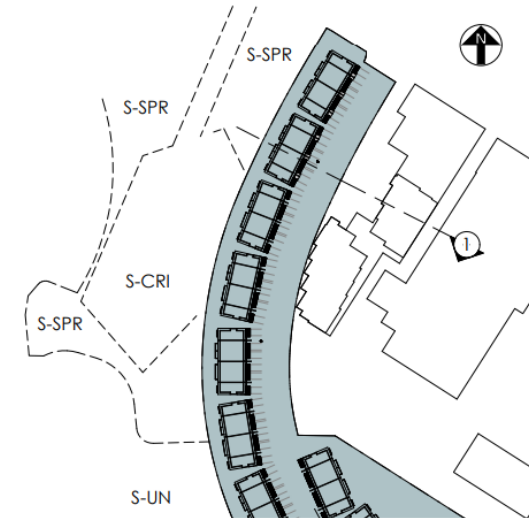
## MASSING



① PRELIMINARY SITE SECTION AT S-SPR (MR)



② PRELIMINARY SITE SECTION AT S-CRI



Site grading to be confirmed during DP Phase

LOC2022-0148

2023-060 | 1201 NA'A DRIVE SW



## 1201 NA'A DRIVE SW

**Summary:**

- Both R-2M and M-Gd50 Districts allow for rowhouses (fee simple title), and townhouses (condominium title).
- The d50 after M-G represents the proposed maximum density of 50.

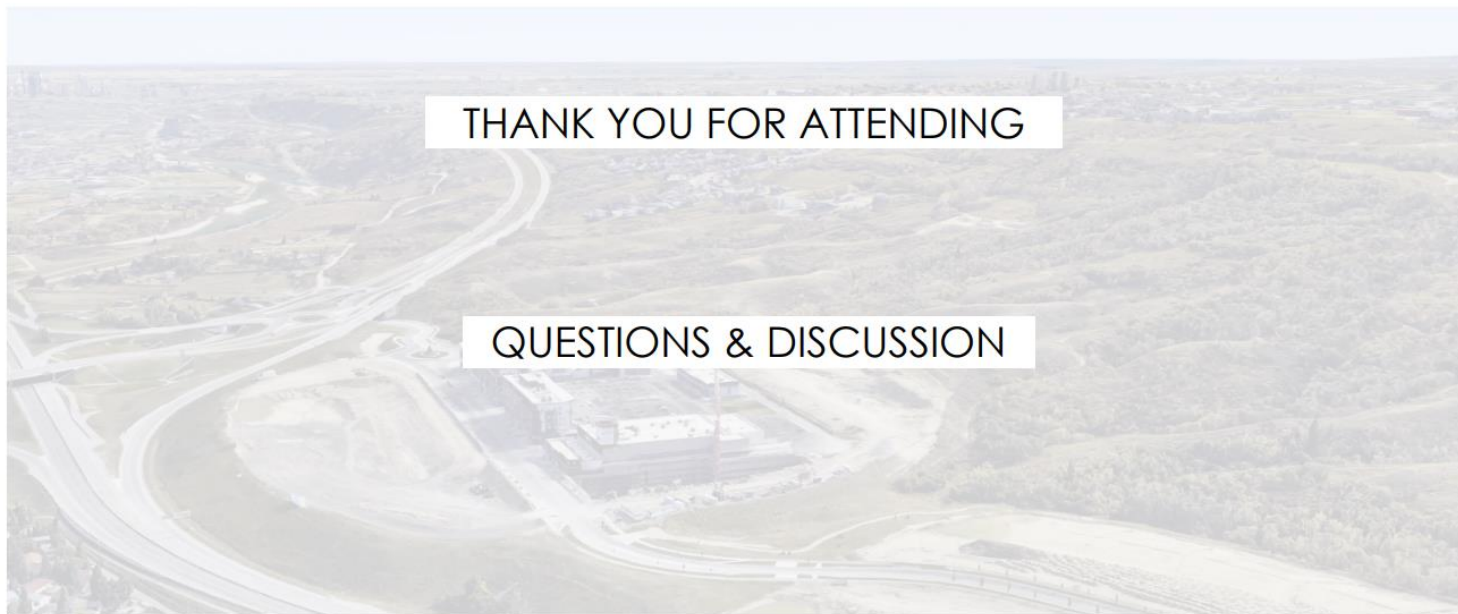
District	Maximum Height	Max Rowhouse Density	Max Townhouse Density
R-2M	11m	50 units per hectare	38 units per hectare
M-Gd50	13m	50 units per hectare	50 units per hectare

- The M-G District allows both Rowhouses and Townhouses to have 50 units per hectare (uph) whereas the R-2M District only allows Rowhouses to have 50 uph. We feel that the type of ownership should not impact density, hence the application.
- Grade-oriented multi-residential development in the form of **Townhouses** is anticipated.
- Max density of 50 uph (units per hectare) **\*no change\***  
up to 128 dwelling units based on parcel size of 2.57 hectares,
- Max building height would change from 11 to 13 metres. This will allow for flexibility of measuring height due to the sloping nature of the site.

LOC2022-0148

2023-060 | 1201 NA'A DRIVE SW





THANK YOU FOR ATTENDING

QUESTIONS & DISCUSSION

PLEASE SEND YOUR FEEDBACK:

**Applicant:**

**B&A**  
**gmihalcheon@bastudios.ca**

**City Planner:**

**Quadri Adebayo**  
**Quadri.Adebayo@calgary.ca**

**LOC2022-0148**

2023-060 | 1201 NA'A DRIVE SW

