

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: The Leo Ogden (7820 24 Street SE, Calgary)

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

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

[Empty text box for rationale]

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)

The QuantumPlace team met with members of the Millican-Ogden Community Association on the June 20, 2023 at the Millican-Ogden Community Association building. 12 people attended the board meeting. The QuantumPlace team introduced the Jessica and answered questions from the board. The team also met with Ward 9 councillor, Councillor Gian-Carlo Carra. A project website was launched and an online open house was hosted on September 12, 2023 (a What We Heard Report is included as an attachment).

We attended the Millican-Ogden Community Association General Meeting on November 7, 2023. Details regarding the feedback from the meeting can be found in Appendix A to the attached updated What We Heard Report.

Stakeholders

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

Ward 9 Councillor

Millican-Ogden Community Association Board

Millican-Ogden residents

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.

Please see attached What We Heard Report.

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.

Please see attached What We Heard Report.

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 team will be work with the Millican-Ogden Community Association Board to answer any questions or address concerns on an ongoing basis.

Please see attached What We Heard Report.

calgary.ca/planningoutreach

UPDATE: What We Heard Report The Leo: 7820 24 St SE Ogden, Calgary

November 2023



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Why Public Engagement

Why Is Public Engagement Important?

Public and community engagement provides the opportunity for focused conversations, allowing a structured step-by-step method of leading people through phases of reflection. Public engagement allows residents to be heard, provide feedback and inspiration for projects, and stay informed about what's happening in their community. Through a multi-pronged approach, the engagement strategy offers a variety of ways for residents and stakeholders to get involved.

What Can Participants Take Away?

Public engagement is centred around the idea that those who have the potential to be impacted by an issue or decision should be given the opportunity to be informed and provide feedback. Through engagement, residents and stakeholders can be knowledgeable about a project and follow along with every step of the project journey. If there are concerns surrounding any aspect of the project, engagement allows for participants to have a dialogue with the Project Team and for the project team to be able to understand and respond to adjacent neighbour concerns.

Engagement Summary

QuantumPlace undertook a comprehensive public engagement program for this project. The QuantumPlace Planning team, prior to embarking on engagement, met with the Millican Ogden Community Association (MOCA) and presented a "pre-application" of the proposed land use application for The Leo: 7820 24 Street SE. This presentation included an overview of both UrbanStar applications in the Ogden Community, and an engagement strategy for both sites. Due to the proximity of the two site locations in the Ogden community, engagement was conducted simultaneously. However, comments are being tracked and responded to individually for each site.

A website was established at the beginning of the project and will continue to be updated as the development progresses through the municipal planning process.

At the MOCA's suggestion, the engagement plan was revised to attend an in-person board meeting to present the applications and answer questions from the public. This meeting took place on November 7, 2023. Attending the MOCA meeting gave the team another in-person opportunity to engage with members of MOCA and the Ogden community, while providing an update on both applications. Approximately 10 board members and 15 members of the public were in attendance. An overview of what we heard, and our responses is included in Appendix A.

- The QuantumPlace team met the board of the MOCA on June 20, 2023;
- The QuantumPlace team has engaged with Councillor Carra (Ward 9 councillor) periodically throughout the course of the application; and
- A virtual open house was held on September 12, 2023.
- The QuantumPlace team presented at the MOCA General Meeting on November 7, 2023.

Summary of promotional materials used:

- Project website launched at the beginning of the project <https://qpengage.ca/project/ogden-projects/>
- "Hello there" sign placed for The Leo; and

- Advertisement of The Leo project and open house via the Millican Ogden Community Association e-Newsletter and Facebook page.



Hi There signs placed on the sites

Millican Ogden Community Association
September 7 at 11:01 AM

Check out the website below to find out more about these two developments. One is a 12 story building on Ogden Road and the other is 6 story building behind the fire hall.
<https://qpengage.ca/project/ogden-projects/>
Questions or concerns should be directed to Toun Osuntogun, 587.316.6039, toun.osuntogun@quantumplace.ca

New Development Projects in Ogden



QuantumPlace Consulting has been engaged by The UrbanStar Group of Companies to submit land use redesignation proposals for **2 sites in close proximity in Ogden**. The team would like to offer you an opportunity to discuss any questions or concerns you may have. QuantumPlace will be hosting an online Open House for these 2 sites.

OPEN HOUSE
Date: September 12, 2023
Time: 7:00- 8:00pm
Location: Digital Open House via ZOOM, sign up on project website
Website: <https://qpengage.ca/project/ogden-projects/>

The Moca Motion

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For more information regarding the open house, please contact Toun Osuntogun at (587) 316-6039 or toun.osuntogun@quantumplace.ca
(This is not a MOCA event, please direct all questions/inquiries to Toun)

Example of the materials used to advertise the public engagement events

Open House

10 people registered for the open house and seven people attended. The session ran for approximately one hour and included a presentation from the QuantumPlace team. Afterwards the team fielded questions from the public.

Public Feedback

Below is a summary of the themes of questions and inquiries received from the phone calls, emails, and during the open house.

The general themes of the questions were:

- The reasons the sites are currently listed for sale;
- The types of units being provided, will the units be affordable, market or seniors housing;
- Discussion regarding how the proposed developments would benefit the whole community; and
- Plans for concurrent development permit applications.

The themes of the questions for The Leo were:

- Parking for the site and how access and egress will be addressed;
- Impacts of traffic on fire response times for the Ogden fire station and the impacts of traffic on 24th Street;
- The soil stability of the site; and
- Discussion regarding the perceived loss of open space.

Ongoing Communication with the MOCA

The QuantumPlace team reached out to MOCA prior to the pre-application process to discuss the project, the team also shared updates with the board. As identified above, the team attended the November 7 General Meeting (the meeting was open to members of the public) which took place in person at St. Bernadette Church to present the projects and respond to questions from the community. The response table below has been updated accordingly.

The team will continue to engage with the MOCA board as the land use redesignation application progresses through the process. When Calgary Planning Commission and Public Hearing dates are determined, these will be shared with the MOCA and posted on our website.

Response to What We Heard throughout the engagement process

Key Theme	Applicant Response
The reasons the sites are listed for sale	<ul style="list-style-type: none"> - Our client UrbanStar is using the listing as an opportunity to explore if there is either a builder who would like to enter a joint venture to develop the property with UrbanStar or would be interested in buying the property outright. - If the property does not sell or a development partner is not found, UrbanStar will be moving forward with development. UrbanStar chose to list during the land use application process to be transparent, rather than wait until after the application process was completed.
The types of units being provided	<ul style="list-style-type: none"> - This has not been determined yet, the landowners will decide later in the planning process.
Benefits to the community	<ul style="list-style-type: none"> - As communities redevelop, it attracts new residents, businesses, and offices that will serve Ogden and the neighbouring communities. - More commercial and retail that will serve members of the community. - Employment opportunities for residents. - The additional density can add people that will use the infrastructure and activate the local businesses and streets. - The combination of the future LRT and new developments that come to Ogden will improve the number of services and amenities offered to the community over time.
Plans for a concurrent development permit application	<ul style="list-style-type: none"> - The team is just applying for the land use redesignations at this time.
The Leo	
Parking and egress	<ul style="list-style-type: none"> - The development will provide on-site parking as required by the Land Use Bylaw. - Access and egress to the site will be from 24 Street and 78 Avenue SE. There is an access easement agreement registered on title on the adjacent Royal Canadian Legion parcel.
Traffic and fire response times	<ul style="list-style-type: none"> - The Ogden Fire Station and the QuantumPlace team will work with The City to ensure all regulations and requirements are adhered to and any traffic concerns are addressed at the Development Permit stage.
Soil stability	<ul style="list-style-type: none"> - A Geotechnical Assessment was conducted for the site. The report provided appropriate recommendations for the design of foundations for a multi-residential site.
Open space	<ul style="list-style-type: none"> - The site is private property. Vacant lots can be perceived as open space but that does not mean that the public has any legal right of access.

Closing

The QuantumPlace team will continue to work with interested citizens and the MOCA on the two applications. If there are any new engagement themes that emerge, an update to this report will be provided.

Appendix A – Nov. 9 MOCA Meeting What We Heard

Key Theme	Applicant Response
In-person vs. online engagement	- It has become very common to host online open houses for land use redesignations and we find that sometimes we get a larger turnout than in-person open houses.
Family units	- We have noted that more family units are important to the community and will take this into consideration during the Development Permit process.
Land Use Bylaw Changes	- Upcoming changes to the Land Use Bylaw from Calgary's Housing Strategy should not affect these land use applications.
The Jessica	
Parking	- The minimum number of parking stalls would be 0.75 stalls and 0.1 visitor stalls per unit as per the Land Use Bylaw. - The Land Use Bylaw allows for a reduction of parking stalls by 25% for parcels located within 600m of an approved LRT platform. - It has not been determined at this time but it is unlikely that a 25% reduction in parking would be pursued.
Number of units	- The number is very approximate at this time but we are estimating 100 units. We are pursuing an architectural feasibility study to gather more information.
Alley access	- That has not been determined at this time, but we would like to have this discussion with The City during the Development Permit stage. Our preference would be to allow alley access.
Ownership	- The site is owned by a number company which is owned by the CEO of UrbanStar.
The Leo	
Parking	- The minimum ratio of parking stalls would be 0.625 stalls per unit as per the Land Use Bylaw. - It has not been determined at this time but it is unlikely that we would apply for a parking relaxation.
Number of units	- The number is very approximate at this time but we are estimating 60-70 units. We are pursuing an architectural feasibility study to gather more information.
Privacy and views	- We have noted concerns regarding potential loss of privacy for houses located the top of the escarpment. The Land Use Bylaw has setback requirements that can help to address this concern. We will take this into consideration during the Development Permit stage.