

Applicant Outreach Summary

February 13, 2024

DP2023-05573 | OUTREACH SUMMARY

OUTREACH PRIOR TO DEVELOPMENT PERMIT

Postcard Mailers

Approximately 100 postcard mailers were hand delivered within a 100-metre radius in advance of each virtual information session to notify neighbours of the upcoming engagement and direct them to the project website for additional information.

Project Website

A Project Website <https://jemm.ca/kensington-9a/> was prepared to communicate the Area Redevelopment Plan Amendment and Land Use Amendment Application to the public. The website included a form through which members of the public could provide direct feedback to the project team. By allowing residents to provide feedback on the project from the comfort of their own home, and at their convenience, the project website created a greater opportunity for a variety of public opinions to be heard. The project website was updated with information on the proposed Community Benefit Contribution in advance of the December 2022 meeting with the Community Association and wider community.

Public Notice Posting

A public notice board was posted on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant.

Meetings with the Hillhurst-Sunnyside Community Association

The Hillhurst-Sunnyside Community Association has a Development Committee that reviews and provides comments on land use matters throughout the Hillhurst-Sunnyside Community. Two virtual presentations by O2 Planning & Design, the applicant team (JEMM Properties and Lola Architecture) to the Community Association were made. The first meeting was held on **March 3rd, 2022** to present the details of the application with a second meeting held on **December 8th, 2022** to discuss revisions to the application. At each meeting, 10 community members were in attendance to learn about the design and planning rationale and provide feedback. After receiving feedback from the Community Association on the original application, the bonus density rate was reviewed and increased by almost four times the original rate consistent with recently approved land use amendment applications in neighbourhoods of similar context and scale.

Public Meeting

Members of the public were invited to attend two virtual information sessions held on **June 9th, 2022** and **December 8th, 2022**. The first information session (June 9th, 2022) provided an overview of the proposed development and to share application details and request community feedback. Approximately 15 residents were in attendance during the first session including representation from the Ward 7 Councillors office. The second information session (December 8th, 2022) focused on the revised community benefit contribution and bonus density rate proposal. Approximately 2 residents were in attendance during the second presentation in addition to representation from the Hillhurst-Sunnyside Community Association to listen to project updates and provide feedback.

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OUTREACH DURING DEVELOPMENT PERMIT

Heritage Planning Meeting

LOLA Architecture and JEMM Properties met with the Heritage Planning team for the City of Calgary **October 10th, 2023**. Due to the status of the existing building, JEMM will be adding a commemorative feature to the building. Heritage Planning presented some options and provided additional information to LOLA to allow them to create a design for the commemorative feature.

3rd Ave Streetscape Team Meeting

LOLA Architecture and JEMM Properties met with the 3rd Ave Streetscape team from the City of Calgary **November 7th, 2023**. The applicant team will be collaboratively working with the City & it's consultants to ensure the 3rd Ave project and JEMM Sunnyside projects are coordinated.

Public Notice Posting

A public notice board was posted **September 26th, 2023** on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant. No phone calls were received by the applicant.

Meeting with the Hillhurst-Sunnyside Community Association

LOLA Architecture and JEMM Properties attended a virtual Hillhurst-Sunnyside Community Association meeting **January 4th, 2024**. The applicant presentation showcased the updates to the project based on comments received to date. Updates included the treatment of the lane - increased lighting and glazing, an additional location for public art, and further consideration of materiality and detailing. The bike parking strategies were also discussed, showcasing the revised plan for 158 secured bikes (not including any gear walls in suites). The meeting was attended by the HSCA Planning group and additional members of the CA, after the brief applicant presentation the meeting was opened up to discussion, and an opportunity to provide feedback and ask questions.

What We Heard:

At this time a formal letter has not been provided to the applicant from the Community. At the meeting the response to the changes/and the project for those who were seeing it for the first time was overall quite positive. There were questions around additional seating along the lane beside the electrical transformer, and a desire to have units on the lane (discussion points that followed illustrated that the site is very small and all the services are located along the lane so they are not on the street face). There were some discussions and clarifications about the intentions for the public art (discussion that followed reinforced that one of JEMMs focuses on all projects is inclusion of public art and that is why it is shown on the DP). There was commentary that the NW corner of the building framed the lane and created a challenge for sightline (in discussion the applicant shared that the visual width of the lane between buildings is standard and was encouraged by the City to ensure a strong streetwall, and that the 3 Avenue improvements will result in a much wider sidewalk). The NE corner was also mentioned as a location that should be treated with increased importance, based on these comments and DTR 1 comments, the applicant has revised the NE corner.