

Applicant Outreach Summary

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FORMED ALLIANCE ARCHITECTURE STUDIO

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APPLICANT OUTREACH SUMMARY

Medicine Hills Block J - 1201 Na'a Drive SW - DP2022-07470



The proposed design for this development is a result of years of engagement that has taken place as the project moved through ASP development, original Outline Plan/Land Use redesignation, a more recent land use redesignation and further engagement at the DP stage.

This Applicant Outreach Summary provides an overview of key engagement that took place from 2022 onwards and key outcomes as they relate to the DP.

2022 Re-zoning (LOC2022-0148)

As part of the public / stakeholder engagement process, the previous applicant, Casola Koppe Architect, 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 interested parties attended these sessions and provided feedback:

- Indigenous Community
- Coach Hill/Patterson Heights CA
- Calgary River Valleys & East Paskapoo Joint Advisory Committee
- Bucci
- Bowness Community Association
- Paskapoo Slopes Preservation Society
- Edworthy Park Heritage Society
- Society of Bowness Residents
- City of Calgary Planning
- City of Calgary Indigenous Relations Office

A fulsome What We Heard Report was submitted as part of the DP application for background information and continuity. Key concerns that were managed as part of the DP include concerns on height, parking, lighting, setbacks, fencing and restricted access along the ER and drainage.

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As part of Block J's Land Use Redesignation/Development Permit applications, the previous applicant, Casola Koppe Architect, emailed the Indigenous Relations Office (IRO) inviting them to an Open House intended to explain the purpose of the applications. No member of the IRO attended the Open House. As part of the reinstated Land Use Redesignation application, Lorna Crowshoe and the IRO was contacted to coordinate a Teams information sharing meeting. The meeting was attended by 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 Land Use application were raised during the meeting held March 14, 2023.

DP Application

Further engagement has taken place as part of the DP process to inform key interested parties and incorporate their feedback. Our project team has met with the following interested parties 1:1:

- Paskapoo Slopes Preservation Society (PSPS)
- City of Calgary Indigenous Relations Office
- City of Calgary Planning Representatives

PASKAPOO SLOPES PRESERVATION SOCIETY (PSPS) ENGAGEMENT SUMMARY

MEETING - As part of the Development Permit application, the file manager Quadri Adebayo coordinated a meeting with City representatives, the project team and the PSPS over Teams for information sharing on November 16, 2023.

The meeting was attended by:

- City staff (Quadri Adebayo, Colleen Renne-Grivell, Curesha Moodley)
- Developer (Shane Melanson)
- Developer Consultants (Julie Brache - FAAS; Carmen Kubrak- pLANT)
- PSPS (Hugh Magill, Annette Le Faive)

The PSPS were mainly concerned about south building setbacks, providing fencing and protection along the ER, ensuring that plantings are non-invasive and native species along the ER, and questions on irrigation and site drainage.

This feedback was taken into consideration and the following response was incorporated into the DP:

- Notes on the DP ensuring there will be a fence along the ER restricting access and gates will not be permitted.
- Review by our geotechnical engineer to ensure irrigation will not impact the ER

An open line of communication was established at this meeting and the PSPS reviewed and provided comment at DR1, DR2 and DR3. Three (3) thorough response letters to the PSPS were included as part of the application process at DR1, DR2 and DR3 for review by the City of Calgary Planning representative Quadri Adebayo and for distribution to the PSPS.

INDIGENOUS ENGAGEMENT SUMMARY

MEETING 1 - As part of the Development Permit application, the file manager Quadri Adebayo coordinated a meeting with Lorna Crowshoe and the IRO over Teams for information sharing on October 5, 2023. The meeting was attended by Lorna Crowshoe (Issue Strategist, Strategic Relationships), and Stewart Breaker (Team Lead, Indigenous Relations Office). The purpose of the meeting was to present the development application resubmission design and to answer any questions they may have. The IRO provided feedback on how the proposed development could pay respect to or educate the public of the importance of the land to the Blackfoot people through its overall design. This included suggestions on potential plantings and importance of the buffalo, coyote and moose to the Blackfoot people and this area.

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This feedback was taken into consideration in the proposed plantings, amenity space design and in the selection of material palettes for the buildings:

- The east amenity / reflective space was revisited to incorporate plantings that were identified in this meeting as meaningful to the Blackfoot culture.
- Several material palettes reflecting colourings of the moose, coyote and buffalo were proposed. Please note as a result of UDRP and Urban Design at the CoC, these palettes were altered to provide more colour and distinct variation.
- An addition of two interpretive signs/panels - one in the community garden area and one in the reflective seating area. These are intended to be storytelling panels with the content to be developed with key indigenous collaborators.
- The applicant is continuing to work with the file planner and the IRO to ensure that the indigenous community is informed of progress. Once a Development Permit is approved, the applicant would request for Blackfoot Elders to bless the site prior to construction.

MEETING 2 - On February 12 2024, the project team coordinated a meeting with the file planner Quadri Adebayo, Lorna Crowshoe and the IRO over Teams to discuss the City request to get a letter of support from a traditional knowledge keeper prior to decision and Calgary Planning Commission. During the outline plan and land use stage in 2014 and 2015, over numerous meetings and gatherings, the developer met with various elders including Andy Black Water, Bruce Wolf Child, Pam Heavy Head, Martin Heavy Head, Clifford Crane Bear, Stewart Breaker, and Kathy Breaker. In addition Bruce Wolf Child and Andy Black Water made a presentation at the Public Hearing on July 21, 2015. It was discussed in the February meeting that since there was no knew information to engage on or rationale for re-engagement, and a desire to respect individuals' time and not create engagement fatigue, that the comprehensive engagement undertaken on these lands over the past decade and what was heard applies to this development permit submission and forthcoming approval. An Indigenous Engagement Summary was proposed as a sufficient alternative upon the review by Lorna Crowshoe.

Three (3) fulsome Indigenous Engagement Summaries were included as part of the application at DR1, DR2, and DR3 for review by the City of Calgary Planning representative Quadri Adebayo and Lorna Crowshoe.

Closing

In summary, the applicant has completed significant engagement regarding the development of this site over the past decade and has taken many perspectives into account in the design of this development permit.

Sincerely,

Julie Brache

PROJECT MANAGER

Intern Architect AAA, M.Arch,
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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 <input type="text"/> |
| What is the duration of your project (to occupancy)? | Under 2 years | 3 - 5 years | 5 + years | 1 <input type="text"/> |
| 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. | 2 <input type="text"/> |
| How common is redevelopment within the community? | Redevelopment is common in community. | Moderate redevelopment has occurred. | Little to no redevelopment has occurred. | 1 <input type="text"/> |
| TOTAL | | | | 5 |
| 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 <input type="text"/> |
| How inclined will the community be to accept this project? | Likely minimal to no issues anticipated. | Some issues anticipated. | Many issues are anticipated. | 2 <input type="text"/> |
| What level of influence does the community have over project decisions? | No decisions open for input, willing to inform the community of project details. | Willing to listen to community and learn about their ideas and respond where possible | Willing to collect input to influence specific project decisions. | 1 <input type="text"/> |
| TOTAL | | | | 4 |

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 | |
|---|--|
| Direct approach (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 The community about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*. |
| Moderate approach (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* |
| Comprehensive approach (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 the community 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

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