

Applicant Outreach Summary

September 25, 2023

The City of Calgary
Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Allan Singh

Re: Detailed Community Engagement Summary for La Caille Group's Mixed-Use Development on 16th Avenue NW, Calgary

Dear Allan:

Applicant-Led Outreach Summary

S2 Architecture and La Caille Group are committed to developing a high-quality mixed-use project and being good neighbours. We've worked collaboratively with community members to ensure our outreach is meaningful and appropriately scaled. As the Principal of S2 Architecture, I affirm that our shared mission is cultivating enduring, fruitful relationships with all stakeholders. This enhances the project's relevance and benefits to the local community.

To realise this commitment, we initiated several layers of engagement even before submitting the Land-Use Rezoning application. Our consultation strategy has included:

- Targeted discussions with the Community Association.
- A constructive dialogue with Ward Councillor Wong.
- Open communication with adjoining property owners.

The engagement process has persisted through the Development Permit circulation phase, allowing us to refine our plans based on feedback received continually.

A key aspect of our community engagement was the targeted distribution of 100 colour brochures to the closest neighbours. These brochures not only provide a comprehensive project overview but also serve as an invitation for residents to share their thoughts and concerns, thereby reinforcing our commitment to reciprocal communication.

What We Heard

Feedback from the community broadly underscores their support for the project's focus on urban design and sustainability. The Community Association has expressed particular approval for how the development aligns with NHCLAP and MDP. During our meeting with Ward Councillor Wong, specific concerns were raised about potential traffic and parking issues. We have taken these points seriously and are working to address them in the project's final design stages. Adjoining property owners have shown an appreciation for the quality of materials and the aesthetic design.

S2ARCHITECTURE

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Your collaboration and insights will be invaluable as we advance through the formal approval process. Please don't hesitate to contact me directly if you require further clarification or additional details.

Yours truly,
S2 Architecture

A handwritten signature in black ink, appearing to read "Jason Curtis". The signature is fluid and cursive, with a large initial "J" and "C".

JASON CURTIS
Architect, AAA, AIBC, LEED AP
Principal

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OUTREACH MATERIAL

Project Details

- Located at 304-322 and 350-358 Avenue Calgary
- Two 12-story mixed-use buildings
- 220 residential units
- 232 below-grade parking spaces
- Within 200 meters of primary public transit services
- Includes a large green roof area of approximately 1,000 sqm above grade
- Large site reserved for transit station and green parking
- In alignment with the City of Calgary's Local Area Plan (LAP) and the Municipal Development Plan (MDP)
- Mix of one-bedroom, one-bedroom plus den, and two-bedroom units

Questions or Comments?

Please contact S2 at S2Architecture by email: enquiries@S2Architecture.com

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ISC 10-2023 PUBLIC ENGAGEMENT

Mixed-Use Development

La Collie Group, a Calgary-based developer established 35 years ago, aims to construct two 12-story mixed-use buildings on 16th Avenue NW. Each building will feature residential units, at-grade retail, below-grade parking, and private rooftop amenities.

Background

Founded in the 1980s and diversified since the 1990s, La Collie is renowned for high-quality, long-term real estate. The company enjoys robust relations with local authorities and financial institutions.

Location and Compliance

The proposed development is located at 304-322 and 350-358 Avenue NW, conforming to the North Hill Commercial Local Area Plan (CLAP) and the Municipal Development Plan (MDP).

Land-Use Redesignation

To align with the CLAP and MDP guidelines, which advocate for mixed-use and vibrant communities, site-use redesignation from C-02 to C-2 is requested.

Site Details

The site is located on 16th Avenue NW, measuring 436.5m and 447.5m respectively. It is an well-served by public transit, including the 20th Avenue S/Tripway public transit station.

Construction and Design

Each building will have a green roof area of 1,000 sqm above grade and 1,500 sqm below grade, consisting of approximately 7.7% of the total site area. The units will cater to mixed-income, offering one-bedroom, one-bedroom plus den, and two-bedroom options.

Urban Design and Amenities

The project will feature a modern and sustainable design, including the pedestrian experience through the site and surrounding areas.

On-Site Facilities

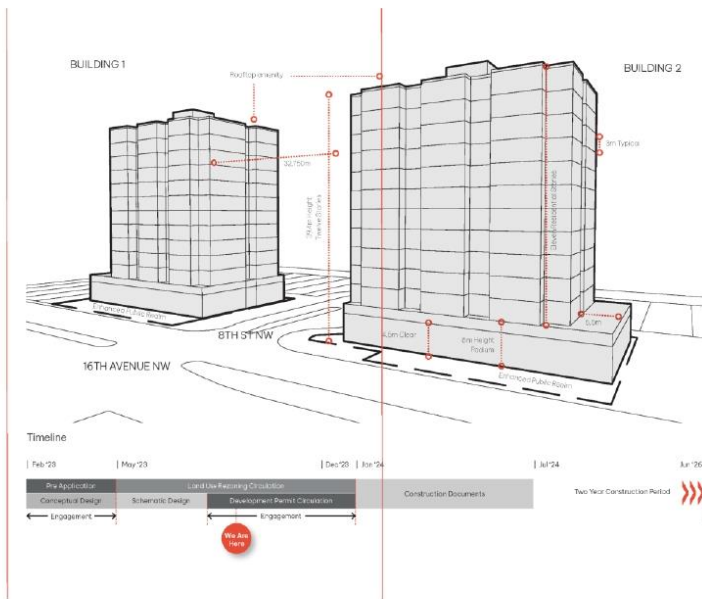
A fitness center and outdoor lounge area will be provided on the roof, along with a rooftop deck of adjacent to the entrance lobby on the 8th Street side.

Parking and Accessibility

Access to below-grade parking will be available to each building off the adjacent street-level street parking and drop-off zones.

Community Engagement

To date, La Collie Group has proactively engaged various stakeholders, including local government officials, neighboring businesses, and community organizations.



S2 PROJECT #222146 | 03