



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Harvest Hills/96

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)

Before submitting the Land Use and Outline Plan application, the RE&DS team in collaboration with Calgary Transit, engaged with residents, neighbours, community organizations, and public officials and held a well-publicized open house on Monday, June 11, 2024. RE&DS developed a project email list and website for those who prefer to engage online. Below is a list of meeting details:

- Harvest Hills Alliance Church: November 21, 2023, January 24, 2024, June 25, 2024
- Northern Hills Community Association: March 13, 2024
- Office of Ward 3 Councilor Jasmine Mian: March 15, 2024, Correspondence the week of June 24th to support meeting with Sierra's of Country Hills condo corporation meeting.
- Open House: June 11, 2024 with about 70 attendees

In March 2025, following reassessment by Calgary Transit, RE&DS submitted a revised plan for the Residential component only. In June 2025, the RE&DS team shared the details of the revised plan with interested stakeholders and held the following meetings:

- Harvest Hills Alliance Church: June 5, 2025 (in-person at the Church)
- Sierra's Condo Board: June 5, 2025 (in-person at the Sierras)
- Northern Hills Community Association: June 17, 2025 (virtual meeting)

See *What We Heard Report* for further details.

Affected Parties

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

The RE&DS team reached out to the following stakeholders:

- Adjacent Owners: Harvest Hills Alliance Church, The Sierras of Country Hills, Country Hills Cove, Bethany Care Centre and the Commercial developments across Country Hills Road and Harvest Hills Boulevard
- Northern Hills Community Association
- Office of Cllr. Jasmine Mian
- Northern Hills Community at large for the open house on June 11, 2024



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.

Traffic, Parking & Transit - Participants at the open house were most concerned about existing vehicle traffic levels and patterns in the immediate community. Residents at an adjacent condominium complex are deeply concerned about vehicular access to their complex, and residents from various locations have expressed frustration with traffic cutting through the community already. Some residents expressed concerns about the loss of Parkn'Ride and timing of Green Line extension to the north.

Affordable Housing – People were generally supportive of the Affordable Housing components but wanted to know more about what it would look like.

Height and Density - Immediate neighbours expressed some preference for limiting the height of the development to the height of other surrounding communities due to shadow impact. A few adjacent residents suggested that the site be left as green space with no development.

Lack of Amenities in Northern Hills – some residents expressed concern about lack of amenities in the area in general.

See *What We Heard Report* for further details.

How did 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.

The issues raised by the residents primarily focused on existing traffic concerns on Country Hills Road. The RE&DS team made suggestions on how the traffic issues may be improved. The proposed signalization of the intersection of Country Hills RD and Country Hills LD with pedestrian crosswalks will help improve the current situation.

RE&DS is working with Harvest Hills Alliance Church to address the interface with the proposed development.

How did you close the loop?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

The RE&DS team held meetings with the key stakeholders in June 2025 to present the updated proposal.

The adjacent Condo development at The Sierras understood that their traffic concerns are existing regardless of the proposed development but were pleased that the intersection is expected to improve the current conditions and will provide a safe signalized pedestrian crossing with crosswalks.

While the Community Association remains concerned about larger traffic issues, they were pleased that signals and crosswalks will make the intersection safer.

RE&DS continues to maintain communication with interested stakeholders through the project website and through email communication.

The stakeholders recognize that they would have the opportunity for further input at the Development Permit stage on design and massing of the building structures.

See *What We Heard* for further details.

Harvest Hills/96 Development

What We Heard Report

Updated June 25, 2025

Prepared by Britt Radius

Version

- First draft (June 28, 2024)
- Final draft (July 5, 2024)
- Updated draft (June 25, 2025)

Executive Summary

Proposed Project

Real Estate & Development Services (RE&DS) is proposing to develop a piece of City-owned land initially considered for a park and ride. The new plan aims to provide housing near transit services, making it easier for residents to get around while living in the area.

A Land Use Amendment and Outline Plan proposal was submitted in August 2024 by The City's Real Estate & Development Services ("RE&DS"). The proposal (LOC2024-0215) received comments back from the City of Calgary's Development Applications Review Team ("DART") and RE&DS is responding to the comments, conducting more public outreach, and proposing alternatives to the original application. Changes from the original application include:

- Based on re-assessment by Calgary Transit, the design and construction of the roundabout and bus terminal have been deferred to align with timing of related long-term transit projects.
- Proposing a signalized intersection at Country Hills Road and Country Hills Landing.
- Preserving areas to protect for future bus terminal and roundabout.

Original Public Engagement

Before submitting an application to Planning and Development, we engaged with residents, neighbours, community organizations, and public officials with ties to Harvest Hills. We met with the community associations and Ward 3 Councillor Jasmine Mian and held a well-publicized open house on Monday, June 11, 2024, with about seventy attendees. RE&DS also developed a project email list and website for those who prefer to engage online.

Updated Public Engagement

Following the review of the revised plan by DART, during May and June of 2025 we re-engaged with adjacent residents, the Harvest Hills Alliance Church, the community association, and sent an update to all contacts who signed up on the project website to receive updates.

Engagement Process

Professional Services

RE&DS used Britt Radius, a stakeholder engagement firm, to conduct a series of public engagement sessions with public officials, community organizations and the public. This team includes professionals with formal training and experience in public engagement.

Engagement Activities

1. Initial Outreach

RE&DS started the engagement process by meeting with public officials and community organizations to discuss the proposed development. We met with:

- Harvest Hills Alliance Church:
 - November 21, 2023
 - January 24, 2024
 - June 25, 2024
- Northern Hills Community Association
 - March 13, 2024
- Office of Ward 3 Councillor Jasmine Mian
 - March 15, 2024
 - Correspondence the week of June 24, 2024, to support meeting with The Sierras of Country Hills condo corporation meeting.

In March 2024, targeted outreach by way of email, was also made to:

- Sierra's of Country Hills Condo development
- Country Hills Cove development
- Ashton Square development

2. Online

A project website was developed. On the website is an option to join a project email list to stay informed of updates to the project. The project website also provides an email contact to provide feedback to, as well as outlines additional opportunities for input.

3. Open House

An open house was conducted on June 11, 2024. The public was invited to participate in an open house from 4:30 pm to 7:30 pm. RE&DS extended public invitations to the open house via social media and the community's website. Bold signs were also posted around the intersection of Country Hills Road NW and Harvest Hills Boulevard.

Britt Radius collaborated with RE&DS and the prime consultant Situated, to create a simple set of presentation boards about the proposed development. Representatives from the following agencies and organizations were in attendance.

- RE&DS

- Calgary Transit
- Situated and its consulting team (Scheffer Andrew, Britt Radius)
- City of Calgary Housing Solutions
- The Development Applications Review Team
- The Ward 3 office
- Calgary Planning Department

The team sought to ensure that participants received ample time for questions and feedback. The open house hosts also asked residents to complete a brief feedback form after they viewed the materials and had an opportunity to answer questions.

Attendance: The door count indicated 72 people attended, but only 59 signed the meeting register. We received 22 handwritten comment cards at the event and 13 online submissions afterwards.

Access: RE&DS selected Harvest Hills Alliance Church for its location adjacent to the development, convenient parking, and handicap access for those who required it. The open house started at the end of the workday and continued into the early evening.

4. Additional Engagement

Following receiving comments from DART on the amended Land Use Amendment and Outline Plan proposal, RE&DS conducted further outreach which included:

- Project website updated
 - May 22, 2025
- Email to those who signed up for updates on the project website (137 contacts)
 - May 22, 2025
- Harvest Hills Alliance Church
 - May 23, 2025 (Email update)
 - June 5, 2025 (In-Person Meeting)
- Sierra's of Country Hills Condo Board
 - May 23, 2025 (Email update)
 - June 5, 2025 (In-Person Meeting)
- Northern Hills Community Association
 - May 23, 2025 (Email update)
 - June 17, 2025 (Virtual Meeting)
- Ashton Square – Commercial development
 - June 24, 2025 (Email update)
- Rancho Group – Property Management for Chelsea Station Country Hills Cove residential development
 - June 24, 2025 (Email update)
- Bethany Care Centre, at 19 Harvest Gold Manor NE
 - June 24, 2025 (Email update)
- 7-Eleven and PetroCanada, at 150 96 Ave NE
 - June 25, 2025 (Email update)



What We Heard

The following summarizes feedback received through initial meetings, online feedback, and the Open House. Remarks in *italics* indicate verbatim feedback.

Participants at the open house were most concerned about existing vehicle traffic levels and patterns in the immediate community. Residents at an adjacent condominium complex are deeply concerned about vehicular access to their complex, and residents from various locations have expressed frustration with traffic cutting through the community already.

Far less was heard about the proposed development's potential height or density. Immediate neighbours have expressed some preference for open space or limiting the height of the development to the height of other surrounding communities.

Topic 1: Concern about traffic, parking and safety

By far, the most feedback was about concern or frustration with traffic. Many pointed to how many vehicles now cut through the community to access 96 Avenue and its connection to Deerfoot and the Calgary International Airport.

There is concern that this development will generate even more traffic and parking issues despite the intended Transit integration. A few felt community safety may be compromised.

- *My concern... is the number of vehicles "short-cutting" through the neighbourhood on Country Hills Rd, to/from Country Hills Drive who are going to/from Country Hills Blvd.*
- *My concern is the traffic flow on Country Hills Road to Country Hills Drive, and subsequently to Country Hills Blvd.*
- *Not a good idea to cram more housing in an area that is not conducive for higher traffic congestion.*
- *I am extremely opposed to this development. I live at Sierras and the traffic just now is dangerous and scary.*
- *The traffic here is already bad, and I defy anyone to say that this project will have minimal effect on traffic. Come and live here for a while!*

A few are worried that the new complexes will not have enough parking, which will create more parking problems at the adjacent churches and shopping malls.

- *People will park their extra cars in the church parking lot.*
- *Where will people park?*

A couple of participants were sceptical of the original proposed traffic circle's impact and asked for an opportunity to consult further with the City of Calgary concerning the traffic situation.

- *Your traffic circle will not help us in the slightest.*

Residents of the adjoining condominium, The Sierras of Country Hills, were particularly concerned about their ability to safely access their complex from Country Hills Boulevard and asked whether the City would provide assistance to address this.

- *No clear planning for safe entrance/exit/parking for the complex – and resulting congestion on the roadway*

Topic 2: Concerns about and support for Transit

The participants' opinions on how the development should integrate Transit varied widely. Some raised questions about how current and future Transit routes work, while others liked how Transit will be integrated into the development. Yet others had questions about how the Greenline will ultimately be accommodated.

- *Any money gained from selling this land needs to go 100% towards getting the route Green Line ready for coming north!*
- *We feel that the best Transit option would be a properly designed BRT, no LRT line is needed.*
- *With a legally blind member of our household who uses public transit, accessibility is the biggest concern.*
- *I hope the city increases transit to the neighbourhood as, and before, the new growth.*
- *Greenline station has not been designed. How do you know this area is not required for north/south and airport connection?*

Topic 3: Concern about a lack of amenities

A few said the community suffers a dire lack of amenities required to support new residents.

- *The space might be better used to establish rec facilities or other facilities that can be used by the community.*
- *There is a critical lack of social, medical and school infrastructure up here, that hasn't been addressed by any levels of government. (Regarding a recently opened high school) With only Grades 9-11, it's already over capacity and there's no room for Grade 12.*
- *Also consider putting more amenities into the area – Aurora area would be great for some park/ice rink/community garden spaces.*
- *Lack of medical/urgent care and school capacity in the community could be an issue*

Topic 4: Support for more affordable housing

Some participants supported the project's affordable housing, citing the need for more housing to fill the missing middle.

- *I like that the city is using these unused land parcels for housing.*
- *Looks reasonable compared to the exaggerated rumours and provides needed "missing middle" sized housing that is appropriate for the area (Max 6 stories).*
- *I can't understand why in 2024, our city doesn't have a policy of all development needing to have non-market at *at least* 15% of the build out. Especially in the current climate.*
- *Affordable housing is good. Traffic concern.*



Topic 5: Concerns about height

A few participants cited concerns about the proposed six stories and requested that it be reduced to three or four stories to fit in with the surrounding developments.

- *It will block other properties views, home values will likely sink with this jammed in condo housing.*
- *A 6-story condo unit does not belong there.*
- *The development MUST fit in with the existing buildings. It SHOULD NOT be a high-rise development, three or four stories as a maximum.*

Additional Comments & Discussion Points

Participants shared other feedback on comment cards at the Open House, and emails to the RE&DS project managers during initial engagement, including:

- *I worry about "silos" at city hall and want to make sure planning is done with the upcoming revised aurora ASP in mind, even though this proposal is "outside the scope"...I hope the various planners are talking to each other!*
- *Surely the time has come to outline options for an integrated plan for Country Hills, Panorama Hills and Harvest Hills.*
- *Ensuring there is no visual differentiation between the market vs affordable developments would encourage diversity and inclusion... I would request that planners think better when it comes to the types of designs that they receive... how are they doing their part to be sustainable (water, solar powered, ease of walking and cycling in the space... Ensure that the development includes community gathering spaces and multi-use.*
- *That plot of land was designated for a Park and Ride/LRT Station for LRT users.*
- *I would suggest that you leave it as a park and develop it with benches, etc. In order to get to a green space from The Sierras of Country Hills we need to drive so this would cut down on emissions. Not interested in more building.*
- *I'm sure that you will receive much nimbyism as feedback, but I will certainly be happy to see the development as a neighbour within 300m of the location.*
- *An opportunity for community space would be great. Integrate the development into the area.*

Closing the Loop

In May and June of 2025, RE&DS conducted further outreach. Feedback and questions received from this outreach effort included the following topics which were discussed and addressed as noted:

Sierra's of Country Hills Condo Board

- During additional engagement with the Sierra's of County Hills Board in June 2025, the Board members reiterated concerns about their blind exit, increased traffic volumes (particularly since the airport connector opened), and the safety of emergency vehicle access. After discussing the updated proposal for a signalized

intersection, the Board members were pleased that the intersection is expected to improve traffic flow, will create an improvement, will provide a signalized pedestrian crossing, and lights will create a gap in traffic for residents to exit left out of their exit. Board members made suggestions regarding intersection markings and speed zone changes. They acknowledged that regardless of this proposed development, they want traffic concerns to be addressed.

- They also understood they have the opportunity to comment at the Development Permit stage.

Northern Hills Community Association

- While the Community Association remains concerned about larger traffic issues, they were pleased that signals and crosswalks will make the intersection safer.
- Need for proactive planning especially from a transportation standpoint.
- The Community Association also understood they have the opportunity to comment at the Development Permit stage.

Harvest Hills Alliance Church

- The Church welcomes new residents into the community.
- Concerns about the potential removal of mature trees along the Church property boundary. RE&DS will work with the Church to address impacted trees.
- The Church was pleased that there will be a continuous loop along the perimeter of the project connecting Harvest Hills Blvd to Country Hills Road.
- Parking would be addressed at the Development Permit stage.

Additional Comments

Other comments and questions received via email during the additional outreach included: interest in who the builder will be, what the non-market development will encompass, understanding the project timeline, how the project supports the housing crisis, a lack of community spaces, and protective traffic measures.

All questions and feedback received through email were responded to by RE&DS' project manager, who also provided details on the application process, anticipated timelines and future opportunities for input.