



Sunnyside Triangle Site

What We Heard Report

PHASE 1 ENGAGEMENT SUMMARY

JANUARY 2016

Office of Land Servicing & Housing



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Executive Summary

From fall 2015 to spring 2016, Calgarians are invited to help shape the future of the Sunnyside Triangle Site. The City of Calgary's Office of Land Servicing and Housing plans to develop the site as a mixed-use development, including both affordable and mixed-market housing.

This report summarizes the first of two phases of public engagement in support of this goal. During the two week period that comprised Phase 1, the City of Calgary sought input from the community into the types of activities that would complement the redevelopment of the Triangle Site for residential purposes.

Using a variety of methods, participants provided a diverse range of feedback and expressed demand for elements such as gathering spaces, public art, commercial retail, and recreation, while also emphasizing the opportunity to pursue best practices in architecture and design, diverse housing types, and transit-oriented development.

The Planning Context

Plans to develop the Sunnyside Triangle Site will align with prior key planning initiatives. The Triangle Site exists within the 'Bow to Bluff' corridor, which was established by an independent, citizen-led initiative in 2011. The Bow to Bluff project is focused on transforming the corridor of public lands along the Northwest C-Train line between the Bow River and McHugh Bluff into a network of great public spaces. Both an extensive and award-winning engagement process and urban design framework, Bow to Bluff provides an overarching, long-term, and citizen-centred vision and functional framework to guide future development through the corridor.

In conjunction with Bow to Bluff, the Hillhurst / Sunnyside Area Redevelopment Plan provides policy direction for the development of the Triangle Site. Area Redevelopment Plans (ARPs) are planning documents, adopted through council bylaw, which set out a comprehensive program of land use policies and related planning documents that help guide the future development of individual neighbourhoods within Calgary. As the project advances and development scenarios are explored in early 2016, these guiding planning documents will provide direction on the potential forms a development could assume.





For more information about these planning initiatives, please visit calgary.ca/sunnyside-triangle.

Process & Participation

From December 2 to December 16, 2015, the City of Calgary's *Office of Land Servicing & Housing* engaged with residents of Hillhurst-Sunnyside about the future of the Sunnyside Triangle Site, located at the intersection of 2 Avenue and 9 Street NW.

With plans to develop the site as a mixed-use development, including both affordable and mixed-market housing, the City sought input about the kind of activities the community would like to see happen on the Triangle Site.

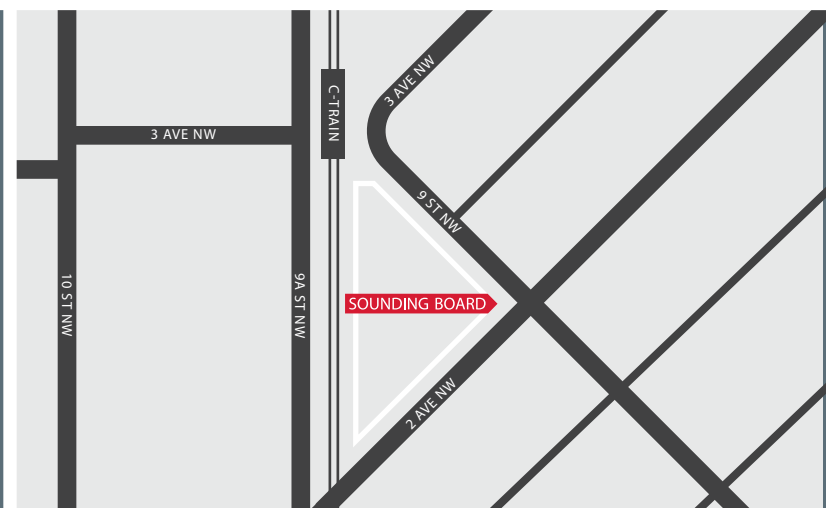
In early 2016, the City of Calgary will return with more opportunities to engage to determine how best to integrate these activities into the Triangle Site redevelopment.

ENGAGEMENT TECHNIQUES	173	TOTAL	685
	PARTICIPANTS		IDEAS
 SOUNDING BOARD CORNER 2 AVENUE & 9 STREET NW	98		285
 3 WALKING TOURS DECEMBER 6 & 7	22		209
 ONLINE ENGAGE! PORTAL CALGARY.CA/SUNNYSIDE-TRIANGLE	26		164
 EMAILS TO THE PROJECT MANAGER	7		10
 HILLHURST-SUNNYSIDE FARMER'S MARKET	20		17

COMMUNICATION TECHNIQUES

Other approaches were used to increase awareness of the project among nearby residents:

-  **POSTCARDS TO SUNNYSIDE RESIDENTS & 10TH STREET NW BUSINESSES**
-  **PROJECT PHONE LINE**
-  **10 LAWN SIGNS THROUGHOUT SUNNYSIDE**



TRIANGLE SITE LOCATION IN SUNNYSIDE



The Triangle Site Walking Tour

December 6 (11:00am & 3pm) & 7 (7:00pm), 2015.

The tour offered participants an opportunity to walk the Sunnyside Triangle site; learn more about the mixed-market affordable housing project, transit-oriented development, area redevelopment planning, and the Bow to Bluff initiative; and pose questions and offer their feedback to team members.



4

POTENTIAL
SITE ACTIVITIES

SUNNYSIDE C-TRAIN STATION

3 AVENUE NW

9 STREET NW

3

SITE GATEWAYS & VIEWSCAPES

TRIANGLE SITE

1

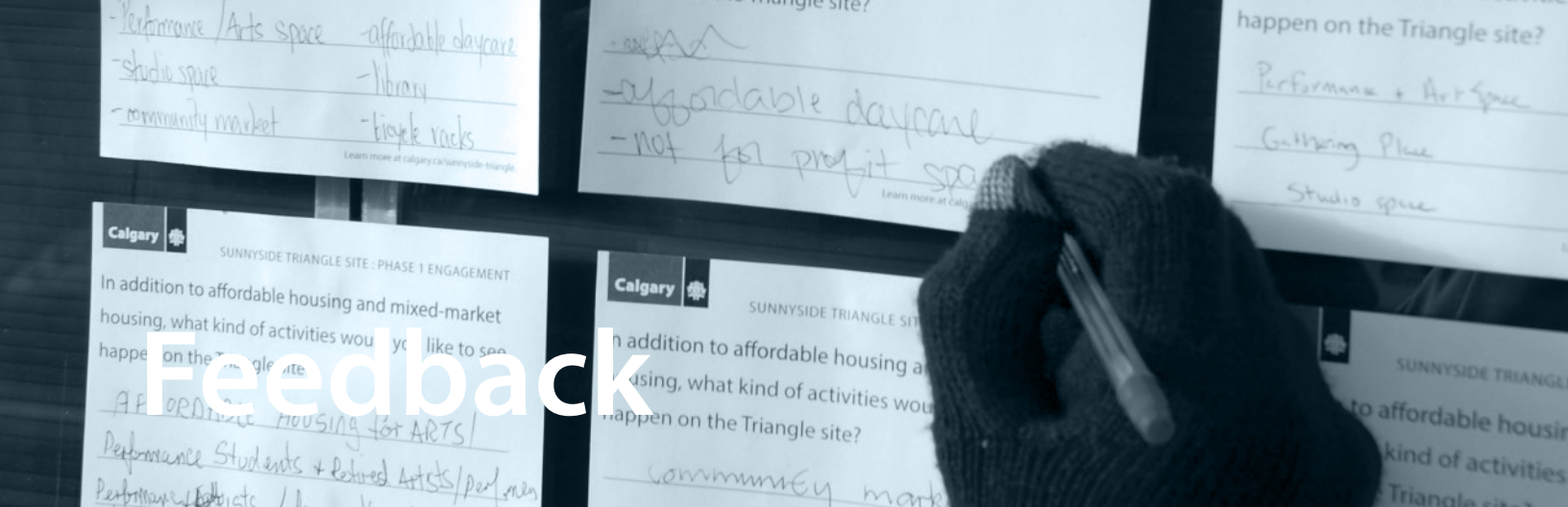
PROJECT INTRODUCTION & FEEDBACK

2 AVENUE NW

2

THE BOW TO BLUFF LEGACY & THE CORRIDOR TODAY





Feedback

Participants in the engagement process were asked to consider the primary question posed by the City: *“In addition to affordable and mixed-market housing, what kinds of activities would you like to see happen on the Sunnyside Triangle Site?”*

Below, you’ll find the broad themes, related sub-themes, and representative comments that emerged in response over the two week engagement process. A complete list of participant feedback is included in **Appendix A: Verbatim Comments**.

Through the process, participants expressed their hope that the site continue to include a common area and gathering place for the community, or that it remain an artist hub that supports the visual and performing arts. A number of participants also listed retail, community gardening, and local markets as activities that could benefit the Triangle Site.

Although the question was not asked during Phase 1, many participants were interested in talking about the potential built form of the site; they provided comments about the possible height, density, energy efficiency, shadowing, and street interface. Though the City of Calgary was primarily focused on the potential activities that could be held on the site, these detailed concerns have been received and will be considered during the next phase of the process.

THEME	FREQUENCY
COMMON AREA / GATHERING SPACE	60
SUBTHEMES	
PARK & GREEN SPACE, FLEXIBLE SPACE	
REPRESENTATIVE COMMENTS	
“Flexible green space capable of accommodating farmers markets + retail space”	
“Hoping for indoor public space”	
“Include some green space”	
“Keep it a park, we have too much development in the area and we need more green space”	
“As much green space as possible, benches, playground”	

THEME	FREQUENCY
ART & PERFORMANCE	48

SUBTHEMES

PERFORMANCE / ART SPACE, STUDIOS, MOVIES, MAINTAIN CONTAINERS

REPRESENTATIVE COMMENTS

"ContainR has had some winter programming in the past – Christmas, sleigh rides, theatre"

"Petting zoo, outdoor theatre, community gardens, farmers market, free library, concerts, public art"

"Outdoor performance space"

"Performance + art space, gathering place, studio space"

THEME	FREQUENCY
ARCHITECTURE & DESIGN	40

SUBTHEMES

ENERGY EFFICIENCY, HEIGHT (TALL), SHADOWING, ENCOURAGE DENSITY, STREET INTERFACE

REPRESENTATIVE COMMENTS

"Street side consideration of container boxes and art these look scary"

"Community Garden and Public Art features.

"Have a low height building (under 8 stories):"

"I am all for tall"

"Maintain sunlight and warmth"

"Sustainable building and use of renewables"

"4 storeys maximum – no eye sores"

THEME	FREQUENCY
RETAIL	33

SUBTHEMES

SMALL-SCALE, LOCAL

REPRESENTATIVE COMMENTS

"Full-time farmers' market space. Teahouse. Cross-cultural concert venue. Bike rental depot. Car2Go parking. Seasonal murals. Green roof - solar or garden."

"Hoping for local services (butcher, grocer, shoe repair, etc)"

"Small triangle parks – kiosks with small businesses and activities, people coming in and out of space, discourage illicit activities (Vendome coffee cart)"

"commuter-oriented business"

THEME	FREQUENCY
COMMUNITY GARDEN	26

SUBTHEMES

VEGETABLE GARDEN, FLOWER GARDEN, COMPOSTING

REPRESENTATIVE COMMENTS

"I would like to see some community garden space continue, it has been nice to see if continue to be green in at least part of the area. This along with a mix of accessible housing would be great."

"Covered greenhouse"

"Provide urban gardening space"

"Flower garden and park"

"Community garden"

"Public composting, artist studios"

THEME	FREQUENCY
HOUSING	26

SUBTHEMES

SUPPORTIVE LIVING, LIVE-WORK

REPRESENTATIVE COMMENTS

I would like to see residential units at ground floor level with front door access & private patios towards the C-Train and wrapping around the corners of that side of the development."

"Taking into consideration the close proximity to the LRT and walking distance to downtown. Designate it to LOW INCOME HOUSING!"

"Family-oriented units with 3+ bedrooms (that are classified affordable)"

"There's currently no shortage of people buying executive condos"

"Hoping for more diversity - accessible services and residences for challenged residents"

THEME	FREQUENCY
MARKET	23

SUBTHEMES

FARMER'S / COMMUNITY MARKET

REPRESENTATIVE COMMENTS

"Farmer's market, cheese/bakery"

"Local produce market"

"An open air market place with independent stalls"

"Community market"

THEME	FREQUENCY
RECREATION	22

SUBTHEMES

PLAYGROUND, FITNESS

REPRESENTATIVE COMMENTS

- “Provide a circuit of adult activities in B2B to attract lunch runners”
- “Adult exercise area adjacent to the children’s play area to encourage a mix of generations”
- “Playground & edible landscape places for art installations”
- “Small community center, including a gym. Indoor play area for children.”
- “Open badminton, life-sized chess”

THEME	FREQUENCY
PARKING	19

SUBTHEMES

ADEQUATE PUBLIC PARKING, UNDERGROUND PARKING

REPRESENTATIVE COMMENTS

- “Transportation access to the site”
- “I’m worried about parking”
- “Parking needed. Attracts people from other parts of the City. Don’t narrow 9th street. Increase public parking”
- “Pixel, Ven, etc. all have residents who still drive despite transit”

THEME	FREQUENCY
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	15

SUBTHEMES

SAFETY, SIGHT LINES, REDUCING ILLEGAL ACTIVITY

REPRESENTATIVE COMMENTS

- “Safety and Security”
- “Worried about crime and anti-social behaviour”
- “Avoid creating dark spaces – corners in constant shadows”

THEME	FREQUENCY
SUNNYSIDE C-TRAIN	15

SUBTHEMES

PROXIMITY TO STATION, TRANSIT-ORIENTED DEVELOPMENT, RELATIONSHIP TO RETAIL, NOISE IMPACT

REPRESENTATIVE COMMENTS

“Things that aren’t disturbed by the noise from C-train”

“Some retail - with all the new residential under construction in the area there must be opportunities for more retail. Perhaps along 9th street to benefit from C-train traffic.”

The themes included above are those that were most heard during the process. Other comments – fewer in number and therefore not included in the above list – include: pedestrian- and bike-friendly design; landscaping; mixed land uses; business incubation; and mentions of precedent places that could be emulated in the Triangle Site. Participants made mention of many places including 1st Avenue NE in Bridgeland; St. Patrick’s Island Park; the Central Memorial Park ‘bunny’ art display featured in Beakerhead’s 2015 events; and the Docklands in East London.

Given the stated intention of developing affordable housing on the Triangle Site, others suggested that the City could work closely with the Norfolk Group, an organization that has successfully implemented an affordable and mixed-market housing model elsewhere in Hillhurst-Sunnyside.



Tensions

The most prominent tension exists between height and density. Though it was largely accepted that affordable housing is the priority for the site, the physical design of the site and its architecture remained open for discussion. Where some people are happy to see these units be achieved with 12 storeys, others see 4 storeys as too tall. Throughout the walking tours, participant feedback suggested that the potential impact of shadowing on adjacent properties was the rationale for anxiety surrounding building height.

A second important tension is the difference in opinion concerning parking. Some participants in the process saw parking as the most important challenge in designing the site, while others believed no parking is required given the site's location adjacent to Sunnyside C-Train Station. Concerns about transportation also emerged in discussions during the walking tour. When the potential narrowing and pedestrianization of 9th Street NW was raised, some participants were excited by the opportunity while others were adamant the street remain as is due its role as a vehicle throughfare within the neighbourhood.

Other highlighted tensions were the maintenance of existing site uses and, more broadly, that whatever conclusion the City of Calgary arrives at for the Sunnyside Triangle Site, that it be planned and implemented responsibly. Participants highlighted the important contemporary role the site plays within the community and expressed hope that it realize its full potential as a focal point for Sunnyside. In a similar vein, many participants expressed a strong desire to maintain some (or all) of the existing site uses, particularly in preserving the on-site community garden.



Summary & Next Steps

In Phase 1 of the Triangle Site public engagement process, participants provided a great deal of informative and useful feedback. The City of Calgary's Office of Land Servicing & Housing will now look to integrate this feedback both with its own priorities and previous community feedback from the interconnected processes of Area Redevelopment Planning, Transit-Oriented Development, and the Bow to Bluff corridor design into its decision-making for the Triangle Site.

The feedback received during the Phase 1 engagement process will be used by the City of Calgary to help create development scenarios for the Sunnyside Triangle Site. These scenarios will form the basis of public engagement for Phase 2, planned for early 2016.

More information about the process and opportunities for engagement is available at calgary.ca/sunnyside-triangle.

THE ENGAGEMENT TIMELINE





Appendix A

Verbatim Comments

✉ Emails

Thank you for taking the time and effort to engage with all of the stakeholders affected by and interested in the Triangle site development. The Hillhurst Sunnyside Planning Committee (HSPC)'s primary role is to evaluate and comment on all development related proposals within the community.

The plans to integrate the communication and design focus with the previously completed Bow to Bluff initiative is strongly supported by the HSPC, however our primary focus is on the building itself. To that end we rely primarily on the policies contained in the Hillhurst Sunnyside Area Redevelopment Plan.

Since this ARP was formally adopted by both the City and the Community, numerous buildings have been proposed and completed within its framework and policies. We would expect this City initiated development to be the same and to comply with the height, density and built form as outlined in the ARP.

We look forward to continuing to work with your team on this project.

I would like to add a couple of observations of my own

1) To make the project and its future residents more amenable to the community, it would be really good to have some part of the project, or at least something on the triangle land, that is useful to the community. Better yet, something that can be shared by the new residents and the community. I would suggest a playground, but there already is a good playground just a block east at Sunnyside school, and another three blocks north. Whatever it is, to be inviting to people in the community it should not be necessary to enter the "private" space of the project to access it.

2) The warehouse building that used to be on the site was low, but occupied the entire triangle. Consequently it formed the blind wall of a one block corridor between the building and the LRT fence that was forbidding to walk through, especially at night, and was a magnet for graffiti. Whatever faces the LRT should, in contrast, be low and feel open. A garden or growing areas might be nice.

Thank you all for making the effort to consult the community.

I attended the meeting this evening, until the walking tour.

I am a born-and-raised Calgarian who lives directly across the street from the Triangle Lot and have for over 25 years.

I emailed a suggestion to Councillor Farrell and Susan Sanderson plus I voiced my suggestion this evening, to the attending group, that rather than a building running east/west on 2nd Avenue and north/south on 9 Street, the actual building be split into 2 separate complexes running north/south on the east and west sides of the lot, with on-ground, paid parking running down the centre of the lot for individuals driving vehicles, to access commercial businesses and have enough of an opening on the north end to allow for vehicles to pass. If necessary an underground, in-part, paid vehicle parkade could be accessed from 2nd Avenue.

Because I live directly across the street, during daylight hours, I have witnessed both illegal drug activity and drug dealing. As well, on several occasions, around noon, I have seen young, well-dressed, men (not children) urinating next to the south of the bench, located on the west side of the north ATCO-type trailer, with their backs to the C-Train (easily viewed by C-Train passengers, as well as pedestrians and vehicle passengers on 2nd Avenue and 9A Street, next to the lot).

With an open "sight-line" through the middle of the lot, it would be my hope that the visibility from both the north and south ends, through the lot and possible vehicular traffic, to commercial businesses, would discourage these activities.

I am in favor of mixed occupancy in the complexes that would include high-end/affordable/attainable/senior and handicapped owners and tenants.

My connection to the triangle goes back to the 80's. [redacted blog posts]

I've always thought it had incredible potential. I sure hope we apply AREA principles to its future use.

I would like to be added to any distribution list on meetings related to the Triangle Site.

Here are some of my ideas / suggestions for the Triangle Site and the affordable housing development:

(1) It is critical to integrate the building into the public space of the site and the Bow to Bluff Corridor for practical, aesthetic, community and social reasons. For example, creating active, beautiful, and inviting public space on the site for the new residents, neighbours and passersby will build community, continuity and a potentially delightful flow along the corridor. In other words, do not simply consider the building in isolation; design the building in relation to the public space on site, within the whole corridor, and in relationship to both the Kensington business district and the transportation options around it. In simpler terms: create a Great Public Space around a great building design!

(2) I support a mixed use building with community space, not just commercial / retail / work spaces. For example, I would love to see a small local branch of the Calgary Public Library, as Hillhurst-Sunnyside lacks one...or even a flexible space that can be rented temporarily for all sorts of purposes by neighbours, artists, small entrepreneurial efforts, celebrations, etc, not simply community association meetings or events. There might be a container or two on site for this flexible space—if one side were all glass, for example, passersby could see an artist, a writer, a City planner, a class of children, a musician, a maker, etc at work...or a display, an exhibit, an interactive invitation to play.

(3) I would rather see an eight storey building (gradually stepped up, not a block), leaving more public space around it, than a four storey monolith that takes up every inch of the site envelope. However, I would need to know how many people or how much area you are planning for, before I understand what the trade-offs are in terms of the building height, width, depth and profile.

(4) I support a no-parking building OR underground parking which is paid, not tied to each building unit. That way if some residents don't have a car, they don't pay for the parking stall, and perhaps some parking might be open to the public. As you know, this location is perfect for those who choose to get around by foot, bike, bus, train or car2go—so I would refrain from designing around the car, as so often happens in Calgary development.

(5) In the public space, I'd love to have adult / seniors' exercise equipment, climbable and/or interactive public art, comfortable, mobile seating and tables, free Wifi, a public bathroom, and a gazebo for the street piano I plan to paint. Oh wait, I have to bug Greg Stewart about the gazebo in the Bow to Bluff Park, so please pass that idea on to him! You can also tell him I still want a zip line from McHugh Bluff to the south side of the Bow River, but I'll settle for a miniature train running up and down the Bow to Bluff Corridor, along a creek with a natural marsh /wetland at the south end (apparently there actually IS a covered creek that runs from the bluff into the river). And while I'm thinking, I want to replace the path and fence with a 3 block long xylophone, history panels, a living wall and a path with lighted tiles. And finally, swings. There have to be swings.

Maybe I should stop now. :)

I am a 28 year Sunnyside family resident, my comments on triangle site as follows:

- I love the idea of mixed-market, low income affordable, mixed-use for the site.
 - I think there should be a retail component on the ground floor.
 - No parking or minimal parking, East Calgary recently had a no parking building. Considering the proximity to the C –train, the cost of developing onsite parking, the targeted clientel, the site doesn't need parkers nor do we need hundreds more cars congesting the neighbourhood.
 - a clientel that includes kids, thus the development should include a portion of 2 & 3 bedroom units. The local Sunnyside CBE school is a block away, the school has underutilized space and needs more student enrollment to ensure long term viability.
 - Maintain the existing Bow to Bluff pathway adjacent to the East side of the C-Train.
-

I just signed up to stay informed about community developments. I have been a resident of Sunnyside for a long time and I am most interested in what is being planned for the Triangle site. I intend to attend any events or planning with regard to that site.

One question I have is: will there be a percentage of residential units allocated to seniors? I think this neighbourhood needs to keep a focus on providing housing and amenities for seniors - especially those who have been part of the neighbourhood fabric for many years. One thought I keep returning to is to have some sort of covered, indoor recreational facility within the triangle residential complex. This would provide an in-house space for people of all ages to keep active, regardless of the weather. Also some of the mixed-use, commercial space might be devoted to a wholistic health centre.

Just some thoughts ... these may have already been bounced around.

Online Portal

My family (with young child) has been living in a single-family home directly across from the Triangle site on 2 Ave for the past 14 years. We have noticed an increase of illegal and anti-social activity since the warehouse was demolished a couple years ago, and the space taken over by ContainR. We look forward to having new structure on the site, and believe that this project could be a truly visionary model of mixed community living.

Transit Oriented Development

We fully support the City of Calgary's vision of Transit Oriented Development (TOD), a more sustainable approach to urban planning. This project fits squarely within the TOD and should closely follow the guidelines. This affordable housing project is a key building for the area in close proximity o Sunnyside LRT station. It should:

- Create and foster a walkable neighbourhood
- Foster distinctive, attractive communities with a strong sense of place
- Encourage transit use

- Provide a variety of transportation choices
- Mix land uses
- Strengthen and direct development of existing communities
- Create a range of housing opportunities and choices.

Optimizing density around LRT stations

"Locate the highest density uses and building forms (e.g. apartments, office towers) as close as possible to the LRT station building." - City of Calgary TOD Guidelines

Expensive housing is what stops middle and lower income families from coming to Sunnyside. Large swaths of the population—workers, students, families—have been priced out. The solution is start thinking big. Or, rather, tall. Regrettably, no other tall-building concept has done more damage to high-density living than affordable housing projects. Many people think of Hollywood movie ghetto structures, where crime, drugs and garbage are the end result of lack of maintenance, poor landlords, and poverty. This does not have to be reality, and the myth certainly needs to be dispelled with this project. The Triangle project should be a leading example of successfully integrated affordable housing.

Key to this affordable housing project is challenging ancient zoning restrictions

And creating increased density around transit stations, just as the city envisioned. Building a 4-storey structure on this site would be a social injustice to those that need affordable housing. We should be taking the opportunity to provide as many units as possible and expect 12, 14, 16 stories or even more more. Lack of funding for a tall structure should not be considered a barrier. We currently have a socialist government at all three levels, city, provincial and federal, and with enough media support the current governments would be hard-pressed to argue against an affordable housing project that is a world-class example of how to do it right and with fiscal responsibility.

Minimizing the impact of density

Shadows created by a tall structure are a common complaint for most high-density projects. Instead of taking an adversarial approach, we should embrace the opportunity to create a visionary living space. The Triangle space is already surrounded by tall structures on 10th St, with more to come on 9A St. This is a good thing. It's not just space that is important for humans. It's also your neighbours. Increasing density, convenient access to mass transit, pockets of green space from Bow to bluff—it's a dream for anyone, any family that enjoys living in a vibrant inner-city neighbourhood as my family does.

The structure should be tall, aesthetically pleasing, and considerate of its significance to and impact on both the tenants and community. Anything less will be a disappointment of missed opportunity.

Location History

For historical depth, the location's history should be taken into account. Prior to 1958 (warehouse built), Sunnyside Cottage School was, we believe, the first structure on the Triangle site.

I would love the triangle site to have work-live zoned town houses on the bottom two levels. This would allow entrepreneurs a lively place to open shop and be great for the community with added pedestrian traffic. No parking please.

On the upper floors I believe Sunnyside is in desperate need of senior housing. I would love to see low income assisted living. Bachelorsuits with meals provided and an option for people in the community to come for a basic meal at an affordable price. Being so close to the C-train we must design this plot of land for seniors or people with disabilities. I hope that whatever is built leaves the acute north and south corners open for community gardening and widens the sidewalks on all sides to accommodate lots of pedestrian traffic.

I am all for tall!

I think a work - live zone on the lower levels is a great idea. The hairdresser beside Vendome had to have a re-zoning done for them to move in, I think they are an excellent example of the businesses we would want to encourage in Sunnyside on the ground floor.

I'm concerned however about mixed retail as a general concept. Imagine a payday loans, liquor store, fast food and vape/smoke shop moving in along 2 Ave. It would be a disaster and certainly not what Sunnyside thinks of as community. In general I believe that we should stop retail in Sunnyside, and keep it on the other side of the c-train track.

I am glad you like the work live concept. I am not concerned about a payday loans, liquor store, fast food and vape/smoke shop moving in. I do not believe these businesses would succeed in our neighbourhood. The work live would have to be sold at market price. I think if we let the market dictate what the community wants it is always a win win situation. I imagine the things that would succeed in that location would more likely be an ice cream shop, a coffee shop, a lawyer, a psychiatrist, an events planner, things that would not adversely affect the fabric of Sunnyside. An open market will only allow what the community supports to survive.

Three retail bays anchoring the three corners of the site. This will allow for more of a transition from the Vendome block across the street to the tenth street corridor and the Kensington BRZ area.

Architecture of its time, no faux-historic design (the Palfreyville condo development a great example of a new design in the community). Seconding a green roof and the utilization of renewable energy (solar, geothermal) if practical, as well as grey water retention systems.

Make sure the building does not turn its back on the Bow to Bluff corridor, this space must be made inviting and be environmentally designed so as to stimulate pedestrian/bike traffic at all hours of the day. Perhaps the incorporation of an art wall along this exposure would help accomplish this.

Upgraded and widened sidewalks on the 2nd avenue and 9th street frontage, utilizing tree trenches as opposed to wells, and practical bike racks.

I would like to see lots of trees and green space around the development. It should improve the street with an extra wide sidewalk for pedestrians and buffer of trees between the street and the sidewalk to add a sense of enclosure and human scale. It should include public benches. Did I mention more trees?

One of the best uses for this site would be affordable housing for the disabled and the elderly, as well as students. It is close to the C-train and Safeway. It could be a great space for putting these groups together to support each other. The disabled and elderly would not add to the congestion on the c-train at rush hour, and the students would primarily be heading in the opposite direction at rush hour to get to SAIT and the U of C. Space for parking bikes and a community garden would also be very useful.

Taking into consideration the close proximity to the LRT and walking distance to downtown. Designate it to LOW INCOME HOUSING!

I would like to see residential units at ground floor level with front door access & private patios towards the C-Train and wrapping around the corners of that side of the development. On the other sides perhaps outdoor patios on the second floor above any retail. Because this area is so close to the C-train and downtown, the more eyes on the street on every side of the development the better it will be for our entire community.

Along the side close to Vendome it would be great to see the availability of retail space that complimented what is there already plus some outdoor seating. Not too much retail so that it doesn't create a dead space at night. It would also be great to see a small interactive children's playground or fun climbing wall or community bocce in the triangle area near the C-train that would encourage family outings and make the housing more family friendly.

As part of the design, please ensure that any wind tunneling effect is eliminated....this design must carefully take into account the massive amount of construction currently going up in the immediate area.

Also include green space, I went on the tour and while the cement ramp near the LRT station is "cleaned-up" from the previous incarnation it is very much a concrete jungle. Redesigning the LRT fence is a good idea, for improved sightlines. However, the design should seek to lessen the noise from the LRT and not increase it, particularly with the new longer trains coming through. The structure should be located and set back so that sunlight, especially in the winter, is not obstructed for existing residents and businesses.

The structure and any businesses, should they be incorporated, should be completely self-sufficient for parking, contained within the building. And it does need to have parking, this is not a car-free society. Cars from the new apartment buildings in the community (who are not supposed to have street parking) are parking on the streets either by getting passes from the city or buying them from residents.

Tall structure, no thanks. Keep the tall TOD on the other side of the tracks.

- Quality of living and emission control.

- After Paris Agreement we are obliged to take steps to optimize use of land attached to the big infrastructures of mass public transportation. Cost of this capital investment, LRT, is estimated for 5 billion\$. To fully benefit from such financial significant investment on the social and environmental scale the Triangle area requires;
- Higher density designation
- Minimum height of 12 stories, preferably more
- Very good quality of construction and innovative architectural design
- Diverse neighborhood
- In opinion of many experts the Triangle is one of the most attractive sites in Calgary.
- To create diverse, socially harmonious environment this future development needs to incorporate following;
 - mix character, housing, some commercial/small business
 - diverse socio-economical representation of owners/tenants
 - proper portion of market priced units to secure funding and necessary quality of this project

Regressive view

- There are opinions which dismiss necessity of planing of more than 1 million population city, emission control by maximizing use of the public transportation infrastructure. There are also views of outcomes preferred for little towns/country side, unobstructed horizon, small, low structures
- In the last few years we observed in area of Triangle growing problems with drugs use, criminality and other antisocial behaviour. This is unacceptable.
- We can not risk to repeat American model of cheap social housing full of social problems.

Opportunity

- Unique location of the Triangle area (LRT and major transportation roads, proximity to Downtown, Sait, University,) create unique opportunity for neighborhood where the new development by its flagship, innovative, quality architecture would enhance quality of living and social diversification.
- This space holds a lot of opportunity for mixed use development. Ground floor retail along 2nd Ave, live/work townhouses along 9th St and ground level walkout condo's along the bow to bluff corridor for elderly or wheelchair dependent owners would be great. A green roof is a great idea. Could it also be rented out as a public space to host roof-top community events? Relax parking rules and have a dedicated bike room with bike mechanic equipment for residents. Well designed micro units would improve affordability in the neighborhood rather than having subsidized low income housing.

I would like to see some community garden space continue, it has been nice to see if continue to be green in at least part of the area. This along with a mix of accessible housing would be great.

A mix of market and affordable housing is a good idea. Some retail - with all the new residential under construction in the area there must be opportunities for more retail. Perhaps along 9th street to benefit

from C-train traffic. It would be great if there was a way to provide economical space for local businesses, but I don't know if that is possible. Consider widening 9th St to provide angle parking. Important that there be no loss of public parking via this development.

I have loved going to the musical performance evenings at the Triangle site and am thrilled that the City might continue facilitating/enabling such community & cultural events in this area. This means please continue to provide space for the ContainR (type) events: stage, space for people to congregate, and allowing community and arts groups to use the space.

I attended a walking tour and have a couple of things to say:

- There are lots of people whose finances fall between "affordable housing" and executive condos (eg, me) and that is who I would like to be served by future housing, in this area especially, as I would love to continue living in this area as my life evolves. It is a bit frustrating to think someone has the same value as I pay \$\$ for in my apartment, for a lower rate. And I don't want to see low income housing attracting crime and nuisance. I don't know how you fix these issues, but someone should be trying.
- Please don't just listen to people who dominate discussion on walking tours, they don't necessarily speak for the rest of us in content or even subject.
- FYI it would be nice to think the City planners working on this were familiar with the area. It didn't seem like they all were. (eg I have never in my life (~20 years of which has been in this area) heard anyone refer to "the light rail"). Your hearts seem to be in the right place, but this is not Vancouver or Toronto: this neighbourhood and city already have a spirit and character worth building on.

Thank you for your tour and for soliciting feedback, I will be very pleased to see this site continue as a community-oriented spot.

The musical performances in the evenings at the triangle space have been a source of annoyance for my family. unfortunately, ContainR have not always been respectful to the families with small children that live on 2 ave. The late night noise has been a problem. I must say that I disagree with a continuation of public performance in this space. Living across from it, it is intrusive, and frequently not very considerate to the neighbours.

Community Garden and Public Art features. Have a low height building (under 8 stories).

An emphasis on affordable housing is very good. Additionally, I'd like to see a large part of the space continue to be a park, with places where people can meet together outdoors. My church community uses the current containR park space to bring a group of 10-14 children to on Sunday mornings to play and have a discussion. The kids love the space!

Practical bike racks (the one that is currently there is barely usable). Grassed park / tree area. Keeping the 'open' gathering-place feel that is currently there.

Low rise 'thoughtful' building design for the development - no stucco boxes - something with a bit of flair and distinctiveness. Truthfully with all the new condo buildings going up in Kensington you can barely see the sky anymore. The street level in this area is becoming a wall of shops and bricks. I am dreading losing this piece of open land and light.

Full-time farmers' market space. Teahouse. Cross-cultural concert venue. Bike rental depot. Car2Go parking. Seasonal murals. Green roof - solar or garden.

A "mini" Riley Park would be preferred, but if building is inevitable, rather than a continuous, wrap-around building running West to East along 2nd Ave. and wrapping around the corner, to run South to North on 9th St (Bow to Bluff diagram example), split into 2 separate buildings. 1 running North/South on the West side of the lot and 1 running North/South on the East side of the lot.

On-ground parking between the buildings for visitor and "paid" patron, handicapped parking, with access/egress from 9 St and 3 Ave at the North End (for vehicle use if items, purchased at commercial businesses, are too heavy/awkward for pedestrians or C-Train riders to carry or Furniture Moving Companies).

Underground owner/rental "paid" parking (payment addressed in residential contracts) with access/egress on 2nd Ave.

Open space between buildings would allow a "sight-line" from North/South and hopefully discourage illegal activities, which have been common for the past 2+ years. As well, unlike the limited business, patron parking on 10th St., patrons of the Triangle Lot would hopefully use the on-ground parking which would discourage "current" street parking in the Permit Zone.

Do not separate/segregate occupants. Each building should have a "mix" of affordable, attainable, handicapped, senior, penthouse and commercial owner/tenant occupants.

Hello everyone .. i will state this as fact. you have no hope of changing the city's mind. why? do you remember when the "city" held open houses to change the counselor boarder lines? al durer told me that nothing was decided period. it was not fixed ... yet a month ago counselor evan woolley and counselor richard pootman came to a community meeting telling the board that like it our not glendale has no choice and they will not defend our right to have a choice in which riding we will end up. when i spoke up counselor woolley stated and i quote .. " if you do not like it then run against me i got in supporting second suites" this city has no intention in listening to us .. it is a dictatorship with this mayor breaking election rules by donating to the counselor's he wants in. i am tired of being not told but showed that calgary my home is a dictatorship. richard pootman defended our right to stay single thats one family homes .. now he has stated it is out of his hands ... we are a community of only 1100 homes .. yet woolley wants to force his will on our community along with this mayor. on both plans a and b we are in woolley ridding ... the mayor after our community voted 100 percent in favor of not becoming a suited community is using his brand of dictatorship to force his will and woolley is owned by this mayor. you can not fight city hall is the message this counsel is telling all of canada .. all of alberta ... all of calgary .. i wish you luck in fighting

this ... this mayor wants the "inner city" to be high density housing and he will use every means to do it ...

Instead of ruining Sunnyside and Kensington further, leave the pace alone. Put up some nice local art in the space. Please don't put even more big ugly buildings up. The space is not big enough for a building for the size of this city. I was a god sent when that ugly building got torn down a few years ago and then there was finally a nice green space where you can view the city from the ground. If you must put something there, put more retail stores down so that the city can build up its greatness again.

I believe this site does not need retail. There is enough retail on 10th Street (and mostly empty stores). I also believe this is yet another site that does NOT require parking - as per the building in the East Village. This will certainly make it more affordable. This would also be helpful in an area that already has a great deal of traffic. Why add to that? Also, if parking were available, I believe it would most certainly be used (and/or rented) to LRT users. SO NO PARKING.

Ramps for disabled persons, as well as the elderly would be a good asset. I would like to see a mix of seniors and students. I haven't heard anything about the height of the building and that is a problem - four (4) storeys max. for the area.

I would like to see a mix of Retain (Townhouse) and residential. I do not believe this area is suited to support "affordable housing."

Sounding Board

Community market

Community gardens, low cost housing mix

Skate boarding spot, graffiti park

Performing arts space, gathering place, culture is good for business, but culture is better)

Residential/ not commercial space

Outdoor fitness equipment (similar to at Lion's Park by Louise Riley Library), market/independent (not franchise) small retail space

Performance + art space, gathering place, studio space

Flexible green space capable of accommodating farmers markets + retail space

Community garden, affordable housing, no cars, bike parking

Performance/art spaces, studio space, community market, affordable daycare, library, bicycle racks

Affordable housing for arts/performance students + retired artists/

performers, performance artists/permaculture landscaping, ACAD and UofC fine arts/music

Recreation + fitness

Affordable daycare, not for profit space

On site parking for residents and guests

Reptile spa, unaffordable high end daycare for dogs, fancy sandal bar or mustache lounge

Develop park space building off train/trainer theme, community garden/farmers market, performance art space

Strong police presence, strong property management

Community compost, public plaza to facilitate performances & gatherings

Open badminton, life-sized chess

Musical performances, puppet shows, bingo games

Recycling bins, clothing donation bin, community compost collection

No composting, no recycle bins, no donation bins

Public composting, artist studios

Center boulevard on 2nd Avenue with trees

Farmer's market, singing groups

Community composting, outdoor family activities, use talents from community

Indoor community space. In the interim, the lot needs to be upkept much better. Looks like a junk yard.

Small community center, including a gym. Indoor play area for children.

Indoor playground

Indoor park, crafts, lego building

Mix of commercial and multi-family – build many, many units

Tall (minimum 16 storey) beautiful building, mixed use – modern shop.

Why are people calling it a square? It's a freakin' triangle!

A continuation of the site as a public square / gathering place. Optimizing the lot's sunlight exposure in where the buildings are

situated.

Continuation of the site as a public square (2x, also performance space).

Very modern structure, good land use close to C-Train, tall.

Space for the public to meet, talk, play... and be... Maybe garden, Arts stage, culture...

Leave triangle the way it is, we do not need anymore low income housing here, send it to somewhere else

Common space for arts, market, and concerts

Farmer's Market, Craft fair, live music

High density housing and good commercial mixed use

Farmers Market!

I would like to see a bike network that leads people to the C-train and the C-train stations full of bikes (so bike racks everywhere)

Inviting landscaping around the building. Wide sidewalks to draw people in. Commercial space/retail/restaurant.

Asian market or indoor Asian market

The need for low-income housing doesn't outweigh the need for all the deadbeat kids to have something to do

Lots of trees. Meeting space. Park.

Art space. Live music/community centre. Community garden. Farmers market.

Local art gallery, community garden, theatre in the park

Art studios, art therapy

A loop of exercise sites (pull ups bar, etc.) from here to the curling club at bottom of bluff & in Bluff triangle

Small art gallery / weekend morning farmers market / small legal aerosol wall / "Meet up" poster board for various things ex. Cooking/ photography/yoga/mixology/sports/budgeting

Affordable housing with a common art space like is currently used for

Skatepark!!

Indoor outdoor community meeting space with periodic art and farmers market. Community garden area.

We need a farmers market! Craft fair or Christmas market! (fire and roasting marshmallows!!!)

Small library space. Community space for residents rental. Rooftop garden.

A classy art/live performance/music space, with trees & lighting. Great art location, since so close to ACAD!!!

Open air movies, open air music nights (open mic maybe), markets, community workouts (November project)

Swimming pool. Movies.

Drive (walk) in movies

Less loitering

Outdoor music/movies. Farmers market/craft fair. Community garden & gathering space.

Indoor skatepark!

Indoor pool

Italian bowling area, picnic area, art workshop

Facilities for public performance, aka springboard, Sunday jams, music, dance, public assembly

Get rid of this junk you're trying to sell as art and good for the community

An open air market place with independent stalls

Sensitive design to minimize height and shadowing, recognize this is the residential side of sunnyside

Local produce market

Keep the gardens, trees & community space! Leave some of the art too!

Gardens to feed the homeless

Community Events/Gatherings such as Shakespeare in the park

Create a community-run café where all the proceeds go back to the community

A day care!

Make sure there's a community meeting space for events, performances and other gatherings

Playground & edible landscape places for art installations

Places to talk about and engage with the community about its wider redevelopment

Places to gather, places for art and music, sharing food. Green things (plants).

 **Hillhurst-Sunnyside Farmer's Market**

Keep the Community garden, the homeless people in the community really benefit from this

Affordable housing was fine up top but on the ground floor put a: Skateboard park, Pool, Theatre showing Star Wars 24/7, Community garden

Retail on the main floor with office on the second and six floors of residential

Adult exercise area adjacent to the children's play area to encourage a mix of generations

Indoor playground because it's winter for six months of the year

Outdoor performance space

Storage space for the performing arts

Appendix B Engagement Materials



Calgary

Photo credit: Philippe Claro

Calgary

THE ENGAGEMENT TIMELINE

FALL 2015 TO SPRING 2016: COMMUNITY INSIGHT

WINTER 2016 TO PRESENT: DEVELOPMENT SCENARIOS

Get involved and learn more.

From fall 2015 to spring 2016, the community can help shape the future of the Sunnyside Triangle Site. During this phase of engagement, you can share your ideas in the following ways:

- During walking tours of the site on December 6 (11 a.m. and 2 p.m.) and December 7 (7 p.m.). Please RSVP to Susan.Sanderson@calgary.ca.
- Online at calgary.ca/sunnyside-triangle.
- Using the sounding board located at the Triangle Site (1020 2 Avenue NW).

Please share your ideas and help shape your community.

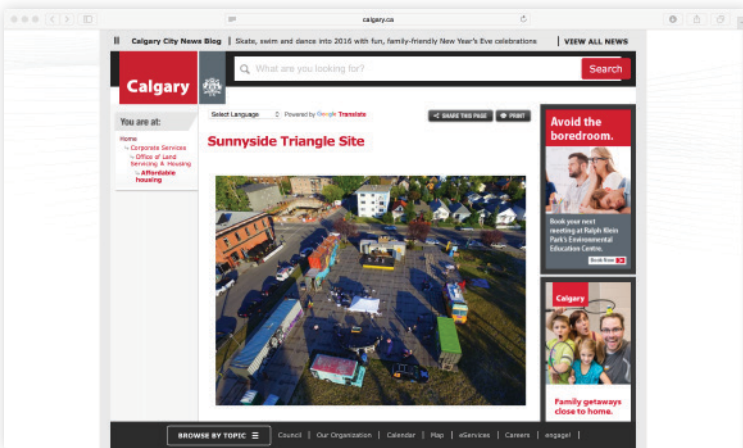
For more information about the project and the supporting planning process, visit calgary.ca/sunnyside-triangle or contact Susan.Sanderson@calgary.ca.



SUNNYSIDE TRIANGLE SITE LOCATION

POSTCARD

In December 2015, postcards showcasing project information, the engagement question, and opportunities for involvement were delivered to Sunnyside residents, 10th Street NW businesses, and the Hillhurst-Sunnyside Community Association.




Calgary City News Blog | Skate, swim and dance into 2016 with fun, family-friendly New Year's Eve celebrations | [VIEW ALL NEWS](#)

Calgary

What are you looking for? Search

You are at: Home > Corporate Services > Office of Land Services & Housing > Affordable Housing

Sunnyside Triangle Site



Avoid the boredom.

Book your next meeting at Maple Grove Park's Environmental Education Centre

Calgary

Family getaways close to home.

BROWSE BY TOPIC: Council | Our Organization | Calendar | Map | eServices | Careers | engage |

PROJECT WEBSITE & PORTAL

The Sunnyside Triangle Site website was launched in December 2015, and contains background information about the project and planning in Hillhurst-Sunnyside, process updates, and an online feedback mechanism to solicit input.

Calgary



Visit our Sounding Board
(corner 2 Ave & 9 St NW) →

Share your thoughts about the Sunnyside Triangle Site

WAYFINDING SIGNAGE

10 18" by 12" lawn signs were staked around the Triangle Site and throughout Sunnyside to encourage people to provide their feedback on the City's sounding board at the corner of 2 Avenue and 9 Street NW.

Calgary



THE ENGAGEMENT TIMELINE

FALL 2015 PHASE 1
COMMUNITY INSIGHT

WINTER 2016 PHASE 2
DEVELOPMENT SCENARIOS

Let's talk about the Sunnyside Triangle Site!

The City of Calgary plans to develop its Sunnyside Triangle Site with a mixed-use development, including affordable and mixed-market housing.

In a two-phase process from fall 2015 to spring 2016, the community can help shape the future of the Sunnyside Triangle Site. Please share your answer to the question below:

In addition to affordable housing and mixed-market housing, what kind of activities would you like to see happen on the Triangle site?

How else can you share your input during this phase of engagement?

- During walking tours of the site on December 6 (11 a.m. and 2 p.m.) and December 7 (7 p.m.). Please RSVP to Susan.Sanderson@calgary.ca.
- Online at calgary.ca/sunnyside-triangle.

For more information about the pro-
planning process, visit calgary.ca/su
Susan.Sanderson@calgary.ca.

THE SOUNDING BOARD

Project posters and note cards invited people to respond to the engagement question, discover alternative options to provide their feedback, and learn more about the Sunnyside Triangle Project by visiting the City of Calgary's project website.

Calgary



SUNNYSIDE TRIANGLE SITE : PHASE 1 ENGAGEMENT

In addition to affordable housing and mixed-market housing, what kind of activities would you like to see happen on the Triangle site?

Learn more at calgary.ca/sunnyside-triangle.