

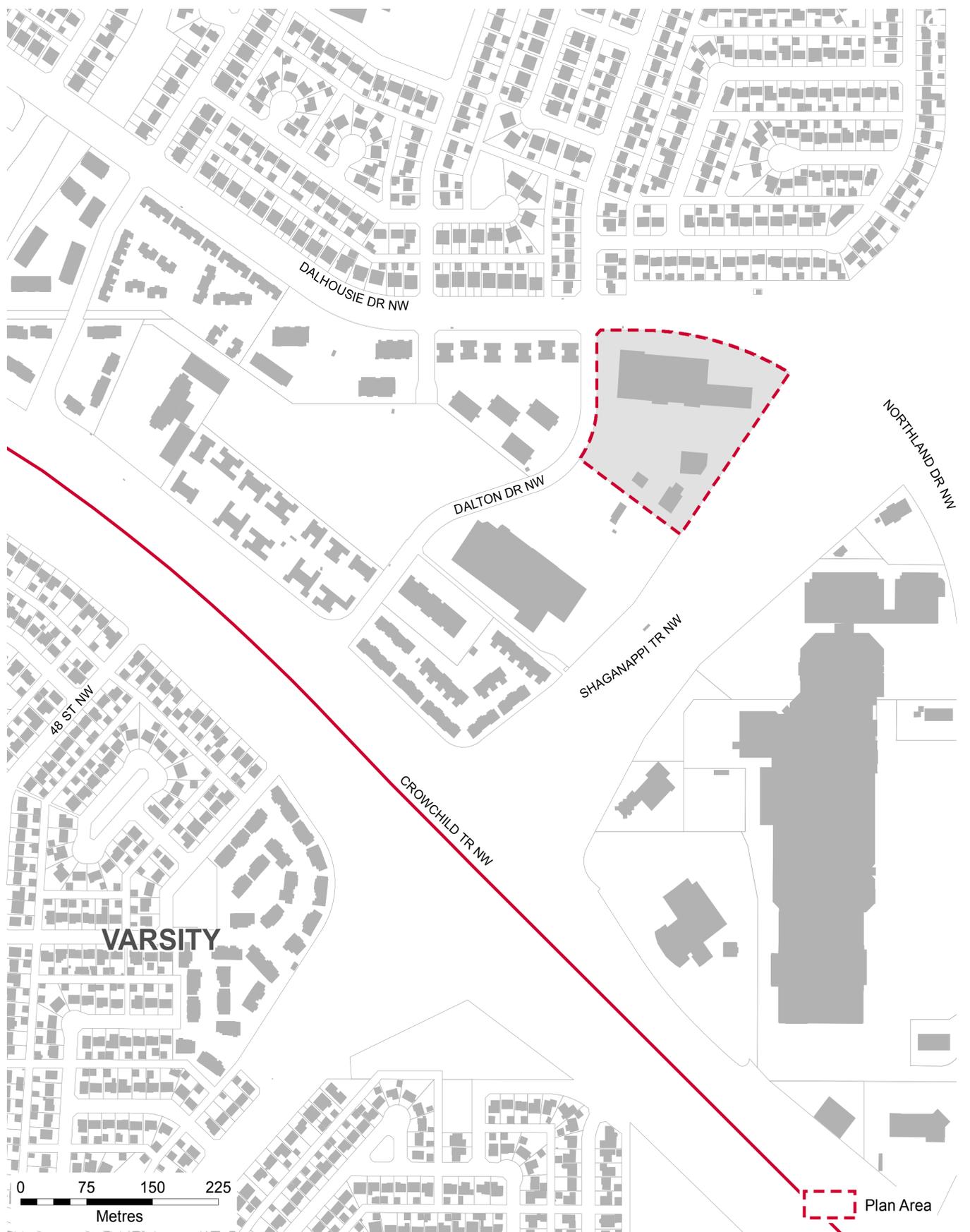
Welcome

Why are we here?

The City has finished its review of the combined development permit and land use redesignation for the existing Dalhousie Co-op site and will be recommending approval to Calgary Planning Commission.

At this session you can:

- Learn about the final application for the Dalhousie Co-op Site.
- Learn more about The City's policy, review processes and public engagement.
- Ask questions of City staff and the applicant.
- Learn how to get involved in the Public Hearing of Council.



Timeline

- Aug. - Oct. 2016** ○ Applicant led engagement.
- Dec. 12, 2016** ○ Development permit submission to The City. Currently under review.
- Jan. - Mar. 2017** ○ Application placed on hold to plan for comprehensive public engagement.
- May 2017** ○ Phase one engagement: online survey.
- Jun. 2017** ○ Phase two engagement: visioning workshop.
- Jun. 2017** ○ First detailed review shared with applicant.
- Jul. 2017** ○ Applicant submits revised plans.
- Aug. 2017** ○ Phase three engagement: open house, online survey and pop-up events.
- Sept. 2017** ○ Second detailed review shared with the applicant.
- Oct. 2, 2017** ○ Applicant submits final application.
- Nov. 7, 2017** ● Information session with public to share final application.
- Nov. 16, 2017** ○ Calgary Planning Commission date for Land Use.
- Jan. 2018** ○ Public Hearing of Council for Land Use (anticipated).

Land use amendment what is changing?

A direct control land use is being recommended for approval for the site. This customized zoning is being used to allow for the following rules and regulations to be included in addition to the base Commercial – Community 1 (C-C1) zoning:

- Removal of auto-oriented permitted uses
- Addition of multi-residential uses and food kiosk for plaza space
- Removal of undesirable discretionary uses (funeral home, pawn shop and payday loan)
- Floor Area Ratio and Building Heights compatible with proposed development permit DP2016-5075
- Allowing residential units at grade along with live work and commercial units
- Addition of general multi-residential landscaping and amenity space rules to increase the landscaping required from the typical commercial district requirements

Engagement overview

For this project, we took a multi-phased engagement approach that included four phases of engagement with multiple in-person and online opportunities between May and November 2017.



457 people engaged (not including today)



5 in-person events



2 online opportunities



877 comments and ideas generated

Engagement overview

Phase one: issues scoping

The purpose of this phase was to develop a high-level understanding of the issues and concerns with the application, and to inform our future phases.

- One online survey from May 15 – 25, 2017
 - We received 116 completed survey responses

173 comments and ideas were collected through phase one.

Phase two: visioning workshops

The purpose of this phase was to delve deeper into the issues, opportunities and outcomes that community residents want to see with the proposed development. This was achieved through a charrette-style board game that allowed participants to express their preferences, ideas and aspirations through a spatial planning exercise.

- One workshop was held at the Dalhousie Community Association on June 13
 - 39 workshop participants at the session

6 community based concepts were developed at the session

- One in-person 'fast lane' drop-in session was also held at the Dalhousie Community Association on June 13
 - 16 people in attendance for the drop-in session

156 comments and ideas were collected through phase two of engagement.

Engagement overview (continued)

Phase three: revised application evaluation

In phase three of engagement we shared the results of our first two phases of engagement, changes requested of the developer through the first detailed team review and the changes made to the proposal as a result of community feedback. Citizens were asked to assess the changes made and determine if they were appropriate in addressing community concerns.

- One community sounding board at the Dalhousie Co-op store from August 16 - 23.
 - 46 comments and ideas were received
- One pop-up event at the Dalhousie Community Association on August 22
 - We talked with 38 citizens
- One in-person open house was held on Monday, August 28 at The Dalhousie Community Church
 - 101 participants attended the open house
 - 6 completed feedback forms
 - 47 sticky notes of comments and ideas
- An online survey was made available from August 9 through August 30
 - 1161 unique visitors to the website
 - 89 completed responses
- One comment drop-box at the Dalhousie Co-op Customer Service Desk
 - 12 completed forms

548 total ideas and comments were collected through phase three of engagement.

Phase four: information sharing (we are here)

Final in-person information session to share the final application, a summary of what has changed, a summary of engagement and information on how to participate in the Public Hearing of Council.

What we heard (by phases)

Phase one: issues scoping

Some of the main themes that emerged were:

Community values:

- Neighborhood location within the city and access to other parts of the city;
- Sufficient access to parking;
- Parks, green space and open space.

Community concerns:

- New development will have a negative impact on traffic (increased congestion);
- New development will be low-quality (not visually appealing) and/or buildings will be too high and not fit in with the existing community;
- Lack of local, small-scaled businesses;
- Cumulative impact of all new developments to the community.

Community aspirations:

- Desire for new destinations including vibrant gathering spaces and mixed-use areas, to get together with friends and family;
- Improved traffic and road safety;
- Desire for an improved journey to destinations such as better walkability, bikeability, streetscape, and connections to the community.

Phase two: visioning workshops

Some of the main themes that emerged were:

- Citizens are concerned with the cumulative impact of all new developments occurring in the Dalhousie Community and want these addressed comprehensively with specific references to traffic congestion and transit.
- Citizens want the site to fit in with the surrounding community and to contribute and/or enhance the existing community character with more destinations and places to gather.
- Citizens want this site to be pedestrian and cycle friendly with strong connections through the site and into the surrounding community.
- Citizens are concerned with the proposed building height of 22 storeys and have proposed a maximum height in the range of 9 – 15 storeys.

What we heard (by phases continued)

Phase three: revised application evaluation

Some of the main themes that emerged were:

- Citizens feel the proposed changes have improved pedestrian connectivity.
- Citizens would like to see the plaza concept improved.
- Citizens are still concerned with the proposed height of the buildings and feel that it does not fit with the current community character and feel this concern has not been addressed.
- Citizens would like to see more small local businesses in the area.
- Citizens are concerned about the potential impact that additional density would have on traffic.
- Citizens feel there is inadequate parking on the site.

What we heard/what we did (all phases)

The City has reviewed all feedback that was collected through all phases and has responded to the concerns that were most frequent through all phases of engagement. These responses include how we will use this input and what changes will be made and/or how we will not use this input and an explanation as to why this input cannot be addressed.

Community idea/concern	City's response and/or recommendation to applicant
Concern about the cumulative impact of all new developments occurring in the Dalhousie Community with specific references to traffic congestion and transit.	Our review of traffic, transit and servicing incorporates cumulative effects of other proposed developments.
Want site to fit in with the surrounding community and to contribute and/or enhance the existing community character with more destinations and places to gather.	The development proposes a number of small scale commercial uses, along with a public amenity space to provide citizens with a destination and place to gather.
Want this site to be pedestrian and cycle friendly with strong connections through the site and into surrounding community.	Changes were made to the application and shared in phase three of engagement. Citizens feel the proposed changes have improved pedestrian connectivity.
Concern with the proposed height of the buildings and how it does not fit with the current community character.	The proposed heights were reviewed for shadow impacts and no shadows affected residential properties in the area. As such, the proposed heights were considered appropriate.
Would like to see the plaza concept improved.	The plaza was improved by providing a clearer delineation of vehicle and pedestrian areas, along with additional seating and soft landscaped areas.
Concern there is inadequate parking on the site.	The development proposes a significant amount of parking, including an underground parkade. The proposed parking meets The City of Calgary bylaw requirements.

Summary of changes

Through two technical evaluations of the application along with analysis of community input through public engagement and direct responses on the application, the changes highlighted below were made to the application.

Original Application	Amended Plan	Final Plan (Under Review)
444 residential units	436 residential units	440 residential units
784 parking stalls – 182 surface, 602 underground	749 parking stalls – 159 surface, 590 underground	746 parking stalls – 156 surface, 590 underground
Tallest building= 22 storeys (78.0 m)	Tallest building= 22 storeys (75.0 m)	Tallest building= 22 storeys (76.0 m)
146,744 ft ² commercial and office space	134,549 ft ² grocery, office, retail/ other commercial, gas bar, car wash & liquor store	135,000 ft ² grocery, office, retail/ other commercial, gas bar, car wash & liquor store
Building A – Strata 1: 22 storeys (78.0 m) – grocery store podium and main residential tower and ground floor CRU	Building A – Strata 1: 22 storeys (75.0 m) – grocery store podium and main residential tower, ground floor CRU changed to car wash	Building A – Strata 1: 22 storeys (76.0 m) – grocery store podium and main residential tower with car wash and commercial located near Shaganappi to reduce vehicle/pedestrian conflicts on the south edge of the site
Building A – Strata 2: 9 storeys (30.0 m), main floor commercial, residential mid-rise	Building A – Strata 2: 10 storeys, (35.0 m), main floor commercial, residential mid-rise	Building A – Strata 2: 10 storeys, (35.0 m), main floor commercial, residential mid-rise
Building B: 4 storeys (13.2 m) commercial/office space	Building B: 4 storeys (13.2 m) commercial/office space,	Building B: 4 storeys (13.2 m) commercial/office space
Building C: Gas Bar, Convenience Store & Liquor Store with a total of 5 driveway crossing across south edge of site	Building C: Gas Bar & Convenience Store combined and reoriented to Belle Road to create street edge and remove 2 driveway crossings	Building C: Gas Bar & Convenience Store
No proposed building D, as liquor store is incorporated into building C.	Building D: Liquor Store remains in original location (renamed to building D), but footprint decreased and sidewalk widths and landscaping increased around the building.	Building D: Liquor Store – plaza in SW corner of the site enlarged and pedestrian connections strengthened with rest of the site.
Limited pedestrian connections from public sidewalks and transit stops to principal buildings	Plans amended – internal pedestrian connections improved with wider sidewalks and more direct connections between buildings.	Pedestrian connection (stairs) added in NW corner of site to provide improved access to transit stop on Dalhousie drive.
Building massing – Building A Strata 1 and 2 connected creating a rather large contiguous structure.	Building A Strata 1 and 2 separate slightly in NE corner of the site to break up building massing.	Building A Strata 1 and 2 separated in NE corner of the site to break up building massing.
Small plaza located in NE corner of site external to buildings in shadow and adjacent to large roads.	Plaza relocated to interior of the site near Building 1 – Strata 1 and 2 and enlarged to create more functional open space. Building 1 Parkade entrance creates conflict with plaza.	Plaza design refined to reduce vehicle/pedestrian conflicts and clearly delineate between parking lot drive aisles and usable amenity space.

Second review what The City asked

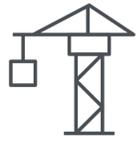
Following the third phase of engagement, The City conducted a second detailed review and technical evaluation of the application. Key areas for amendment on the application were identified based on the review and your feedback. These areas are:

- Provide a direct pedestrian connection from the bus stop on Dalhousie Drive into the development
- Provide a clear delineation between vehicle and pedestrian areas within the proposed plaza in order to improve pedestrian safety
- Provide additional landscaping along Dalton Drive and Belle North Road



Final development concept

In October 2017, Co-op submitted the final development application in response to the City's review.



6 new buildings the tallest to be approximately 22 storeys (75 metres) and 10 storeys (35 metres)



746 parking stalls - 156 surface, 590 underground



440 residential units



135,000 ft² of commercial space (including gas bar, bank, car wash, liquor store, grocery store, offices and retail)



Frequently asked questions

Question	Answer
Parking	
Can you please explain how the parking allotment works? How many spots will be for residential versus commercial?	A total of 746 stalls are provided on site. 156 stalls are provided on the surface for commercial parking, and 590 underground for residential, residential visitor, office and commercial parking.
Are there going to be any improvements to existing street parking?	No changes to existing street parking are contemplated with this development.
Has The City looked at imposing parking restrictions on nearby streets to limit spillover effects in residential areas?	The City is not currently contemplating imposing parking restrictions on nearby streets.
Will Co-op implement any parking restrictions on-site to ensure residents don't park in commercial spots?	Co-op will monitor their parking lot to ensure commercial parking is used by commercial tenants and patrons.

Transportation Infrastructure	
How does The City analyze traffic impacts with a development of this size? Will there be any improvements to the road network and infrastructure to handle the increase?	<p>The City assesses traffic generated by the new development along with projected future traffic to see if nearby intersections can handle the added volume. The City also takes into consideration other development and roadway projects that will be happening in the future.</p> <p>Additionally, The City compares the level of congestion and delay against accepted industry standards to determine if any improvements are required to the roadway network. These improvements could include, but are not limited to: a change of signalization, introduction of a new traffic signal, addition of roadway lanes, improvements to transit or bicycling facilities, and restriction/removal of on-street parking. If upgrades are required, these are paid for by the developer.</p>
What are the plans to address increased traffic congestion and what improvements will be put in place to handle the increase in density?	A traffic impact assessment was submitted for the application, identifying any required improvements to serve the development. Any off-site improvements required will be constructed at the developer's expense.

Frequently asked questions (continued)

Question	Answer
Development specifics	
Is the Co-op closing?	No. The existing Co-op grocery store will remain open and operational until the new store is completed and ready to open. There will be no disruption to the operations of the existing Co-op grocery store.
Is the new Co-op going to be bigger?	The new Co-op grocery store is proposed to be approximately 45,000 square feet, while the current store (with the attached bank) is approximately 52,510 square feet.
What is happening to the existing liquor store, gas bar and bank? Are they closing?	Like the grocery store, the bank, liquor store and gas bar are proposed to be relocated within the site, but will not cease operations. Each current business will continue to operate until a replacement is constructed.
Are the developers taking a phased approach to development?	Yes, the development is proposed to incorporate several phases. The first phase involves the relocation of the liquor store and gas bar. Phase two involves the construction of a new Co-op grocery store and adjacent bank (the bank will open first). Phase three will see the new Co-op store open and demolition of the existing store. Construction will begin on two residential buildings, the parkade, commercial stores and offices in place of the existing Co-op.
How high will the residential buildings be?	The new buildings incorporate a range of proposed heights. The tallest building is located above the new Co-op (located on the east boundary of the site) and proposed to have a maximum height of 22 storeys (75 meters), but will taper down in height to 7 storeys closer to the Canadian Tire site. The second tallest building is proposed to be 10 storeys (35 meters) and is located on the north portion of the site.
How many residential units will there be?	The development is proposing a total of 440 residential units.
Are there any details that can be shared about the residential component such as what size the units will be? Will this be targeted for students, seniors, families or rentals?	The residential units generally consist of one, two and three bedroom apartment suites. The majority of the units have two bedrooms or more. The target audiences are young professionals as well as seniors in the area looking to down size from their larger homes.
Will the shadows from the buildings impact the surrounding development? Where will the shadows fall?	Based on The City of Calgary's criteria for shadow studies (between March 21 and April 21 from 10:00 am to 4:00 pm), no adjacent developments will be impacted by shadows from the development. Shadowing is limited to adjacent roads.
How many retail units will be on the ground level?	There are approximately 12 retail spaces within the development including the relocated bank and liquor store. Changes to the number of retail units may occur depending on the requirements of future commercial tenants.

What's next and how to participate in Public Hearing of Council

Stay in touch

- Sign-up for email updates to stay up-to-date on project information and timelines.
- Visit calgary.ca/Dalhousiecoop

Participate at the Public Hearing of Council

- This isn't the final decision for the application. You can still get involved by submitting your written comments to City Administration or members of Council, and by attending the Public Hearing of Council.
- You can speak directly to Council at the hearing or submit written comments to the City Clerk's office in advance. To ensure you are prepared for the hearing, please keep in mind the following:
 - if you attend the hearing in person, you are given five minutes to speak, excluding any questions Council members may ask of you
 - your comments should be brief and address land use planning issues
- Details about the date and time of the Public Hearing are advertised in the Calgary Herald and will be posted to calgary.ca/Dalhousiecoop