



Oakridge Co-op Redevelopment Application

Final Engagement Summary Report

Project overview

In December 2016, Co-op, in conjunction with Quarry Bay Developments, proposed a combined development permit and land use redesignation (re-zoning) for the site located at 2580 Southland Dr. S.W. (the existing Co-op site).

The final development (as of November 2017) proposes four new buildings. The tallest building heights are proposed to be approximately 12 storeys (44 metres) and 7 storeys (26.5 metres). A total of 270 residential units are proposed and approximately 154,000 square feet of commercial space including office, grocery store, retail, existing restaurants, liquor store, gas bar and other commercial uses and 686 parking stalls.

It is the intent of Co-op to develop the site, with these additional uses, including residential units and offices in multiple phases, keeping the current Co-op store and existing businesses open until each of its replacements spaces are built. It is also a requirement of Co-op to keep an adequate level of parking available for customer use during the construction period.

Engagement strategy

A comprehensive engagement strategy was developed by the Engage Resource Unit to facilitate multiple touch points and ensure inclusivity for all who want to provide input and learn about the Oakridge Co-op Redevelopment project. The Engage Spectrum level for this project was 'Listen and Learn' which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas."

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

The goals of the phased approach and the overall engagement program were to:

- Inform the community about the application and the planning processes.
- Gather a high-level understanding of issues and concerns to better assess the application and determine future phases of engagement.
- Educate participants on what is involved in developing a site like this, to ensure their feedback was meaningful and represented a decision made in the context of constraints, alternatives and trade-offs.
- Ensure that public feedback was more than opinions on the proposed development, but about how the proposal could be improved which was used to help negotiate changes with the applicant
- Evaluate the application's changes against the community input and concerns that were provided throughout the program.

It should also be noted that the applicant conducted their own public engagement prior to the submission of their application.

Engagement overview

Over the course of our phased engagement program for the Oakridge Co-op Redevelopment application, we engaged with 1,198 people, at 6 in-person events and through 3 separate online opportunities and collected a total of 2,493 comments and ideas.

Phase one: issues scoping

An in-person session and online opportunity was provided to citizens in February 2017. The purpose of this phase was to develop a high-level understanding of the issues and concerns with the application, to inform our future phase of engagement.

- One in-person open house on Thursday, February 23 at Oakpark Church
 - There were 377 people in attendance at the open house
 - We received completed 30 comment forms
- One online survey from February 22 through the 28
 - We received 77 completed survey responses

645 comments and ideas were collected through phase one.

Phase two: visioning workshops

Two in-person workshops and a pre-workshop online survey were provided to citizens in May 2017. 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. We wanted participants to provide feedback on the development that wasn't overly constrained by the current proposal. We wanted citizens to understand that we didn't simply want to know their opinions on the proposed development, but how the proposal could be improved. This was achieved through a charrette-style board game which allowed participants to express their preferences, ideas and aspirations through a spatial planning exercise.

- Two workshops were held at the Cedarbrae Community Centre on May 13 and May 17.
 - There were 83 workshop participants at the two sessions
 - 12 community based concepts were developed at the two sessions

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

Phase three: revised application evaluation

The purpose of phase three of engagement was to share the results of our first two phases of engagement, what changes were requested of the developer through the first detailed team review and what changes were 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.

Recognizing that summer is always a busy time, we offered many different activities and tactics throughout the month of August for people to review the application details, ask questions of City staff and evaluate the changes to the application

- One community sounding board at the Oakridge Co-op store from August 23 - 30.
 - 64 comments and ideas were received
- One pop-up event at Braeside's Community Birthday Party on August 19
 - We talked with 78 citizens
- One in-person open house was held on Monday, August 14 at The Braeside Community Centre
 - We had 165 participants attend the open house
 - We received 13 completed feedback forms
 - We received 105 sticky notes of comments and ideas
- An online survey was made available from August 9 through August 30
 - There were 1247 unique visitors to the website
 - We received 172 completed responses
- One comment drop-box at the Braeside Community Centre
 - We received 2 completed forms

1063 total ideas and comments were collected through phase three of engagement.

Phase four: information sharing

An 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 was held in November. Information was also shared with community associations and through our email list.

- One in-person information session was held on Thursday, November 9 at Oakpark Church
 - We had 180 participants attend the information session

Communications overview

A comprehensive communications plan was developed to inform the community about the project and all of our engagement opportunities. On-going tactics employed throughout the life of the project have included;

- Project specific website (calgary.ca/oakridgecoop) that shares information and background about the Oakridge Co-op redevelopment application. The website also includes a summary of previous engagement activities and notices about upcoming activities taking place in the community.
- Sending emails to the 297 community members subscribed to our email list, sharing on-going project information and engagement details

For each phase of engagement the following communications tactics were employed to promote participation in our various engagement opportunities;

- Digital advertisements
- Twitter and Facebook advertisement campaigns
- Bold signs placed at high-traffic intersections in the community
- Postcard mail outs to surrounding area residents
- Advertisements in the community association newsletters

- Post cards handed out at the Oakridge Co-op store to shoppers
- Posters distributed throughout the community in highly visible areas
- Information was also shared to external email lists via the Councillor's Office, Community Associations and the developer

Engagement input

Overall, there was a high level of interest in the proposed application and a wide range of input was received from the community throughout the engagement program. Themes of what we heard are detailed below by each phase.

Phase one: issues scoping

Some of the main themes that emerged were:

- Citizens are concerned that this development may have insufficient parking and/ or spill-over effects of parking in the community.
- Citizens are concerned about the impact that additional density combined with other projects (i.e Ring Road) may have on transportation infrastructure.
- Citizens require more information on the future use of the development (i.e. rental properties, commercial tenants, condo sales, green roof access etc.).

Phase two: visioning workshop

Some of the main themes that emerged were:

- Citizens are concerned about the proposed density and building heights and feel it is too much for the community and have suggested a range of 5 – 9 storeys.
- Citizens are concerned that this development may have insufficient parking and/ or spill-over effects of parking in the community.
- Citizens would like to see good connectivity through the site for all modes (pedestrians, vehicles and bicycles).
- Citizens would like new development to be sensitive to the existing surrounding development.

Phase three: revised application evaluation

Some of the main themes that emerged were:

- Citizens agree with the proposed changes to the application to address pedestrian connectivity, gathering spaces and like the addition of the commercial main street.
- Citizens have mixed views on the development fit, some agree that the reduction in storeys was sufficient, while others feel it was not enough and still too high.
- Citizens have concerns over parking and traffic issues that could result from the proposed development.

Engagement outcomes

What we asked for

Public input was used by The City to inform both of the detailed team reviews of the application and resulted in a number of issues being identified to the applicant. These are highlighted by phases below.

Phase one and phase two (first detailed team review)

Through our first detailed team review of the application along with analysis of community input received through both phase one and two of public engagement, key issues were identified and provided to the applicant, which included:

- Improve the interface along Oakmoor Drive by increasing the amount of residential uses along the street and screening loading areas.
- Reduce the height of the building in the northeast corner of the site.
- Improve the interface of the proposed medical building on the western portion of the site with the existing residential development to the west.
- Improve pedestrian connectivity throughout the site. Specifically, provide a north/ south connection between the proposed grocery store and residential building.
- Create a better interface with the park to the west by providing better pedestrian connections.
- Provide a gathering place within the site. This could be a plaza, commercial “main street” or other place that will make people want to stay on the site.

Phase three (second detailed team review)

Through our second detailed team review of the application along with analysis of community input received through phase three of public engagement, key issues were identified and provided to the applicant, which included:

- Provide a pedestrian connection between the park to west and the central courtyard within the residential district to facilitate better pedestrian connectivity.
- Explore further reducing the height of the northeast building, or removing it entirely, while maintaining the improved pedestrian links between 24th street and the grocery store.
- Restrict public access (emergency access only) to the road proposed adjacent to the park to create a more pedestrian friendly environment.
- Provide additional screening of the loading area for the grocery store.

What changed on the application?

The chart below details the changes that occurred in response to the detailed team reviews and community input on each application submission.

Original Application (December 2017)	Revised Application (August 2017)	Final Application (November 2017)
266 residential units.	294 residential units.	270 residential units.
671 parking stalls.	727 parking stalls.	686 parking stalls.
Tallest building = 12 storeys (44.0 metres).	Tallest building = 12 storeys (44.0 metres).	Tallest building = 12 storeys (44.0 metres).

122,633 ft2 commercial and office space.	130,534 ft2 commercial and office space.	~154,000 ft2 commercial and office space.
Building A: 33,303 ft2, 3 storeys (10.9 metres) – 6.0 metres separation from adjacent residential.	Building A: 34,821 ft2, 3 storeys (10.9 metres) – 6.0 setback, 2 nd level stepped back for balcony.	Building A: 34,821 ft2, 3 storeys (10.9 metres) – 6.0 setback, 2 nd level stepped back for balcony.
Building B: 12 storeys (44.0 metres), all residential, ground floor contained within covered parkade.	Building B: 12 storeys (44.0 metres), commercial ground floor, residential above.	Building B: 12 storeys (44.0 metres), commercial ground floor, residential above.
Building C: 4 storeys (16.0 metres) – residential and commercial at ground level.	Building C: 4 storeys (16.0 metres) – residential and commercial at ground level.	Building C: 7 storeys (26.2 metres) – residential and commercial at ground level.
Building D: 3 storeys (12.6 metres).	Building D: 4 storeys (16.0 metres) – commercial space added at ground level facing new commercial street.	Building D: 4 storeys (16.0 metres) – commercial space at ground level facing new commercial street.
Building E: 11 storeys (41.9 metres) retail on ground level, office and residential above.	Building E: 6 storeys (24.7 metres) retail on ground level, residential above.	Building E: removed from plan, current medical building remains.
Courtyard is elevated above a covered ground floor parkade - accessible only to residents.	Courtyard located on the ground level - accessible to the public.	Courtyard located on the ground level - accessible to the public.
No central north/south pedestrian or vehicular connection from Southland Dr S.W. to Oakmoor Dr S.W.	North/south corridor (“main street”) from Southland Dr S.W. to Oakmoor Dr S.W. provided with retail on the ground level and parallel parking.	North/south corridor (“main street”) from Southland Dr S.W. to Oakmoor Dr S.W. provided with retail on the ground level and parallel parking.
No pedestrian connection from courtyard to adjacent park.	No pedestrian connection from courtyard to adjacent park.	Elimination of a portion of Building C at the north corner of the site to provide a connection to the park.

Next Steps

This now concludes engagement on the Oakridge Coop Redevelopment project. Administration will be recommending approval of the final submission to the Calgary Planning Commission (CPC). The land use application will be at CPC on November 16 with a winter 2018 Public Hearing of City Council. The development permit is targeting a winter 2017/18 CPC date.

All input gathered through all phases of engagement has been used in reports provided to Calgary Planning Commission and eventual City Council. 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.

Appendix: Past engagement reports

Past engagement what we heard reports and verbatim comments for each phase can be found here:

[Phase one: What We Heard Report](#)

[Phase two: What We Heard Report](#)

[Phase three: What We Heard Report](#)