



# Sunnyside Storm Lift Stations #1 and #2

Stakeholder Report Back: What we Heard and What we Did

April 16, 2018

## Project overview

The community of Sunnyside was significantly affected by the 2013 floods. The North West Inner City Drainage Study (NWICDS) identified the need for stormwater retrofits within the area which included four stormwater lift stations. Stormwater lift stations are used to manage stormwater within a given area by pumping (or "lifting") water away from low-lying areas. In Sunnyside, the lift stations will collect and then re-direct stormwater through underground piping to outfall structures located at the Bow river.

These improvements will provide a higher Level of Service (LOS) as well as increased protection from future flooding within the community. The lift stations are numbered east to west in the NWICDS, starting with the newly proposed Lift Station #1 at the east most edge of Sunnyside, the existing Lift Station #2 a few blocks west of proposed Lift Station #1 and proposed lift stations #3 and #4 further west. Details on Lift Stations #3 and #4 are still being discussed and information on these will be shared at <http://www.calgary.ca/UEP/Water/Pages/construction-projects/Sunnyside-CDI.aspx> when they are available.

There are two parts to this Sunnyside Storm Lift Station Project:

1. Build a new storm lift station located at 200 Memorial Drive N.W., in between the Calgary Curling Club and the Calgary Parking Authority (CPA) parking lot (see [Appendix A](#)). This will mitigate flows collected within a large low spot at Memorial Drive N.W. and 3 Street N.W., keeping it open for Emergency crews, City crews, and citizens.
2. Upgrade an existing storm lift station located at 605 1 Avenue N.W. (see [Appendix A](#)). It will be upgraded to include additional pumps, increasing its capacity and placing critical infrastructure above the 1:100 year flood levels.

## Engagement overview

Engagement for this project collected input on architectural components of the storm lift stations. We wanted your input on aesthetics to help determine design elements best in keeping with the community character. We also wanted to understand whether you prefer unique or uniform designs for these and future storm lift stations.

Engagement is one part of the decision-making process and is combined with subject matter expertise and other City of Calgary mandates, policies and procedures, including Council Priorities 2015 - 2018, the Environmental Policy (UEP001) and Drainage Bylaw (37M2005), to make these decisions.

In order to reach those of you impacted by this project, we promoted the engagement through a few channels. Emails outlining the engagement were sent to both the Hillhurst Sunnyside Community Association and the Emergency Planning & Response Committee (EPARC): Infrastructure Division for



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distribution. Additionally, mobile community signage was placed in the community on October 26 and remained up for two weeks.

In alignment with City Council's [Engage Policy](#), all engagement efforts, including this project are defined as: *Purposeful dialogue between The City and citizens and stakeholders to gather meaningful information to influence decision making.*

As a result, all engagement follows the following principles:

- **Citizen-centric:** focusing on hearing the needs and voices of both directly impacted and indirectly impacted citizens
- **Accountable:** upholding the commitments that The City makes to its citizens and stakeholders by demonstrating that the results and outcomes of the engagement processes are consistent with the approved plans for engagement
- **Inclusive:** making best efforts to reach, involve, and hear from those who are impacted directly or indirectly
- **Committed:** allocating sufficient time and resources for effective engagement of citizens and stakeholders
- **Responsive:** acknowledging citizen and stakeholder concerns
- **Transparent:** providing clear and complete information around decision processes, procedures and constraints.

For more information about engagement at the City of Calgary, please visit: [engage.calgary.ca](http://engage.calgary.ca).

## What we asked

This project aims to ensure that architectural components are in keeping with your vision of your community's character. We asked you to share your design preferences and whether you prefer unique or uniform designs for these and future lift stations in the area.

With regards to fencing around the lift stations, The City intends to use 'Omega' fence where necessary. This design preference is based on feedback from the [Sunnyside Sanitary Lift Station](#) project. This black wire fence features a rectangular pattern with reinforcing v-bends for strength and style. It is low maintenance and has high-transparency and encourages better visibility on the site. Security requirements influence fencing on the site, however your comments regarding fencing will be shared with the project team for consideration in fence discussions.

## What we heard

Upon review of your feedback, we heard from you that:

- Majority prefer the wood design for both lift stations #1 and #2
- The second choice for lift station #1 is the brick design



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- The second choice for lift station #2 is the fibre cement design
  - Unique designs are preferred over uniform designs in Sunnyside
  - Brick matches the historic architecture in Sunnyside
  - Incorporation of other functional elements in the design is important
- 
- ▶ For a detailed summary of the input that was provided and how your input was used, please see the [Summary of Input](#) section.
  - ▶ For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

## Next steps

Thank you to those who provided input into the exterior design elements for storm lift stations #1 and #2 in Sunnyside. Your input was shared with the project team and they shared it with the architects for the creation of the final designs for both lift stations. Based on your input, we have decided to use a wood finish for lift station #1 and brick for lift station #2. Designs for lift station #1 are being finalized and will subsequently be shared with the Hillhurst Sunnyside Community Association's Emergency Planning & Response Committee (EPARC): Infrastructure Division. Images for Lift Station #2 can be found in [Appendix B](#) and images for Lift Station #1 will be available in Summer 2018 at [engage.calgary.ca/SunnysideLS](http://engage.calgary.ca/SunnysideLS).



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## Summary of Input

The chart below summarizes your input that was collected from online engagement and how your input was used.

Design Preferences	Detailed explanation	How your input was used
Majority prefer the wood design for both lift stations #1 and #2	Majority of you that responded prefer the wood design for both storm lift stations. Some of you that shared your preference for wood indicated that you felt it was a more sustainable option and that it offered a quieter, softer look. We heard that you feel the wood is refreshing and appealing. It was also shared that wood exterior for lift station #1 may blend well with the Bluff.	Based on your input, we will proceed with the wood finish for lift station #1.
The second choice for lift station #1 is the brick design	Of those of you that responded, few indicated that you like a softer colour scheme and felt that brick was more in keeping with community character and would be your second design choice for storm lift station #1.	We were able to accommodate a wood finish for lift station #1 based on what the majority of you preferred.
The second choice for lift station #2 is the fibre cement design	Of those of you that responded, you relayed that your second choice for storm lift station #2 would be the fibre cement design. Few of you that shared your preference for this design mentioned your preference for softer colors and indicated that it fits with the designs of other buildings nearby.	We have decided to proceed with the brick finish for lift station #2. While we recognize that the cement design was identified as a theme here, we felt that the brick ties in with the historic architecture in Sunnyside, especially the adjacent buildings on 1 Avenue & 5A Street.
Unique designs are preferred over uniform designs in Sunnyside	<p>Of those of you that responded, majority of you preferred a unique design to the storm lift stations. You told us that a unique design is more in keeping with Sunnyside's community character and offers a sense of place.</p> <p>You shared ideas of how unique aspects could be incorporated into the designs. These included adding public art to the exterior; adding public washrooms at lift station #1;</p>	<p>We chose to use wood design for lift station #1 and brick for lift station #2 to honor your value of unique design. Thank you for sharing your idea of your community's character with us.</p> <p>Lift station #1 is exploring opportunities for public art and a public washroom.</p>



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	<p>and, blending the design of lift station #2 to nearby residences.</p> <p>Overall, we heard from you that low maintenance and efficient functionality of the lift stations are vital. We also heard that matching the design to the environment in which the lift station is located is important to you and that you would prefer designs that fit in to their surroundings rather than stand out.</p>	<p>By using brick on lift station #2 we believe that it will blend with nearby single family homes and apartment buildings.</p> <p>Both lift station designs are low maintenance, and we appreciate this confirmation from your feedback.</p>
Additional Themes	Detailed Explanation	
<p>Brick matches the historic architecture in Sunnyside</p>	<p>Some of you that responded indicated that brick pays tribute to older buildings along Memorial Drive and generally matches the historic feel of the community.</p>	<p>Thank you for sharing your ideas with us. We have decided to use brick for lift station #2.</p>
<p>Incorporation of other functional elements in the design is important.</p>	<p>Of those of you that responded, some of you shared ideas of other elements you would like to see included in the designs. In addition to public washrooms, and public art, we heard you would be interested in benches along the walls of the lift stations, more windows and the incorporation of green space (possible park space) rather than fencing. We also heard that you want to ensure that storm lift station #1 will not interfere with the current exercise focal point of the area.</p>	<p>Lift station #1 is exploring opportunities for public art and a public washroom.</p> <p>After discussions to relax the fencing requirements with Corporate Security and Development Planning at The City, we decided to continue with the Omega Style fencing for lift station #2. Concerns regarding hidden areas on the west side of the site prompted this decision.</p> <p>Following conversations with the Ward 7 Office who relayed additional community concerns about sidewalks and further requirements established by Development Planning &amp; Transportation, we are building a new section of sidewalk on the west side of 5A Street as part of the Lift Station #2 work.</p>



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## Verbatim Comments

Verbatim comments presented here include all of the suggestions, comments and messages that were collected online. Comments are completely un-edited. Comments that state (same as above) were written by some of you to reference the previous survey question that you answered. All comments were reviewed by the question that was asked. Comments that state [duplicate comment] are referencing a comment that was previously provided with the exact same wording.

### Verbatim comments under Option 1 (Brick)

- I prefer the aesthetic of the other two options over #1, and I see the actual wood siding in #3 as the most sustainable siding option (although I don't know how the metal or brick veneer options stack up from a manufacturing/materials perspective).
- The brick pays homage to some of the older buildings along Memorial Drive. Less in favour of the fibre cement panels as they look blocky; prefer the finer-grain cladding of the other two buildings
- It best fits the character of the neighbourhood.
- I think this would blend best with the community as it looks less industrial than Option #2.
- I would prefer a design that combines a red brick veneer and the kebono vertical wood cladding. This would be more evocative of the historical industrial uses that existed in the Bow River Valley. Focusing the brick around the first storey and the wood on the second storey would also serve to reduce the top heavy nature of the building and provide a more pleasing aesthetic. I would also like if the building could incorporate some functional uses, and not simply be an object sitting in the community. This could be simply additions such as benches along walls. The significant blank walls could also be offset with panels for murals or other decorative features that promote community and discourage graffiti. More windows would also offset the current fortress-like appearance. Fencing is not desired or required, and green landscape screening should be incorporated instead.
- Materials are most attractive and appear to be low-maintenance or maintenance free.
- All three options are appealing.
- Longevity.
- Goes with the historic feel of the neighbourhood.
- This would be my second option but I think grey brick is kind of boring. I would choose option 1 for one of the lift stations and option 2 for the other but don't have a preference for each location.
- The lighter colours would look better.
- I love the idea of the faux wood metal siding, but it's overwhelmed by the concrete, which is in a pattern that is too homogenous, and therefore boring.

### Verbatim comments under Option 2 (fiber cement panels)

- I like the red brick appearance of this option because it matches some of the historic architecture in Sunnyside.



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- This building would fit on the non-Memorial Drive areas. The design is light and adds warmth to the building
- Ugly.
- "It looks commercial and this area is that. I would also like to see public washrooms added to this building for the exercisers at the stairs. DON'T FORGET THE WASHROOMS NEEDED HERE."
- I would prefer a design that combines a red brick veneer and the kebony vertical wood cladding. This would be more evocative of the historical industrial uses that existed in the Bow River Valley. Focusing the brick around the first storey and the wood on the second storey would also serve to reduce the top heavy nature of the building and provide a more pleasing aesthetic. I would also like if the building could incorporate some functional uses, and not simply be an object sitting in the community. This could be simply additions such as benches along walls. The significant blank walls could also be offset with panels for murals or other decorate features that promote community and discourage graffiti. More windows would also offset the current fortress-like appearance. Fencing is not desired or required, and green landscape screening should be incorporated instead. [duplicate comment]
- I very much dislike the cement.
- Not attractive materials at all.
- All three options are appealing.
- Longevity issues.
- Will look dated. too trendy.
- I like the red look. The fiber cement seems like it would be the most durable and require the least upkeep.
- The buildings around that location have similar brick motifs.
- I think the red brick is more visually pleasing than the large sections of grey concrete in the other two designs. I realize this one has plenty of grey concrete, as well, but the large "bricks" are more interesting than the other concrete patterns.

## Verbatim comments under Option 3 (Wood)

- (Same as above) - I see the actual wood siding in this option as the most sustainable siding option (although I don't know how the metal or brick veneer options stack up from a manufacturing/materials perspective). I would choose a sustainable siding (low emissions, renewable, local, etc.) over the red brick option in the end, for both lift stations.
- This is very attractive and would fit. Would like some different looks for these types of buildings
- Ugly.
- This design's wood panelling might help the lift station blend with the Bluff and heavily-used wood stairs to its north. In general, I'm not crazy about this location as it is currently used by fitness enthusiasts of all ages, and I had read about an idea to put a 'fitness playground' on this spot. I realize a lift station is necessary, but just hope it doesn't ruin one of Calgary's fitness meccas.
- It looks residential and would fit in nicely to the neighborhood.



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- I would prefer a design that combines a red brick veneer and the kebono vertical wood cladding. This would be more evocative of the historical industrial uses that existed in the Bow River Valley. Focusing the brick around the first storey and the wood on the second storey would also serve to reduce the top heavy nature of the building and provide a more pleasing aesthetic. I would also like if the building could incorporate some functional uses, and not simply be an object sitting in the community. This could be simply additions such as benches along walls. The significant blank walls could also be offset with panels for murals or other decorate features that promote community and discourage graffiti. More windows would also offset the current fortress-like appearance. Fencing is not desired or required, and green landscape screening should be incorporated instead. [duplicate comment]
- Has the most restraint of the three. The quieter the better.
- Not as attractive as Option 1.
- The inclusion of some natural wood material alongside the metal makes option #3 the most visually appealing design.
- I'd like to see some of the green space at Lift Station 2 made into a park if possible. Seems like a waste how it is now to have everything fenced.
- All three options are appealing.
- Longevity issues.
- The other material combinations seem quite played out so a different approach would be refreshing
- 2nd choice.
- The wood would probably require the most upkeep of all of the designs.
- I think the use of untreated wood may become a long-term maintenance issue. The eventual aging of the wood could become somewhat unsightly and uneven.
- Again, love the faux wood siding, but not the concrete on this one, there's too much vertical. Would have been interesting to have broken up the vertical elements, maybe by making the concrete look like rocks, or even the "cement block" approach used in #2.
- Relates to sanitary lift station across the street.....but do not like fascia board treatment. The fascia board is not strong enough as it is rendered in bits of material. A roof line like this needs one strong element (a fascia board that accents the roof line).



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## Appendix A



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## Appendix B



### EXTERIOR WALL TYPES

- ① BRICK VENEER EXTERIOR WALL
  - 25.4mm THK. BRICK VENEER ON METAL HOLDING RAIL METAL "KARRIER" RAIL SYSTEM AND 100mm INSULATED METAL PANEL (HORIZONTAL POSITION) DESIGN BASED ON "THIN BRICK FACADE SYSTEM" BY KINGSPAN
  - BLUESKIN WOOD SELF-ADHERED SBS RUBBERIZED MEMBRANE
  - CAST IN-PLACE CONCRETE OR CMU (REF. TO STRUCT.)
- ② METAL SIDING EXTERIOR WALL
  - 11mm THK. METAL SIDING DESIGN BASE ON LONGBOARD 100mm EXPOSURE V GROOVE VERTICAL SIDING ON LONG BOARD CLIP SYSTEM
  - 25mm STEEL GIRT (VERTICAL POSITION)
  - 125mm RIGID INSULATION - REFER TO SPECIFICATIONS
  - 125mm STEEL GIRT (HORIZONTAL POSITION)
  - BLUESKIN WOOD SELF-ADHERED SBS RUBBERIZED MEMBRANE
  - CAST IN-PLACE CONCRETE OR CMU (REF. TO STRUCT.)
- ③ ZINC CLADDED ROOF
  - ZINC CLADDING
  - ROOF STRUCTURED MAT
  - SELF-ADHERED WATERPROOF UNDERLAYMENT
  - 18mm PLYWOOD SHEATHING
  - 300mm Z-GIRTS @ 400mm o.c. (MAX.)
  - 250mm POLYISO/PANIMATE RIGID INSULATION
  - ROOF VAPOUR RETARDER
  - 18mm EXTERIOR GRADE GYP/SIM BOARD
  - 38mm METAL DECK (REF. TO STRUCT.)
  - STEEL BEAM (REF. TO STRUCT.)



OPTION 1