

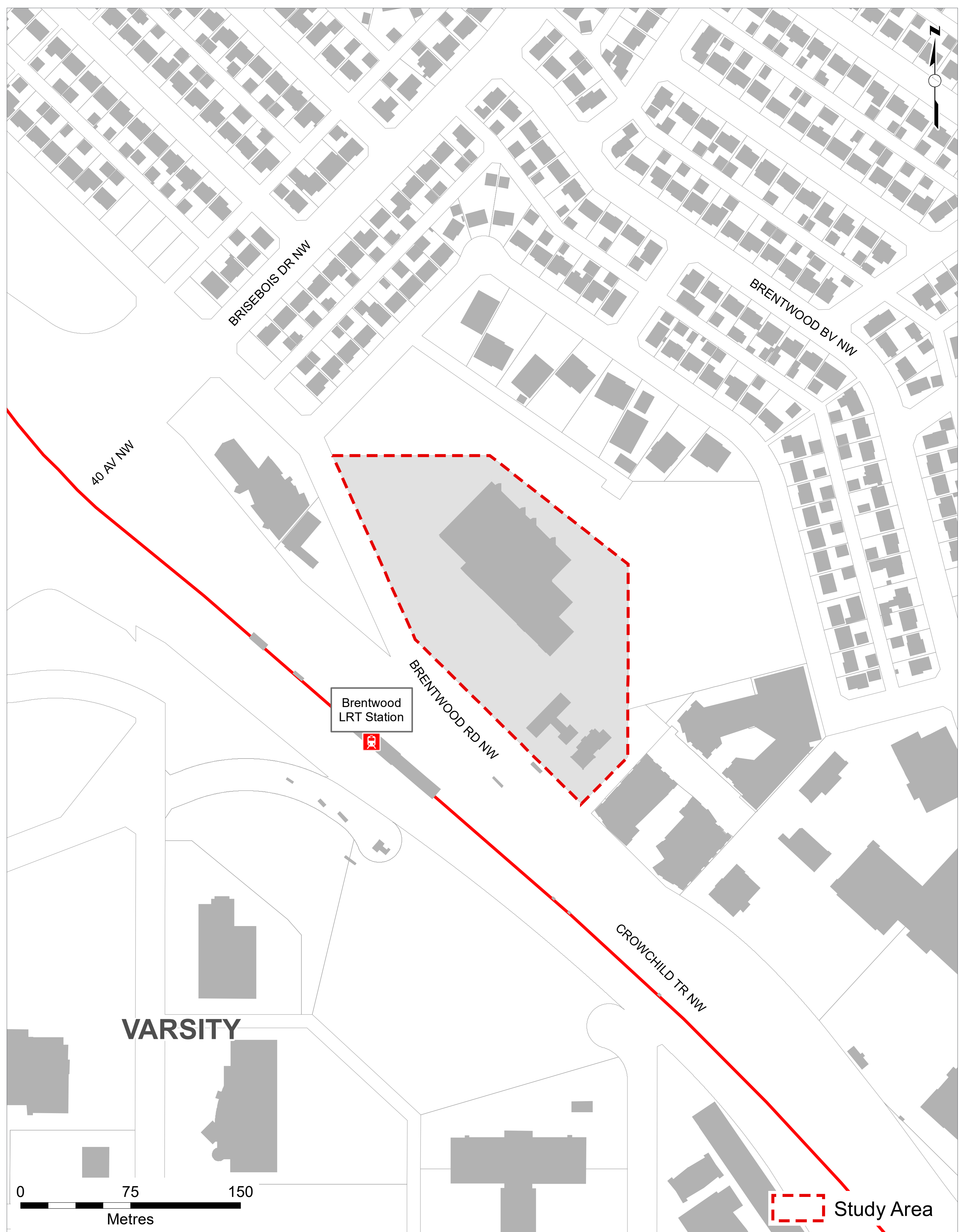
Brentwood Co-op

Why are we here?

The City is currently reviewing a combined development permit and land use redesignation for the existing Brentwood Co-op site. The development proposes four new buildings, along with a relocated gas bar.

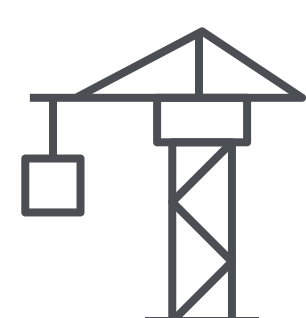
At this session you can:

- Learn about the original and the revised development application for the Brentwood Co-op site.
- Learn more about The City's policy, review processes and public engagement.
- Provide input on the changes made to the Brentwood Co-op application.
- Ask questions of City staff and the applicant.



Original development concept proposal

In December 2016, Co-op submitted the following development application for review.



4 new buildings the tallest to be approximately 40 storeys (146 metres), 23 storeys (90 metres) and 10 storeys (38 metres)



1,175 parking stalls - 200 surface, 975 underground



540 residential units



13,728 square metres of commercial space



Timeline

- Aug. - Oct. 2016

 - Applicant led engagement.
- Dec. 12, 2016

 - Development permit submission to The City. Currently under review.
- Dec. 21, 2016

 - Initial team review: Application was accepted for internal circulation.
- Jan. - Mar. 2017

 - Application placed on hold to plan for comprehensive public engagement.
- Apr. 7 - 17, 2017

 - Phase one engagement: online survey.
- May 25 - 27, 2017

 - Phase two engagement: visioning workshop.
- Jun. 2017

 - First detailed review shared with applicant.
- Jul. 2017

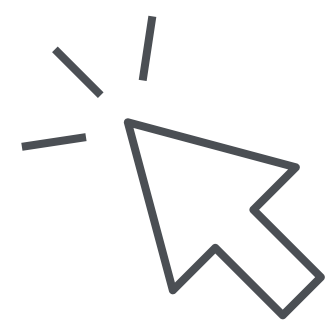
 - Applicant submits revised plans.
- Aug. 2017

 - Phase three engagement: open house, online survey and pop-up events.
- Sep. 2017

 - Second detailed review shared with the applicant.
- Winter 2017/2018

 - Anticipated Calgary Planning Commission and City Council Public Hearing.

What we've done so far



1 online survey



357 online participants



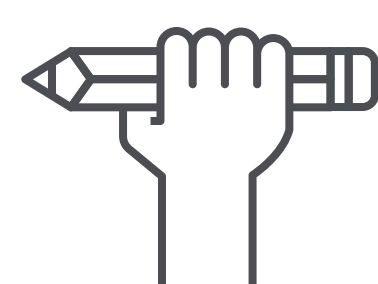
2,345 comments and ideas generated



2 in-person visioning workshops



12 community concepts developed



82 in-person participants



314 comments and ideas generated

Visioning workshop

On May 25 and 27, we held visioning workshops at the Triwood Community Centre with 82 community members in attendance.

What did we do?

Citizens participated in a group exercise that used a game board of the site plan and placed tiles on it that represented the various uses (grocery store, residential space, parking, gas bar, offices, medical clinics, etc.) to demonstrate what layout they think works best for the site. At the end of the exercise, 12 community-based concept plans were developed. These community based concepts were used to create a community framework concept.



Why did we do this?

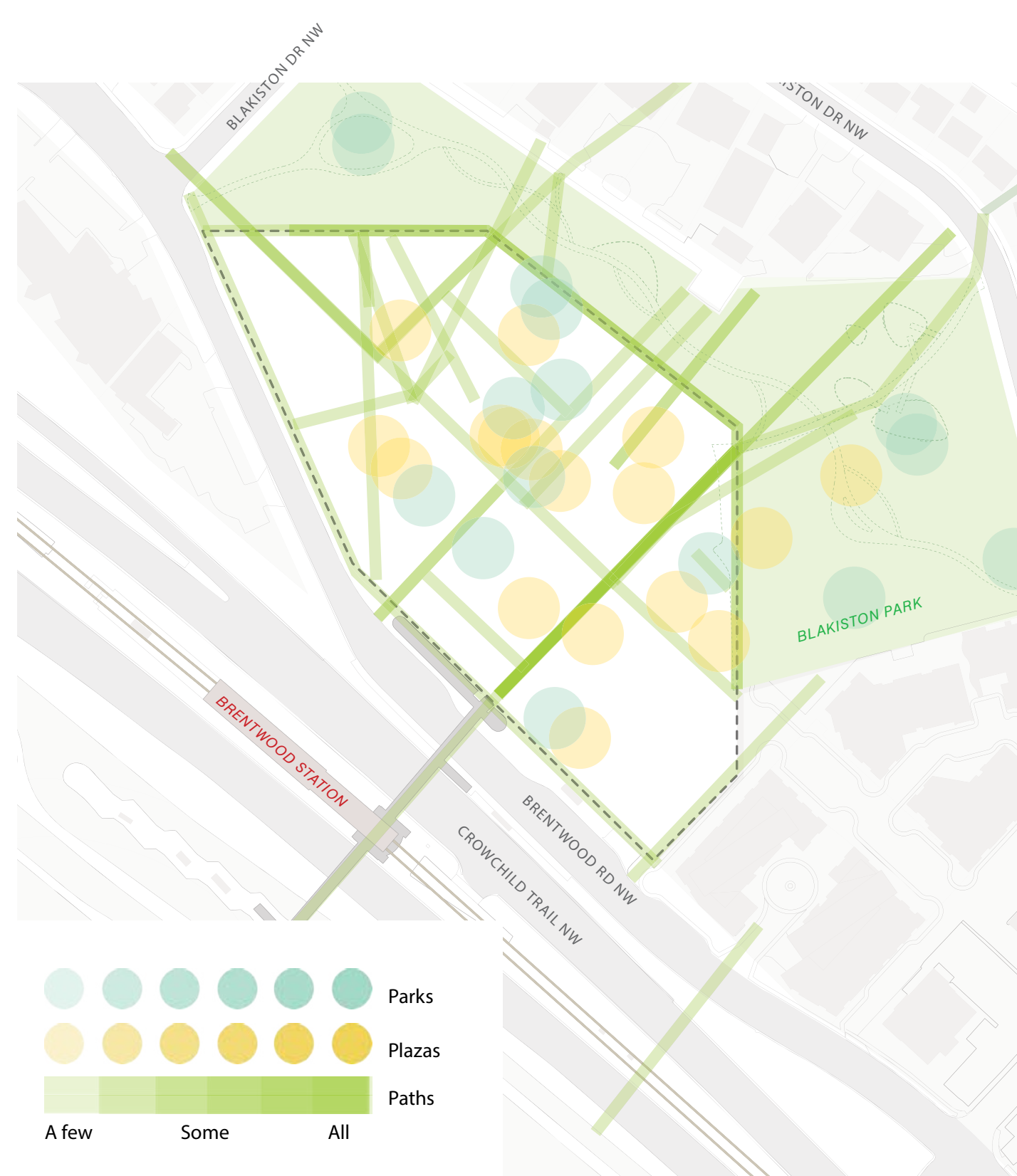
The purpose of this exercise was to delve deeper into the issues, opportunities and outcomes that community residents had about the proposed development. Participants were able to provide open feedback on the development, without being constrained by the current development proposal. This provided citizens with an opportunity to share their unique opinions as well as solutions for how the proposal could be improved.

What we heard

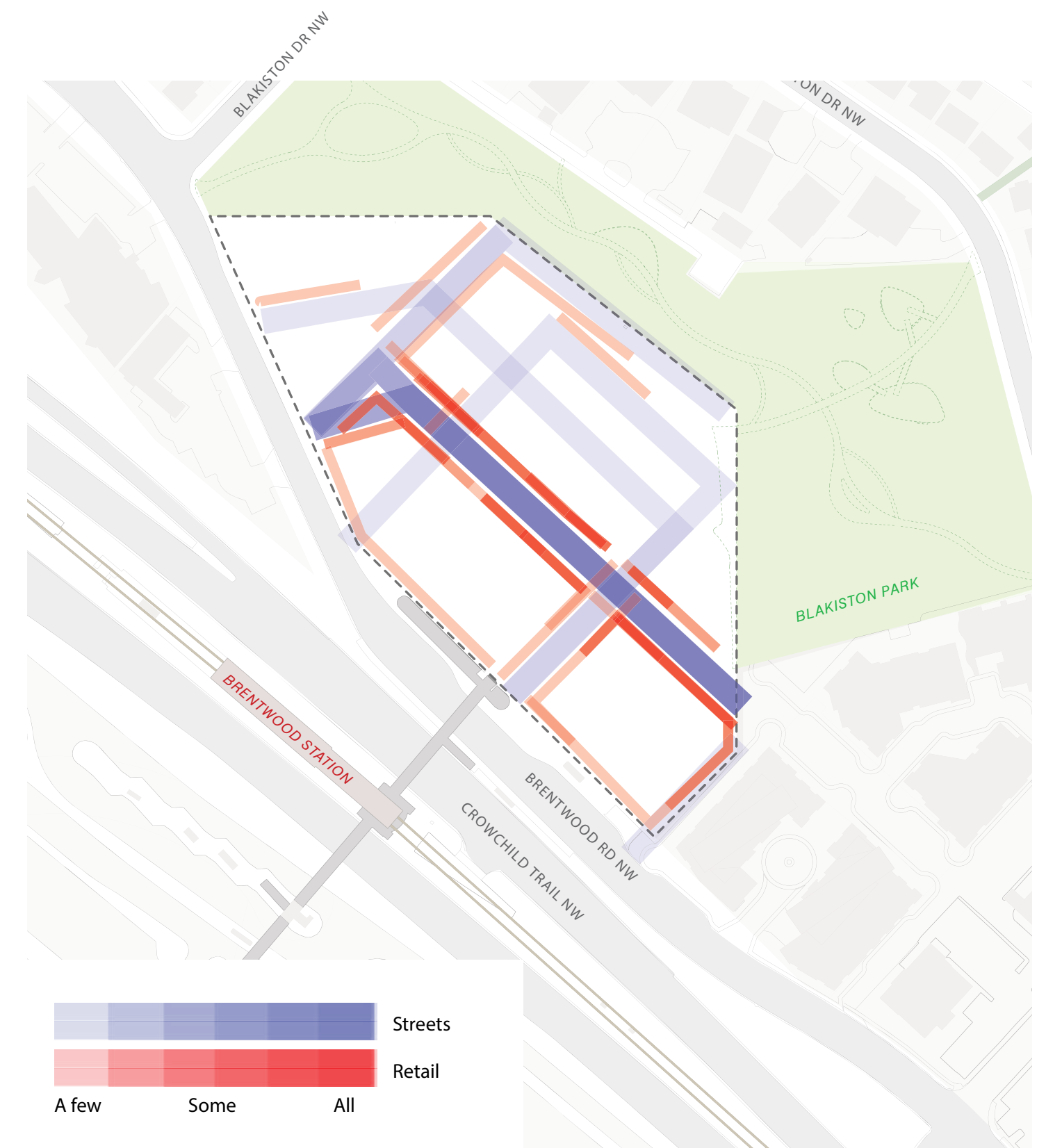
Summary of workshop feedback

The concepts created by each table group were amalgamated by combining the individual community-based concept plans to create a unique set of heat maps and a workshop concept plan.

The concepts were analyzed for commonalities of connections and public spaces to determine what is most important for the community. Heat maps of these concepts were developed to identify these common themes.



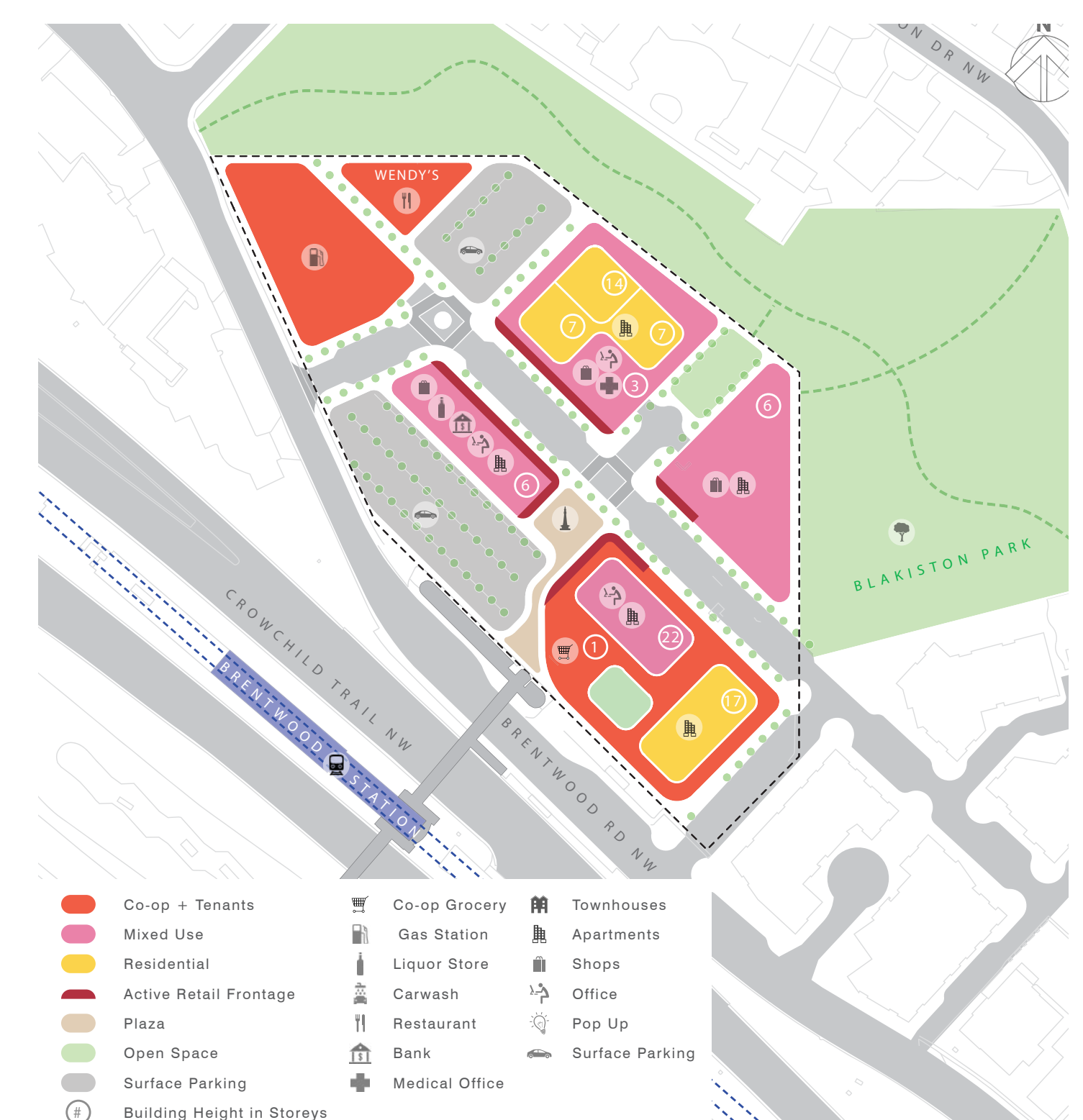
Park and plaza heat map



Street and active retail heat map



Street and path heat map



Workshop concept plan

This concept approximately represents community aspirations for the development. It is important to note that this concept does not reflect every aspect of the development contemplated by the various groups, but rather reflects an average, or balance of the various concepts. Note that these are conceptual in nature and have not undergone fiscal, technical or other feasibility analyses.

What we heard/ what we did

The City has reviewed all feedback that was collected and has responded to the ideas and concerns that were most frequent. These responses include how we will use this input and what recommendations were made as part of our detailed review. This also identifies what input cannot be used and why.

Community idea/concern	City's response and/or recommendation to applicant
The community values sufficient access to parking.	Parking will be provided on the site in accordance with The City of Calgary parking bylaw requirements. City bylaw states that there is a minimum requirement of 742 stalls on this site. The developer is proposing stalls in excess of this minimum requirement and exact parking details can be found on the revised development concept panel.
The community is concerned that the new development will be low-quality (not visually appealing) and/or buildings will be too high and not fit in with the existing community.	In The City's review, we made the recommendation that the applicant: <ul style="list-style-type: none"> • Reduce the building height of the building that is currently proposed at 40 storeys. • Ensure density and building heights align with the Station Area Plan. • Improve the interface with Blakiston Park: reduce drive-thrus, loading bays, blank facades, parking areas and increase active commercial uses, townhouses and residential building entrances.
The community desires new destinations including vibrant gathering spaces and mixed-use areas, to get together with friends and family.	The City asked the applicant to provide improved public spaces and better integration with Blakiston Park to create better gathering spaces.
The community desires an improved journey to destinations such as better walkability, bikeability, streetscape, and connections to the community.	In The City's review we made the recommendation that the applicant: <ul style="list-style-type: none"> • Reduce the impact of the surface parking lot on pedestrian movement by reducing its size, relocating the parkade ramp, removing multiple access points and providing better pedestrian connections throughout.
The community is concerned the new development will have a negative impact on traffic (increased congestion) and transit.	Transportation analysis has been carried out to ensure the mobility network in Brentwood can support the proposed density. Appropriate infrastructure, if required, will be in place to accommodate the additional density.
The community would like to have a commercial main street that connects through the station area.	The City's review, we made the recommendation that the applicant provide a commercial main street in alignment with the Station Area Plan; alternatively improve the design, adjacent uses and material of the proposed road along Blakiston Park to make it have a clear pedestrian priority.

Summary of what The City asked

Through a technical evaluation of the application along with analysis of community input through the engagement activities and direct responses on the application, key areas for amendment on the application were identified. These areas are:

- 1** Provide a commercial main street in alignment with the Station Area Plan; alternatively improve the design, adjacent uses and material of the proposed road along Blakiston Park to make it have a clear pedestrian priority.
- 2** Reduce the height of building 1.
- 3** Improve the interface with Blakiston Park: reduce drive-thrus, loading bays, blank facades, parking areas and increase active commercial uses, townhouses and residential building entrances.
- 4** Reduce the impact of the surface parking lot on pedestrian movement by reducing its size, relocating the parkade ramp, removing multiple access points and providing better pedestrian connections throughout.



Amending the application

Public input is the vital ingredient in developing a recommendation to Calgary Planning Commission. But there are also three other factors that are equally considered:



Market viability to understand what is economically realistic for the area.



Professional expertise to understand best practices and to know what's technically possible.



City of Calgary policy to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.

All of these inputs are considered by the applicant when making amendments to the application.

Revised site plan

The applicant has amended the plans with the following changes in response to the issues identified by The City.

Road Alignment

- 1a** Commercial main street deemed unviable due to space requirements for the grocery store and conflicts with the existing store footprint.
- 1b** Road interface along Blakiston Park improved by altering paving pattern and providing additional pedestrian crossings.

Development Fit

- 2** Building 1 height reduced by 10 stories (from 40 stories to 30 stories).

Vibrant Gathering Spaces

- 3a** Wendy's and drive-thru relocated away from the park, replaced with a restaurant and patio.
- 3b** Loading doors consolidated and minimized to reduce visual impact on the park.
- 3c** Small cafe proposed on corner to better activate the pedestrian plaza facing Blakiston Park.

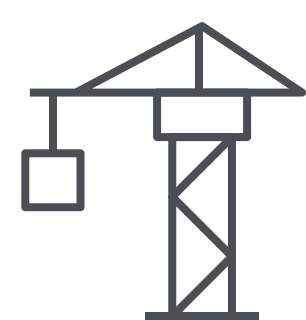
Pedestrian Connectivity and Safety

- 4a** Parkade ramp relocated into building 3.
- 4b** Better pedestrian connections across parking lot created.
- 4c** Driveway from Brentwood Road eliminated, improving pedestrian safety and connections.

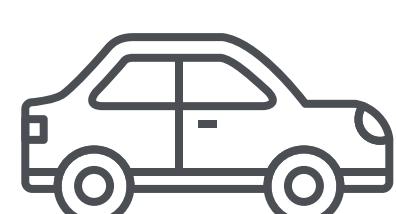


Revised development concept proposal

After the first detailed review and previous public engagement, Co-op has submitted the revised development concept.



4 new buildings the tallest to be approximately 116 metres (31 storeys) and 78 metres (23 storeys)



1,113 parking stalls (148 surface, 965 underground), 742 required



501 residential units

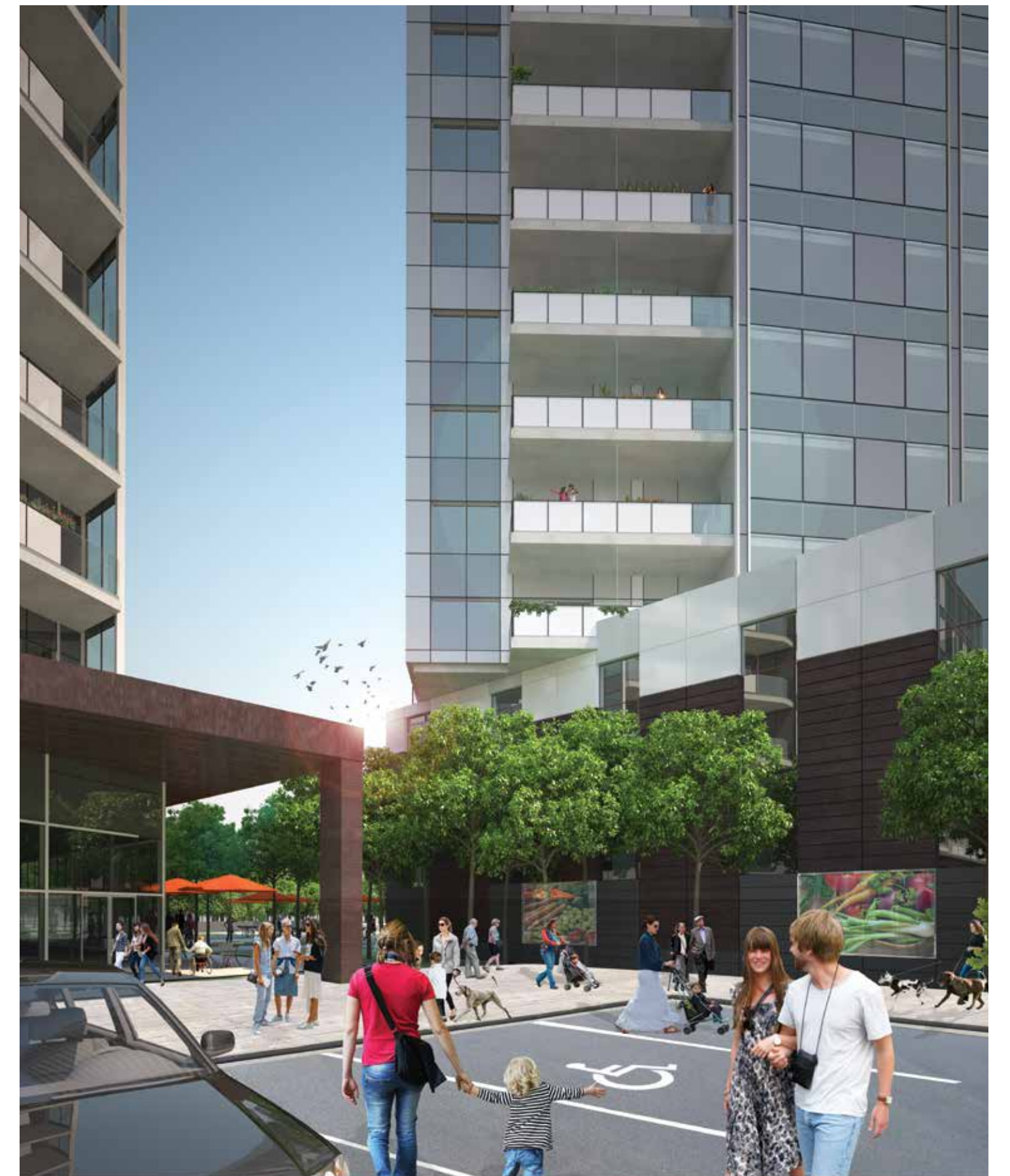


~15,500 square metres of commercial space
 - 7,700 grocery, 5,700 office, 1,700 retail/other commercial, 220 gas bar/car wash



Revised development concept renderings

These images have been provided by the applicant. They have not been approved by The City.



Provide your input

After reviewing the panels around the room, do the proposed changes and information provided address the community concerns and ideas that were heard in the first phases of engagement?

Please place a dot in the yes or no column if you feel the concern and/or idea has or has not been adequately addressed by the revised application and/or the additional information that we have provided.

Community Idea/ Concern	Yes this has been addressed (green dot)	No this has not been addressed (red dot)
<p>Parking Concern there will be inadequate parking on the site.</p>		
<p>Development Fit Concern that the new development will not be visually appealing and will be too high for the existing community.</p>		
<p>Traffic Community is concerned about the effect of additional density on traffic and road safety.</p>		
<p>Pedestrian Connectivity and Safety The community desires an improved journey to and through the site.</p>		
<p>Vibrant Gathering Spaces Community feels there is a lack of local, small-scale businesses and vibrant places to gather.</p>		
<p>Road Alignment The community would like to have a commercial main street that connects through the station area.</p>		

Outstanding concerns

Do you have any outstanding concerns about the application that you feel have been missed?

Please share your comments on a sticky note below.

Ideas and concerns



Additional Questions

Do you have any additional questions for the project team? Please share your questions on the sticky notes below.

Common questions will be used to help populate our Frequently Asked Questions section on the project webpage.

Questions

Brentwood Station Area Redevelopment Plan

What is an Area Redevelopment Plan?

An Area Redevelopment Plan (ARP), is one of the tools The City uses to guide development in an area. It sets high-level requirements that future development will have to meet for an area. An ARP outlines:

- Where certain sizes and types of buildings should be located.
- Where amenity spaces and other public infrastructure should be located.
- How the land can be used and what can be built on the land (commercial, residential, retail, etc.)
- Improvements to infrastructure that are needed to accommodate changes.

Brentwood Station ARP

The Brentwood Station ARP was adopted in 2009 to help to guide growth around the Brentwood LRT station. The future of the Brentwood Station area were refined in a vision statement, which encapsulated the aspirations of the community:

Brentwood station area will become an "Urban Village"; a major hub in northwest Calgary where people can live, shop, dine, work, be entertained and meet their daily needs. It will be a people place with quality connections and a well-integrated transit system. Attractive public spaces and a wide variety of uses will contribute to a vibrant and safe community. Existing residential community character will be preserved while places with an opportunity to change will greatly enhance the community. The Brentwood station area will be a place that will make the community proud.

If the Co-op development applications are approved, changes to the Brentwood Station ARP will be required. These may include:

- Increase in the allowable height within the subject site.
- Re-alignment and function of the commercial main street through the site.

Next steps

Provide your input

- Leave your ideas on the engagement boards here tonight.
- Fill out the comment form before Aug. 30 by:
 - Submitting it tonight before the end of the event
 - Completing it online at **calgary.ca/brentwoodcoop**
 - Dropping it off at the Brentwood Co-op Customer Service Desk

Stay in touch

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