



## Presentation Slideshow

## Brentwood Co-op Site



# Brentwood Co-op Workshop



**IBI GROUP**  
 Brentwood Co-op Workshop  
 May 27, 2017

BRENTWOOD CO-OP WORKSHOP



## Purpose & Introductions

Peter Schryvers – City of Calgary



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## Agenda



9:00 – 9:10	Purpose and Introductions (Peter Schryvers – City)
9:10 – 9:20	Co-op Proposal (Dennis Mustapic – Calgary Co-op)
9:20 – 9:30	Process & What We’ve Heard (Andrew Browne – IBI)
9:30 – 9:45	Neighbourhood Centres 101 (Andrew Browne – IBI)
9:45 – 9:55	Board Game Intro (Andrew Browne – IBI)
9:55 – 11:15	Exercise: Board Game (All)
11:15 – 11:30	Table Report Back & Evaluation (Peter Schryvers – City)
11:30 – 11:35	Next Steps & Thanks (Peter Schryvers – City)


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## Ground Rules

- **Respectful dialogue**
- **Equal input**
- **Different perspectives**





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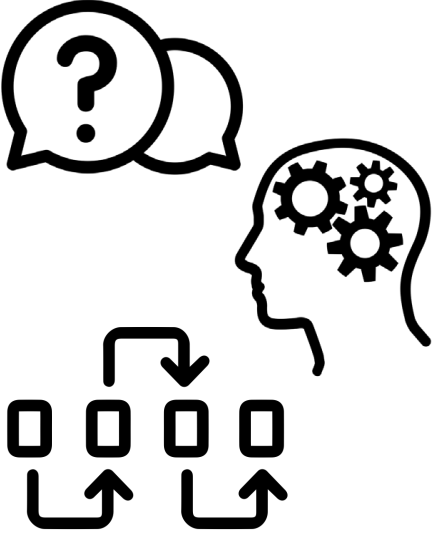
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## Purpose of the Workshop

- Why are we here?
- What are we doing?
- What happens next?






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## Why Are We Here?

- The proposed development is a significant change in the community; we want that change to be the best possible
- The site presents an opportunity for development to enhance the community and create a vibrant centre
- We want to delve deeper into the goals, aspirations and concerns of the community; a workshop format is the best way to do that





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## What Are We Doing?

- **City of Calgary** – Gather community input through a spatial planning activity
- **Community members** – Express preferences and concerns through the planning activity
- **Developer** – Listen to and understand the community’s preferences; provide information



## Engagement Promise

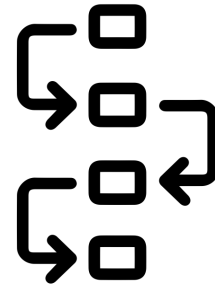
- We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas.





## What Happens Next?

- Workshop and Open House “What We Heard Report” will be provided to the applicant, alongside City technical review
- Applicant makes changes to the plan
- Community input on amended plan and City review
- Planning department recommendation
- Calgary Planning Commission
- Public Hearing of City Council
- Community input (open houses, workshop, etc.) will inform the process throughout





## Brentwood Station Area Redevelopment Plan

Peter Schryvers – City of Calgary





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## Brentwood Station ARP

- Emphasize pedestrian connections to the LRT
- Create a commercial “high street” through the station area
- Improve the interface with Blakiston Park by creating active frontages
- Encourage transit plazas adjacent to the LRT station
- Provide a wide range of residential, office and retail uses
- Limit auto-oriented uses (car washes, large surface parking areas)







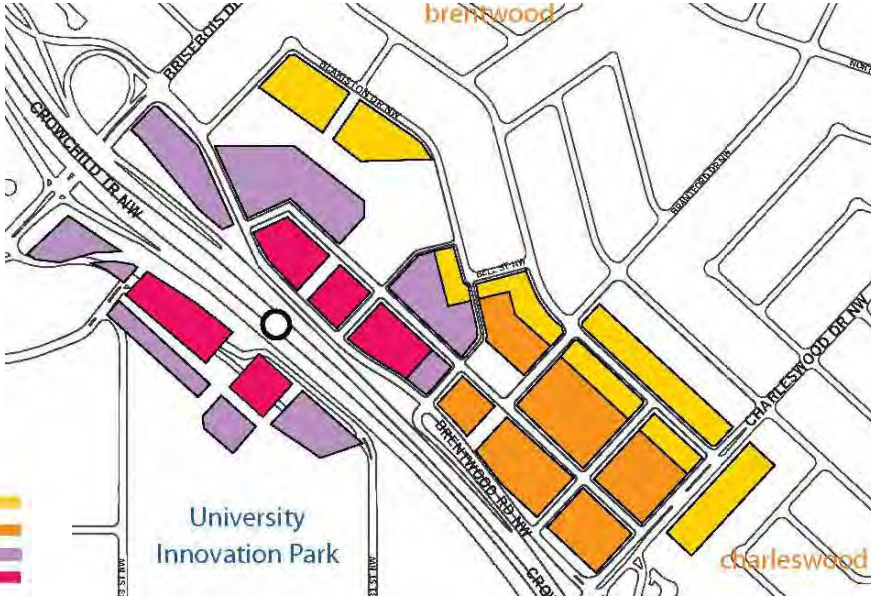
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## Brentwood Station ARP





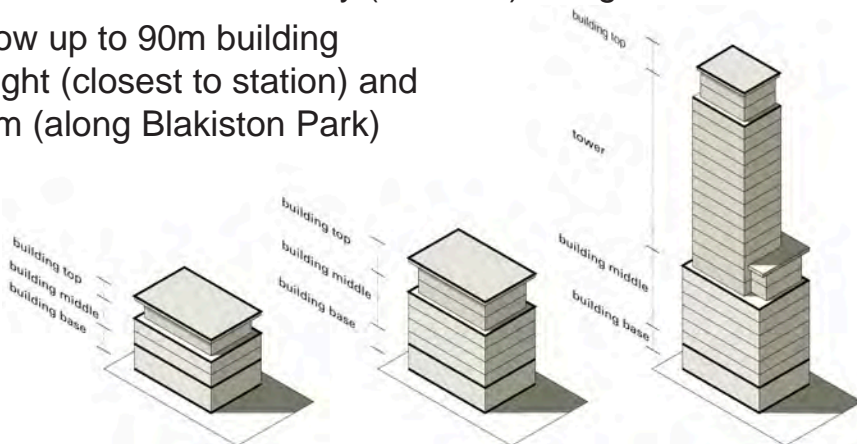
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## Density & Height

- Achieve a minimum density (2.0 Floor Area Ratio - FAR)
- Allow for higher densities (8.0 FAR) closest to station, decrease to lower density (3.5 FAR) along Blakiston Park
- Allow up to 90m building height (closest to station) and 38m (along Blakiston Park)



## Brentwood Commons Proposal

Dennis Mustapic – Calgary Co-op





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# The Team



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# Why?

- Grocery business is highly competitive
- Store is 50 years old – needs significant update
- A more efficient, sustainable Calgary Co-op store is needed
- Provide new and enhanced Co-op services and products
- Better community space incl. potential green rooftop space and community meeting space
- Integrated connection to LRT, community & Blakiston Park



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## Project Constraints

- All existing Retail Operations and related services **MUST** remain open with proper loading and parking
- Must have space for Wendy's, Scotiabank and other tenants (long term leases)
- Minimize disruption to customers of current businesses and community as much as possible

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## Phasing

Phase 1

Phase 2

Phase 3

Phase 4

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## Project Offering

- Current store **MUST** remain open until replacement is built with sufficient at grade parking
- Co-op gas bar and convenience store **MUST** remain open until replacement is built
- Wendy's and Scotia Bank **MUST** remain open until replacement is built
- New and enhanced Co-op services and product offerings including **NEW** Co-op liquor store and Home Health Care Store
- Community meeting space and rooftop gardens
- Better, safer connection to Blakiston park pathways
- Proposed traffic light at one entry/exit point
- Potential direct connection to LRT station
- Highest density is located at front of property by roadway to reduce shadowing on Blakiston park



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## Project Details – The Numbers

**Building details:**

- B1 Multi Residential Development and Office – 2 floors Calgary Co-op grocery store, 4 floors office, 34 floors residential
- B2 Multi Residential Development – 23 floors
- Multi Family Development with retail and consumer services - 12 floors (terracing)
- Office, Liquor store, financial institution and health services laboratory – 4 floors
- Convenience store – 1 floor
- Wendy's – 1 floor

**Approximate number of residential units:** 500+

**Residence Types:** Townhouses, 1-3 bedroom suites

**Number of parking stalls:** 175 surface, 1000 underground

**Approximate Sq. footage office:** 123,000 sq ft

**Approximate Sq. footage retail:** 109,000 sq ft



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## Community Engagement – 2+ Years

- Engagement with several thousand residents in person/online
- Meetings community association (including presentation of revised designs)
- Review of Blakiston Park Improvement Plan with stakeholders
- In-Store Kiosk at the Brentwood Co-op (July/August 2016)
- Open House events (September 2016)
- Promoted social media campaigns on Facebook, LinkedIn and Twitter
- Project posters and postcards
- Project website



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## Process & What We've Heard

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# The Idea

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# Your Neighbourhood Co-op Store



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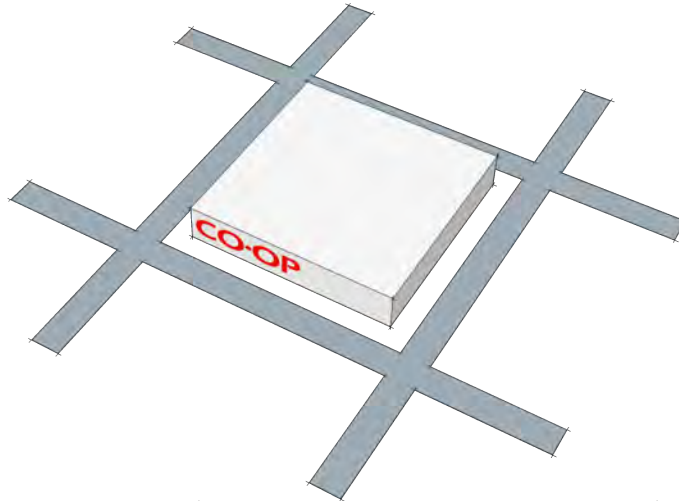
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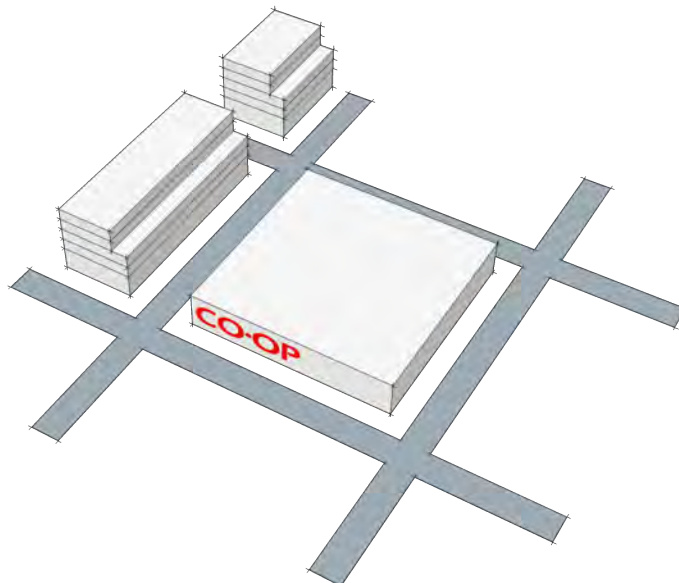
# Add Streets & Connections



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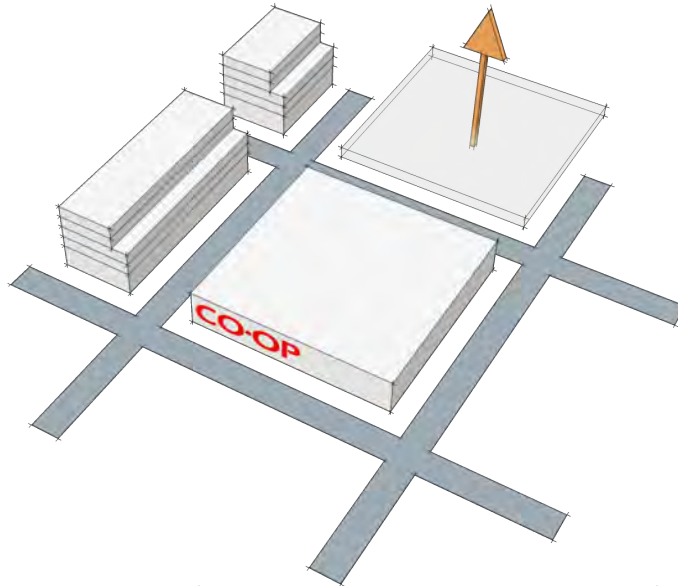


# Add Housing & Small Retail



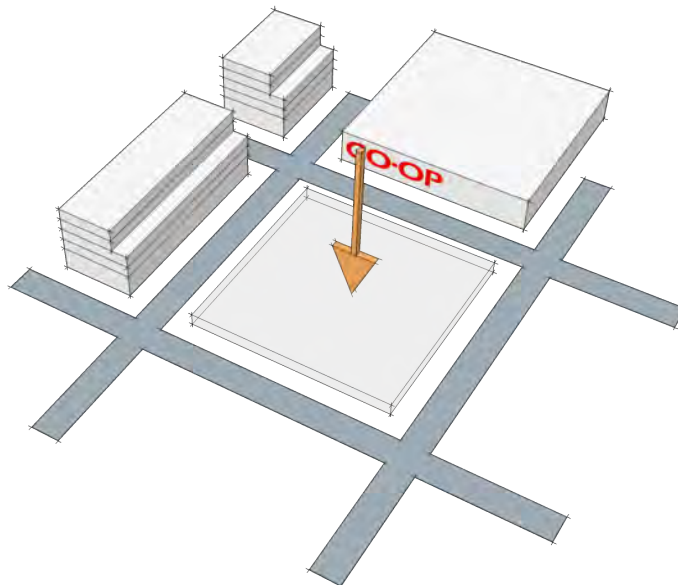
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# Build New Store



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# Move to New Store



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**Add Housing, Offices,  
Services & Shops**



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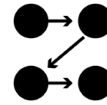
**Neighbourhood  
Centre**



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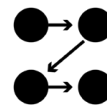


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# Process

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## What We're Up To!

### Issues



#### Surveys



### Ideas



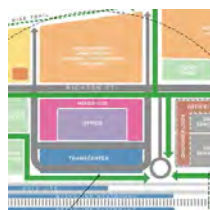
#### Board Game



### Concepts



#### Concept Framework



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# What is a Visioning Workshop?



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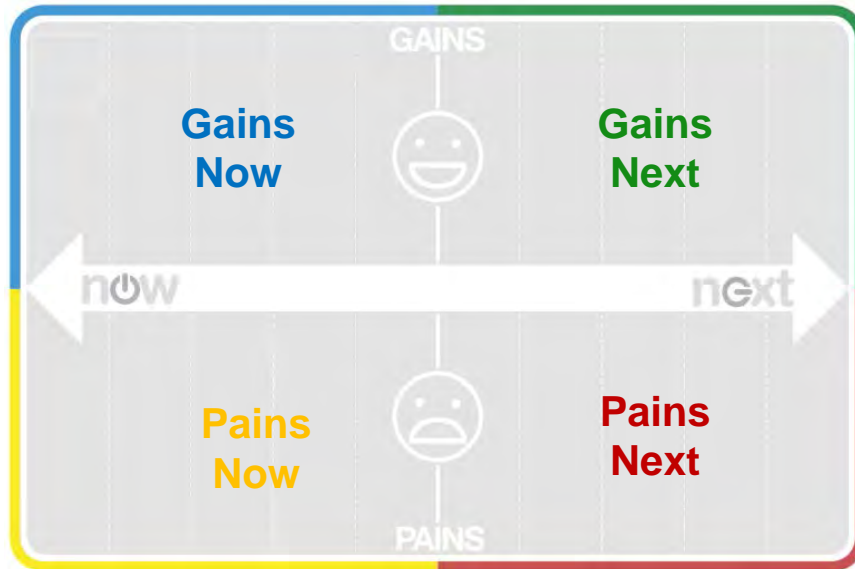
# Inputs into a Recommended Plan



**Recommendation to  
Calgary Planning  
Commission**

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# Survey: Gains & Pains



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# Survey Participation

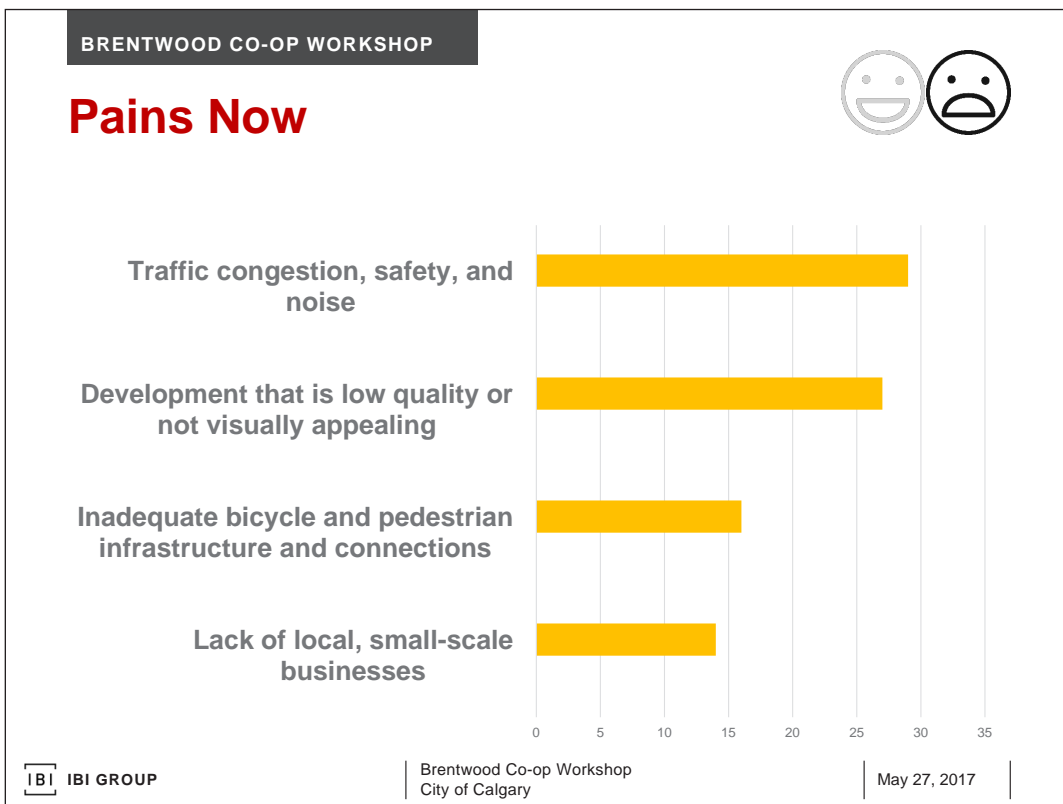
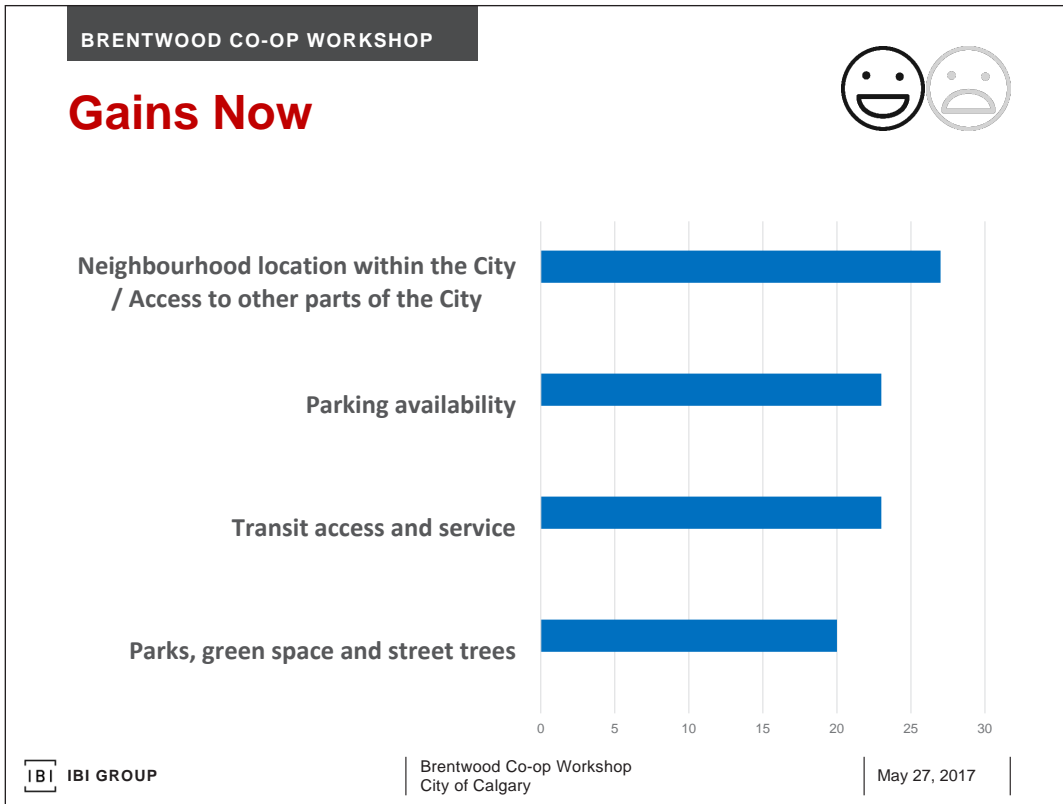


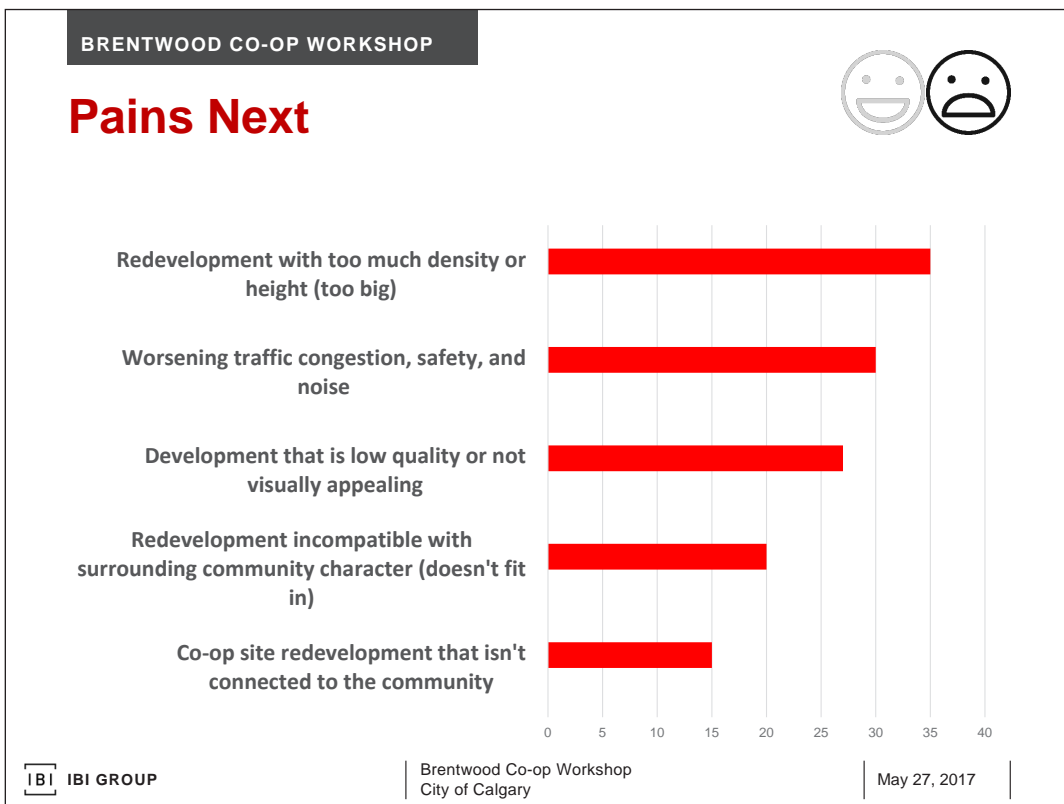
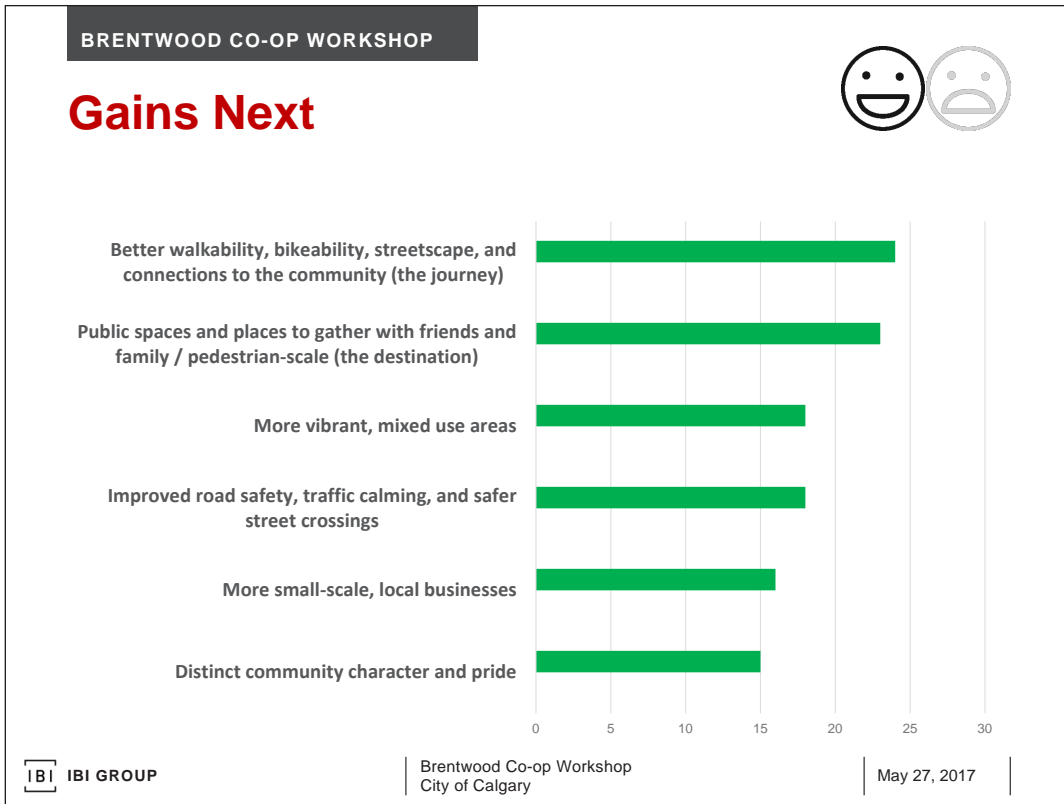
# 56%

of registered  
participants  
responded

# 93%

described  
themselves  
as residents



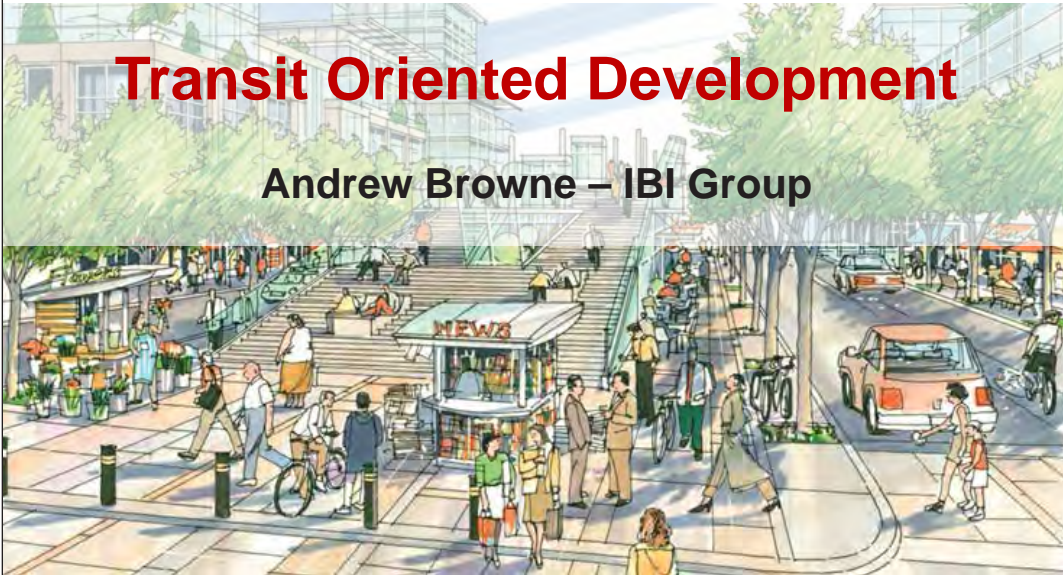


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# Transit Oriented Development

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## What is TOD?

**Transit-Oriented Development (TOD):** Communities where residents can live, work, play, shop and learn in close proximity to rapid public transit, and where the private automobile is an option – not a necessity.



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# What is TOD?

**Land Use.** A variety of land uses, including housing and jobs, that create a complete community that is active throughout the day.

**Sustainability.** An urban environment that minimises the use of resources.

**Density.** Sufficient development intensity near stations to support a diverse urban life.

**Sense of Place.** A safe, comfortable, vibrant and human-scaled environment that improves accessibility to transit.

**Health.** An urban environment conducive to maintaining a healthy human lifestyle.

**Mobility Choices.** A variety of mobility options for residents, workers and visitors.

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# Put Another Way

$$T + O + D =$$

Transportation      Open Space      Development



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## What is TOD not?



- It is not *any* type of development adjacent to transit
- It is not a blanket approach to increase density within neighbourhoods served by rapid transit
- It is not about apartment buildings replacing single family and row housing in vibrant neighbourhoods
- It is not about the architectural design of individual buildings

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## Video: Peter Calthorpe



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# Downtowns



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# Neighbourhoods & TOD



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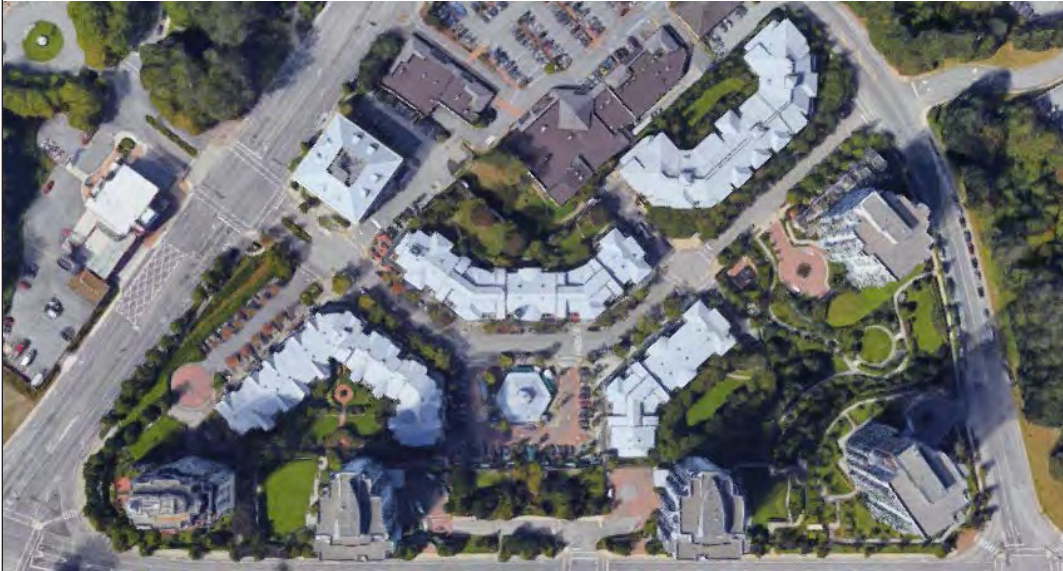
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# Case Study: Newport Village



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# Newport Village



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# Newport Village



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# Case Study: Mendota Heights, MN



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# Mendota Heights, MN



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## What if... the Co-op becomes more than an object sitting alone in space?



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# What if... Brentwood Station is better connected to the neighbourhood?



# What if... a seasonal outdoor market provided a place to meet friends?



# What if... a new retail street was provided on the Co-op site?



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# What if... there were destinations and restaurants on the new streets?




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# What if... there was a neighbourhood coffee shop to walk to?




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## Case Study: Park Royal



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# TOD Board Game

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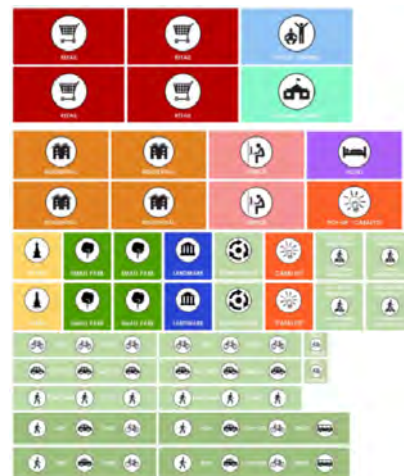
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# Board Game



Game Board



Playing Pieces

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## Game Board & "Cheat Sheet"



Calgary			
Calgary Co-op Workshop - May 2017			
Icon	Description	Number	Minutes per Item
	Each segment has a specific focus and a goal to be achieved by the end of the workshop.	14	7 (200 mins)
	Each icon represents a specific topic or goal to be achieved by the end of the workshop.	3 & 3	0
	New ideas and suggestions.	1	1
	Workshop segments together and try to solve the problem or goal.	3	2
	Each icon is a reminder of a goal or objective to be achieved by the end of the workshop.	2	0
	Each icon is a reminder of a goal or objective to be achieved by the end of the workshop.	13	n/a



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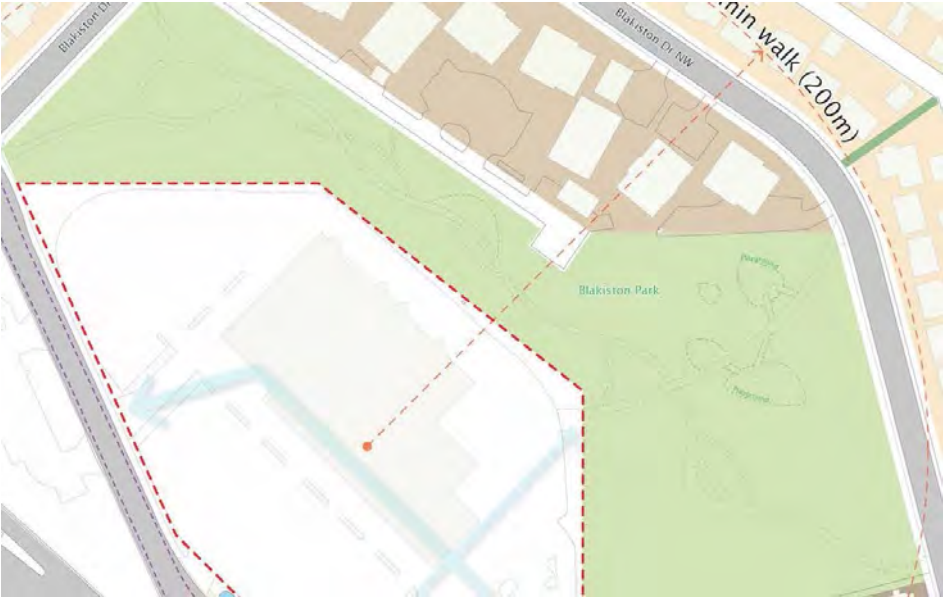
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## Blakiston Park









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**Playing Pieces**






**T**

BAG 1


**Transportation  
Connections**



**O**

BAG 2

**Open Space  
Placemaking**



**D**


BAG 3

**Development  
Buildings**

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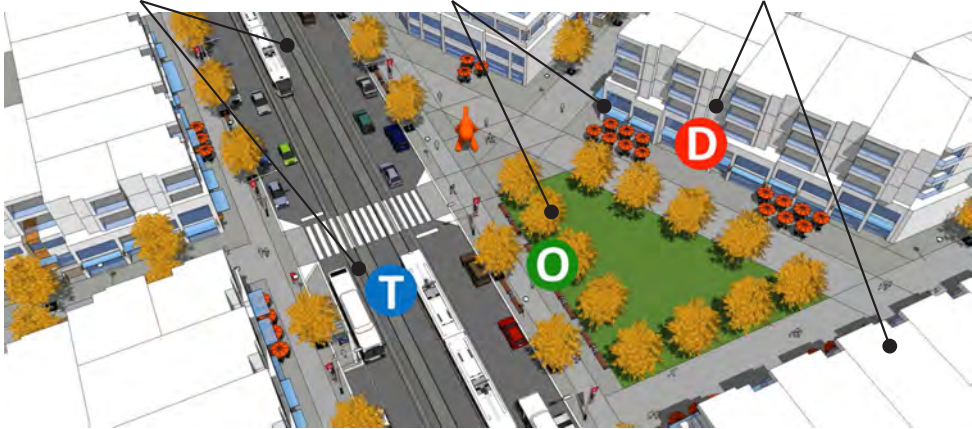
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**Think About “The Whole”**



**T + O + D =**

Transportation      Open Space      Development



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# Use of Playing Pieces



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# The Essentials

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# Grocery Store



or...



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# Liquor Store



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# Gas Station



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# Bank



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# Home Health Care Store



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# Transportation

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# Brentwood CTrain Station



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# New Street





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# Pedestrian Connection



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# Enhanced Crosswalk



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## Secure Bike Storage



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## Surface Parking – 25 Stalls each



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# Surface Parking – 25 Stalls each



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# Open Space

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# Plaza



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# Outdoor Seasonal Market



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# Park



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# Playground



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# Skate Park



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# Community Garden



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# Dog Park



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# Development

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# Shops



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# Restaurant

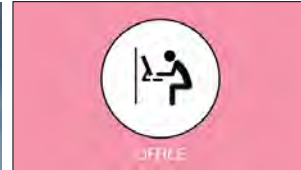




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# Office



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# Medical Office



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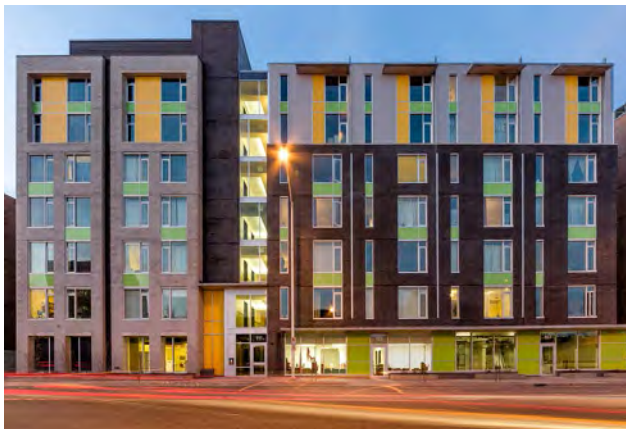
# Apartment – 4 Storeys



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# Apartment – 8 Storeys



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# Apartment – 12 Storeys



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# Apartment – 16, 20, 24 Storeys



+



+



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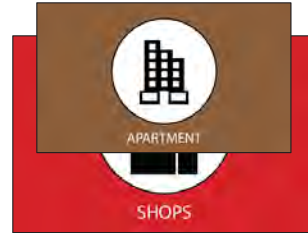
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# Mixed Use



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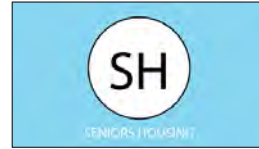
# Affordable Housing



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# Seniors Housing



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# Daycare



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# Game Board & "Cheat Sheet"



Title	Description	Number	Minimum	Maximum
	Each participant will receive a personal copy of the TOD Board Game and Game Rules.	14	7	200 copies
	Each TOD Board Game will include a copy of the TOD Board Game Rules and a copy of the TOD Board Game.	3 & 3	0	
	Each TOD Board Game will include a copy of the TOD Board Game Rules and a copy of the TOD Board Game.	1	1	
	Each TOD Board Game will include a copy of the TOD Board Game Rules and a copy of the TOD Board Game.	3	2	
	Each TOD Board Game will include a copy of the TOD Board Game Rules and a copy of the TOD Board Game.	2	0	
	Each TOD Board Game will include a copy of the TOD Board Game Rules and a copy of the TOD Board Game.	13	n/a	

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# TOD Board Game



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## Table Report Back

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## Table Report Back & Evaluations

- Name your concept
- 3 things you learned or want to highlight
- Tidy up un-played tiles
- Careful! Don't bump your board!
- Evaluations

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# Next Steps & Thanks

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