

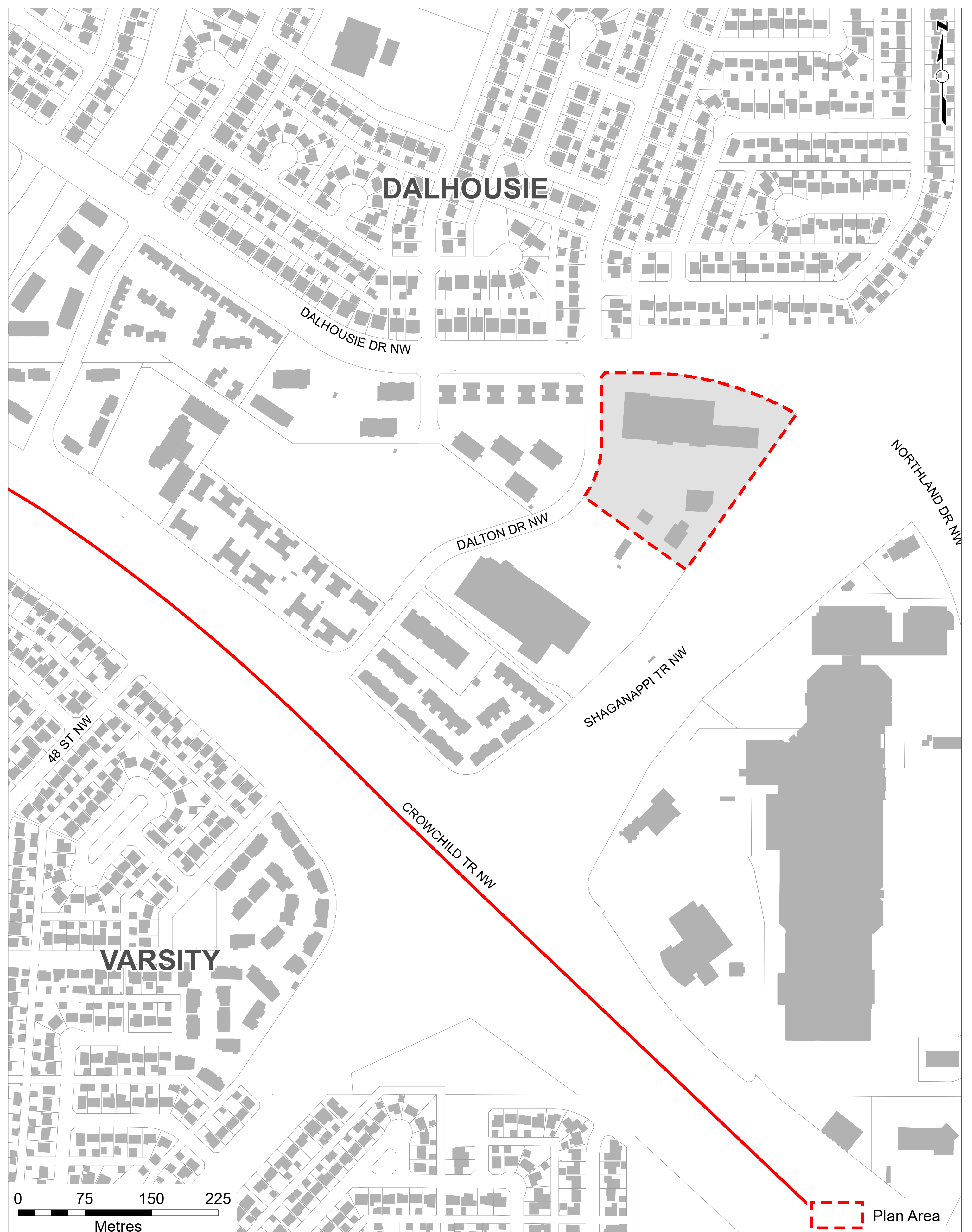
Dalhousie Co-op

Why are we here?

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

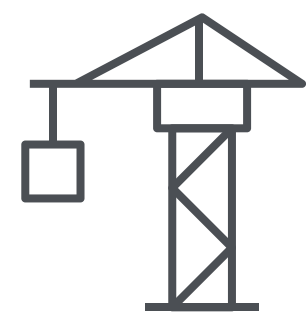
At this session you can:

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

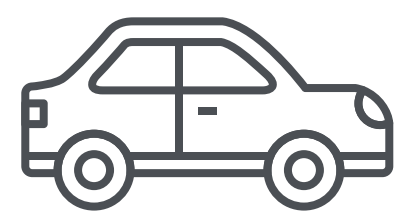


Original development concept proposal

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



4 new buildings the tallest to be approximately 22 storeys (78 metres) and 8 storeys (30 metres)



784 parking stalls - 182 surface, 602 underground



444 residential units



13,633 square metres of commercial space



Timeline

- Aug. - Oct. 2016

 - Applicant led engagement.
- Dec. 12, 2016

 - Initial team review: Application was accepted for internal circulation.
- Jan. - Apr., 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.
 - First detailed review shared with applicant.
- Jul. 2017

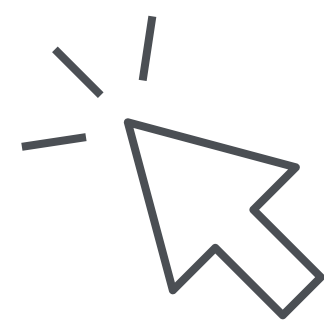
 - Applicant submits revised plans.
- Aug. 2017

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

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

 - Anticipated dates for Calgary Planning Commission and City Council Public Hearing.

What we've done so far



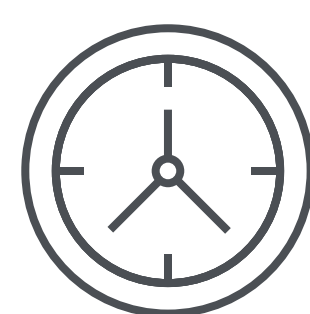
1 online survey



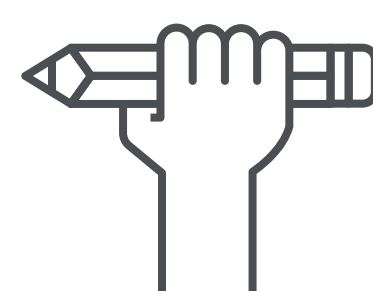
116 online participants



1 in-person visioning workshop



1 in-person "fast lane" information session



55 in-person participants



6 community concepts developed



275 comments and ideas generated

Visioning workshop

On June 13, we held a visioning workshop at the Dalhousie Community Centre with 55 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, six community-based concept plans were developed. These workshops were used to create a community framework concept.



Why did we do this?

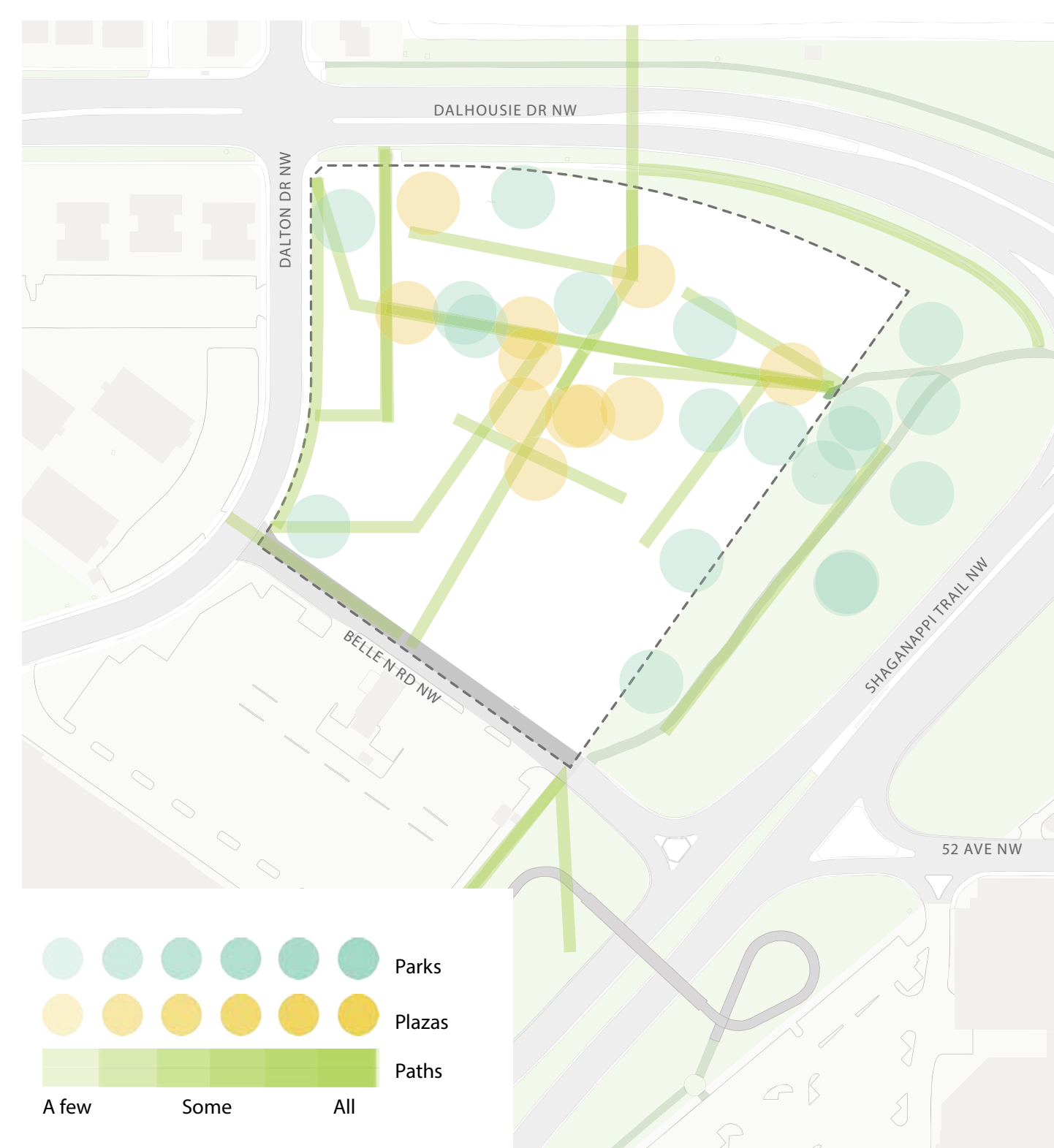
The purpose of this exercise was to go deeper into the issues, opportunities and outcomes that community residents had about the proposed development. Participants were able to provide open feedback on the development, without being constrained by the current development proposal. This provided citizens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

What we heard

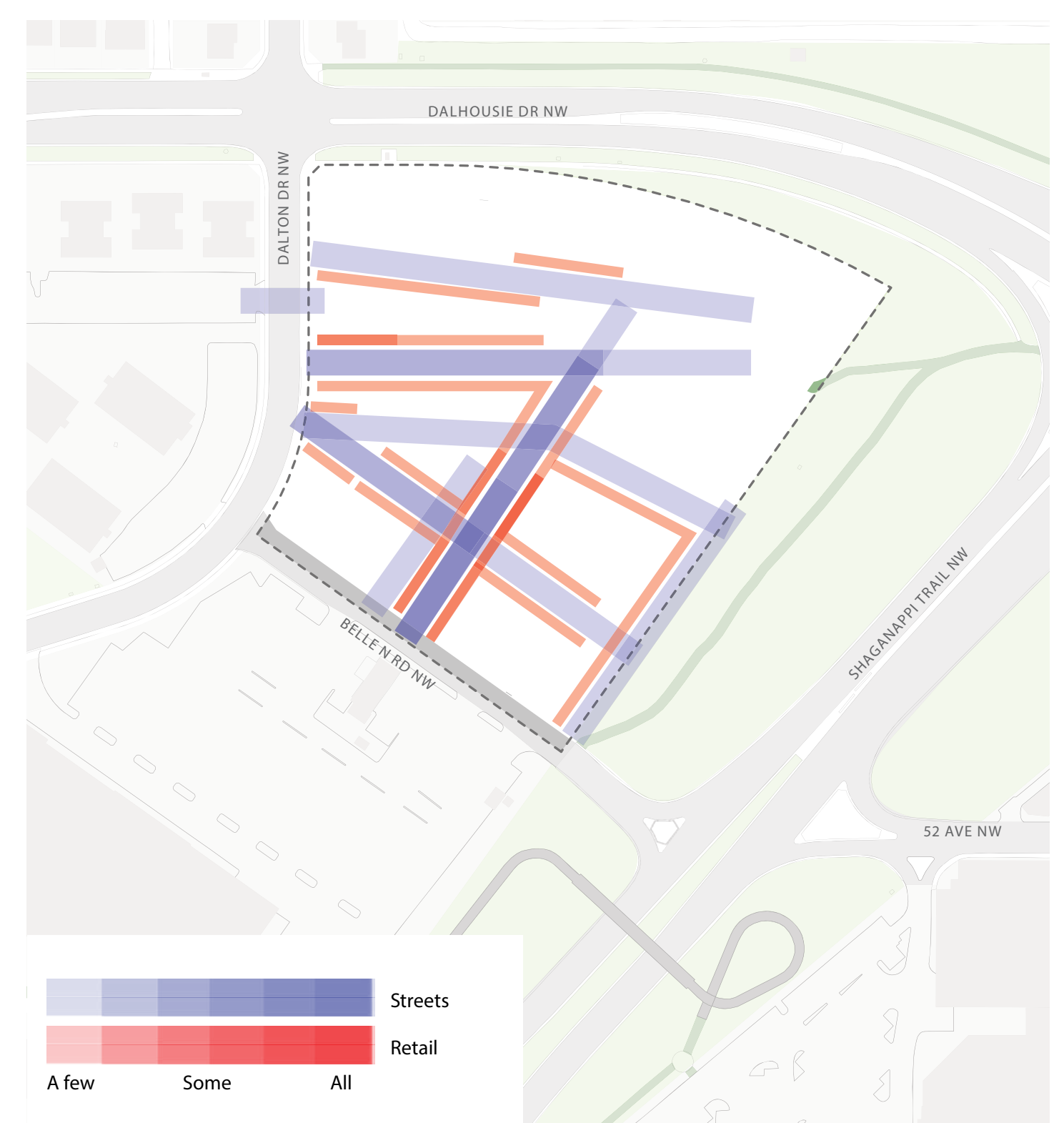
Summary of workshop feedback

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.

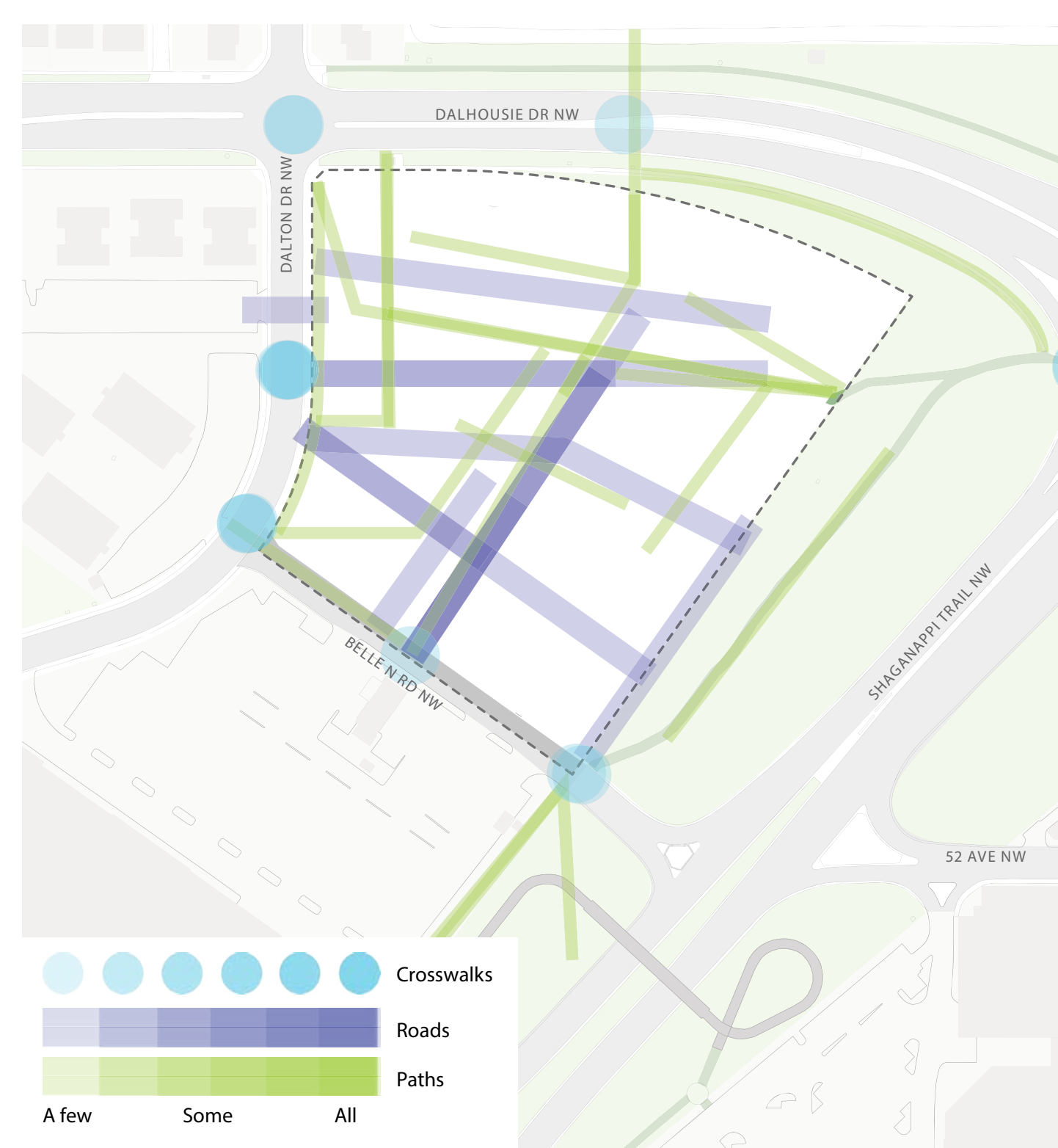
The concepts were analyzed for commonalities of connections and public spaces to determine what is most important for the community. Heat maps of these concepts were developed to identify these common themes.



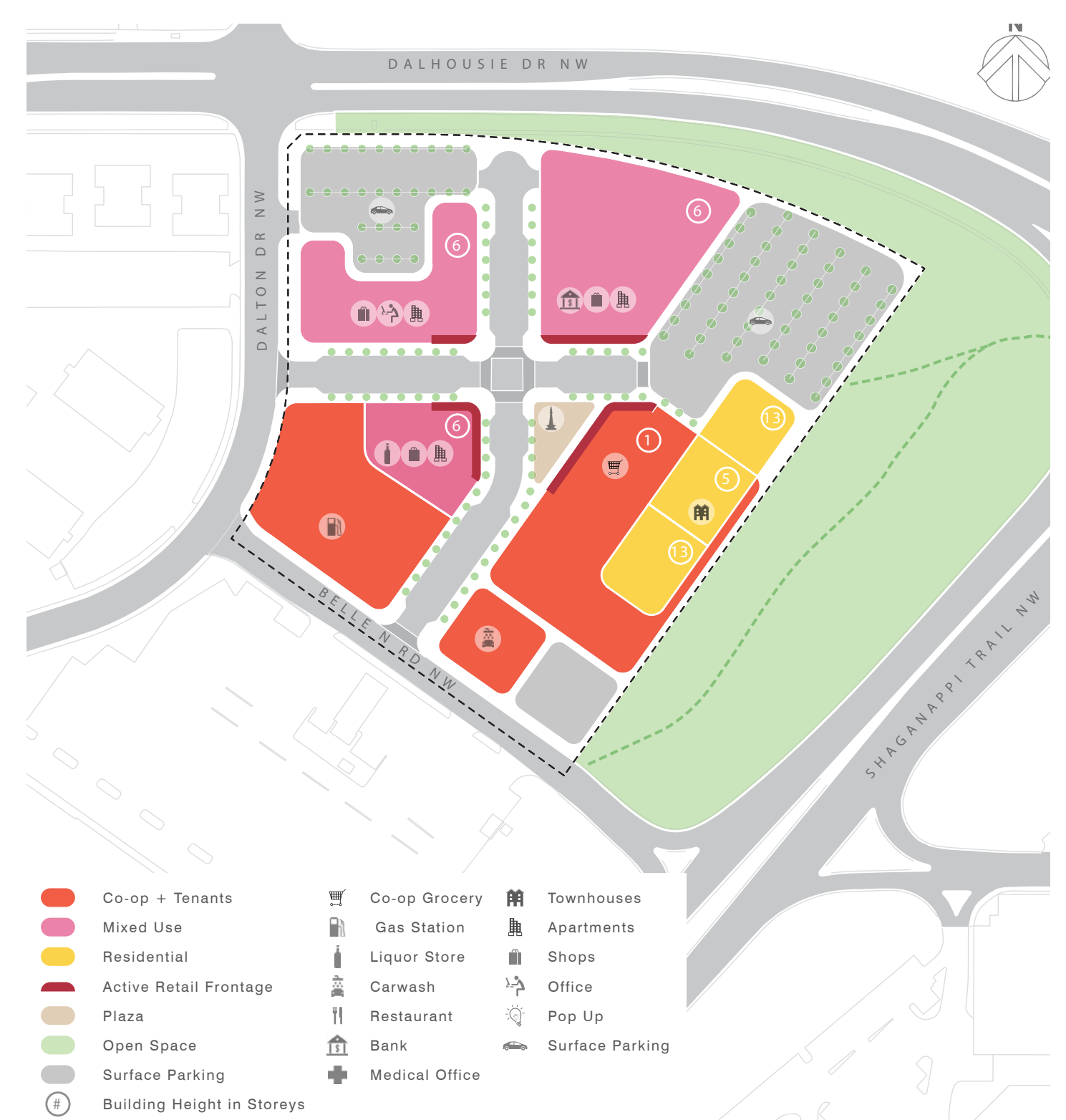
Park and plaza heat map



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

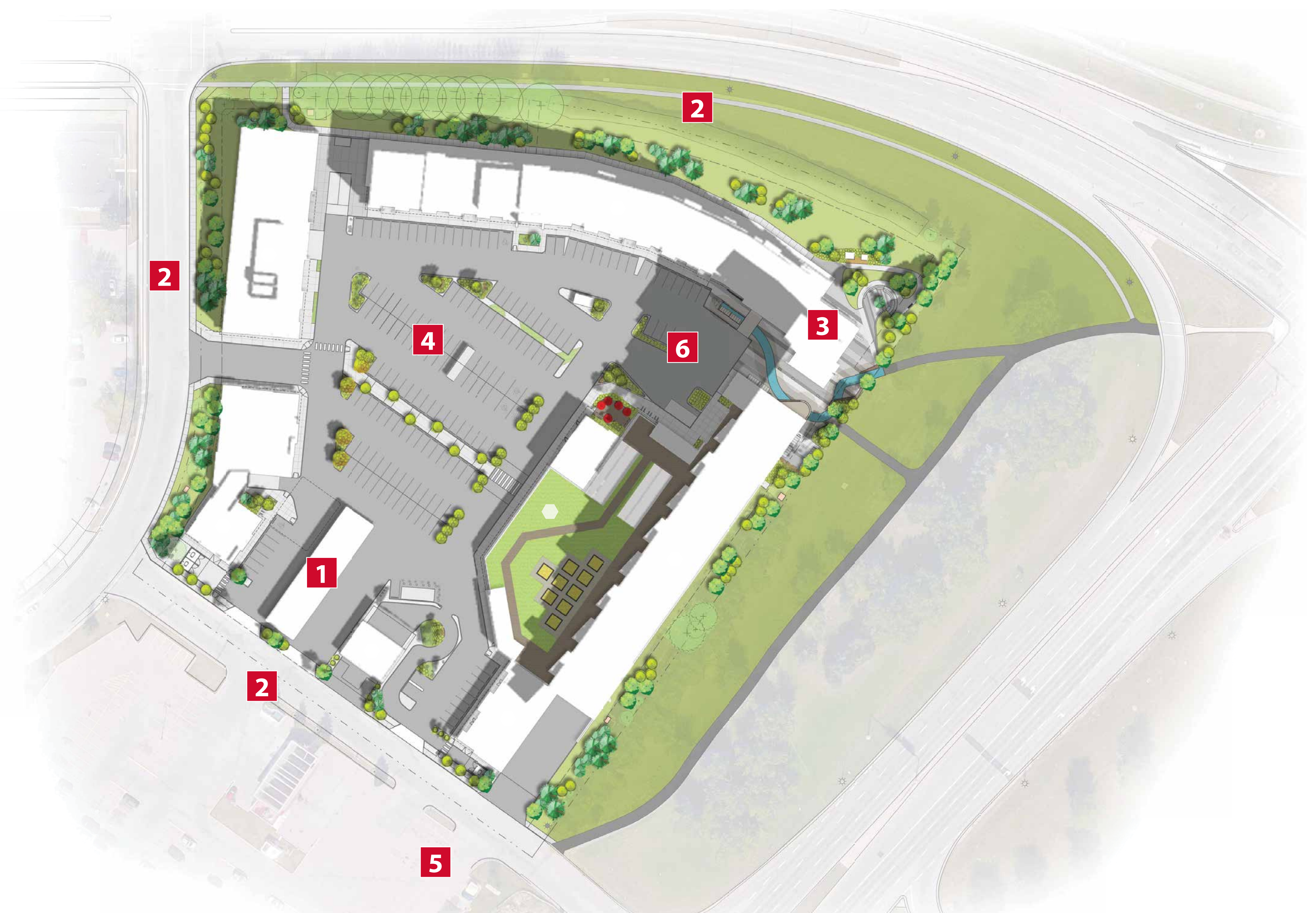
The City has reviewed all feedback that was collected and has responded to the ideas and concerns that were most frequent. These responses include how we will use this input and what recommendations were made as part of our detailed review. This also identifies what input cannot be used and why.

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's parking bylaw requirements. It states that a minimum of 693 stalls are required. The developer is proposing stalls in excess of this requirement.
The cumulative impact of all new developments occurring in the Dalhousie community is causing concern. There is a desire to have these addressed comprehensively.	<p>In April and May 2017, The City was active in the Dalhousie community conducting engagement on the overall community vision. The City explored how growth and future development could happen in a meaningful way.</p> <p>Input collected through this process was used to create a local view point map, which will be shared with future applicants so community ideas and concerns can be addressed comprehensively.</p>
Concern 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.	<p>In The City's review, we made the recommendation that the applicant break up the massing of the residential buildings to provide a break for views and sunlight.</p> <p>The City did not recommend the developer reduce the height as the location and elevation of the site would not cause undue impact on existing properties.</p>
The community feels there is a lack of local, small-scale businesses. There is a desire for new destinations including vibrant gathering spaces and mixed-use areas, to get together with friends and family.	In The City's review, we made the recommendation that the applicant provide a better integrated public plaza in the development to encourage active commercial uses and provide a gathering space for residents.
The community desires an improved journey to destinations such as better walkability, bikeability, streetscape, and connections to the community.	<p>In The City's review, we made the recommendation that the applicant:</p> <ul style="list-style-type: none"> • Improve the building interface along Dalhousie Drive, Dalton Drive and Belle North Road to make the development more pedestrian-friendly • Improve the internal pedestrian circulation within the site
The community is concerned about the effect of additional density on traffic and road safety in the community.	<p>In The City's review, we made the recommendation that the applicant:</p> <ul style="list-style-type: none"> • Relocate the proposed gas bar and car wash away from Dalton Drive • Provide a better connection to the Canadian Tire site <p>These were measures to improve traffic on the site. Transportation analysis has been carried out to ensure the mobility network in Dalhousie can support the proposed density. Appropriate infrastructure, if required, will be in place to accommodate the additional density.</p>

Summary of what The City asked

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

- 1** Improve the pedestrian interface with the community by relocating the proposed gas bar and car wash away from Dalton Drive.
- 2** Improve the building interface along Dalhousie Drive, Dalton Drive and Belle North Road to make the development more pedestrian-friendly.
- 3** Break up the massing of the residential buildings to provide a break for views and sunlight.
- 4** Improve the internal pedestrian circulation within the site.
- 5** Provide a better connection to the Canadian Tire site.
- 6** Create a better public gathering space by relocating the proposed plaza to the inside of the development.



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.

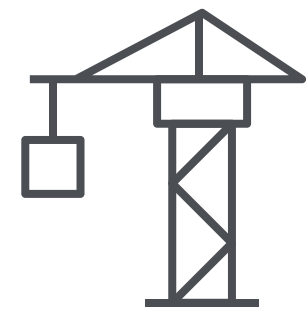


City of Calgary policy to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.

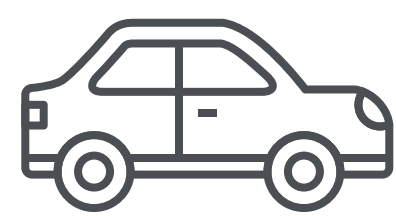
All of these inputs are considered by the applicant when making amendments to the application.

Revised 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 75 metres (22 storeys) and 32 metres (10 storeys)



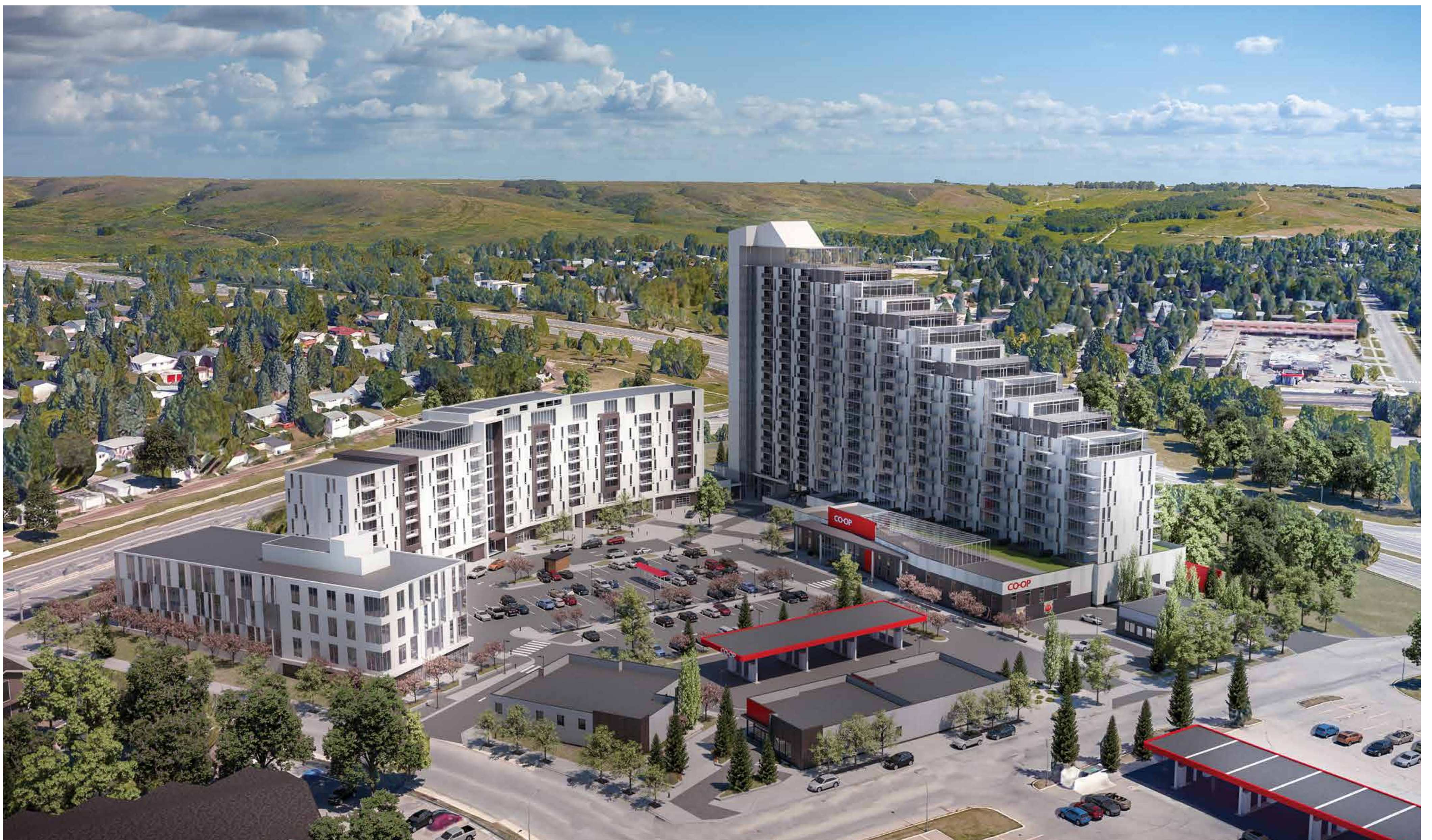
749 parking stalls (159 surface parking stalls, 590 underground), 693 required



436 residential units

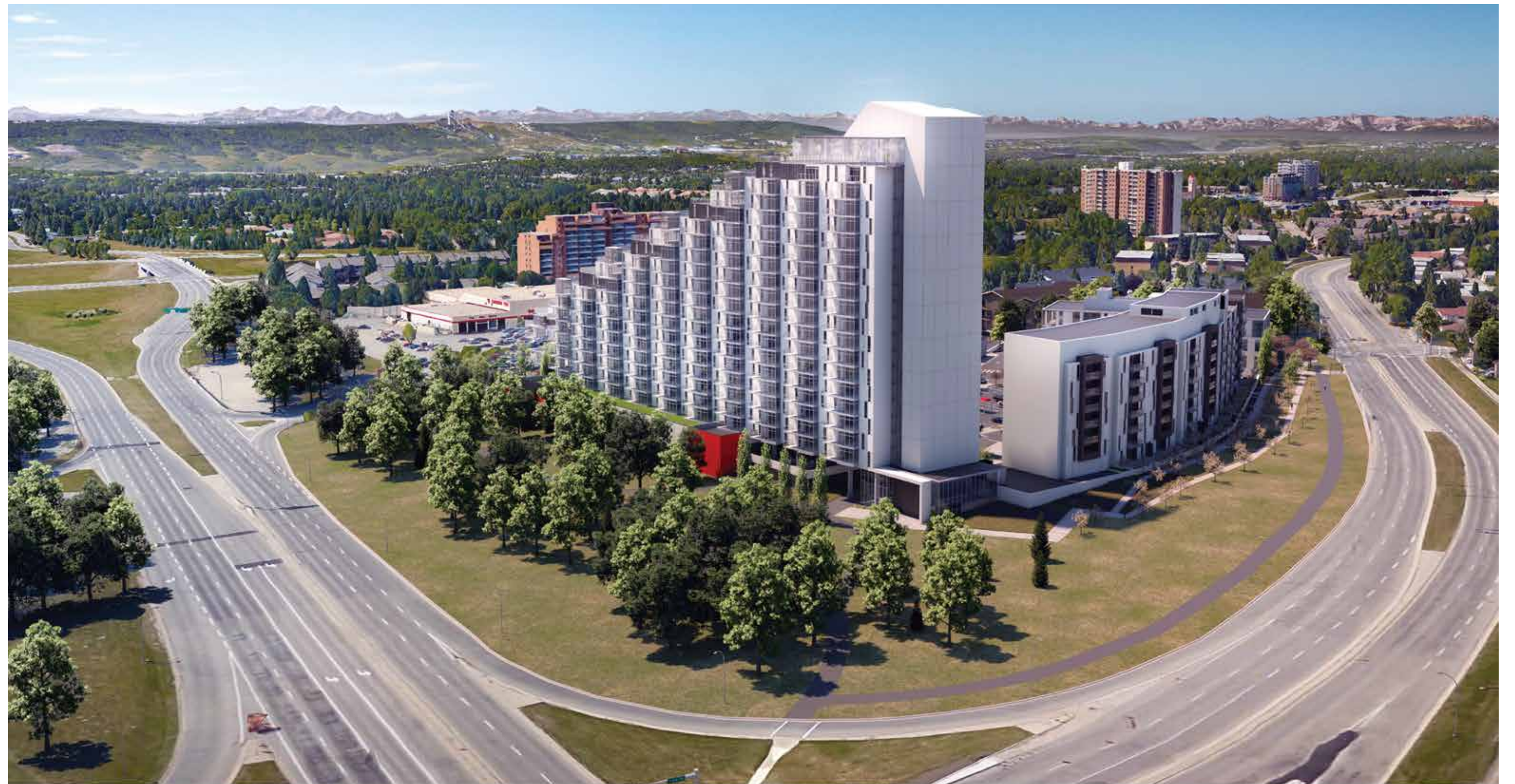


13,300 square metres of commercial space - 4,300 grocery, 4,275 office, 3,500 retail/other commercial, 300 gas bar/car wash, 600 liquor store



Revised development concept renderings

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



Revised site plan

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

Pedestrian Connectivity and Safety

- 1** Gas bar and car wash relocated east to reduce impact on pedestrian safety.
- 2a** Townhouses provided at ground level facing Dalhousie Drive along with enhanced pathway to improve pedestrian interface.
- 2b** Plaza provided at entrance from Dalton Drive for better pedestrian interface.
- 2c** Entrance plaza provided at SW corner for better pedestrian connections to pathway through Dalton Park.
- 2d** Vehicle entrances from Belle North Road reduced to improve pedestrian interface.
- 3** More direct and improved pedestrian connections through the parking lot created.

Development Fit

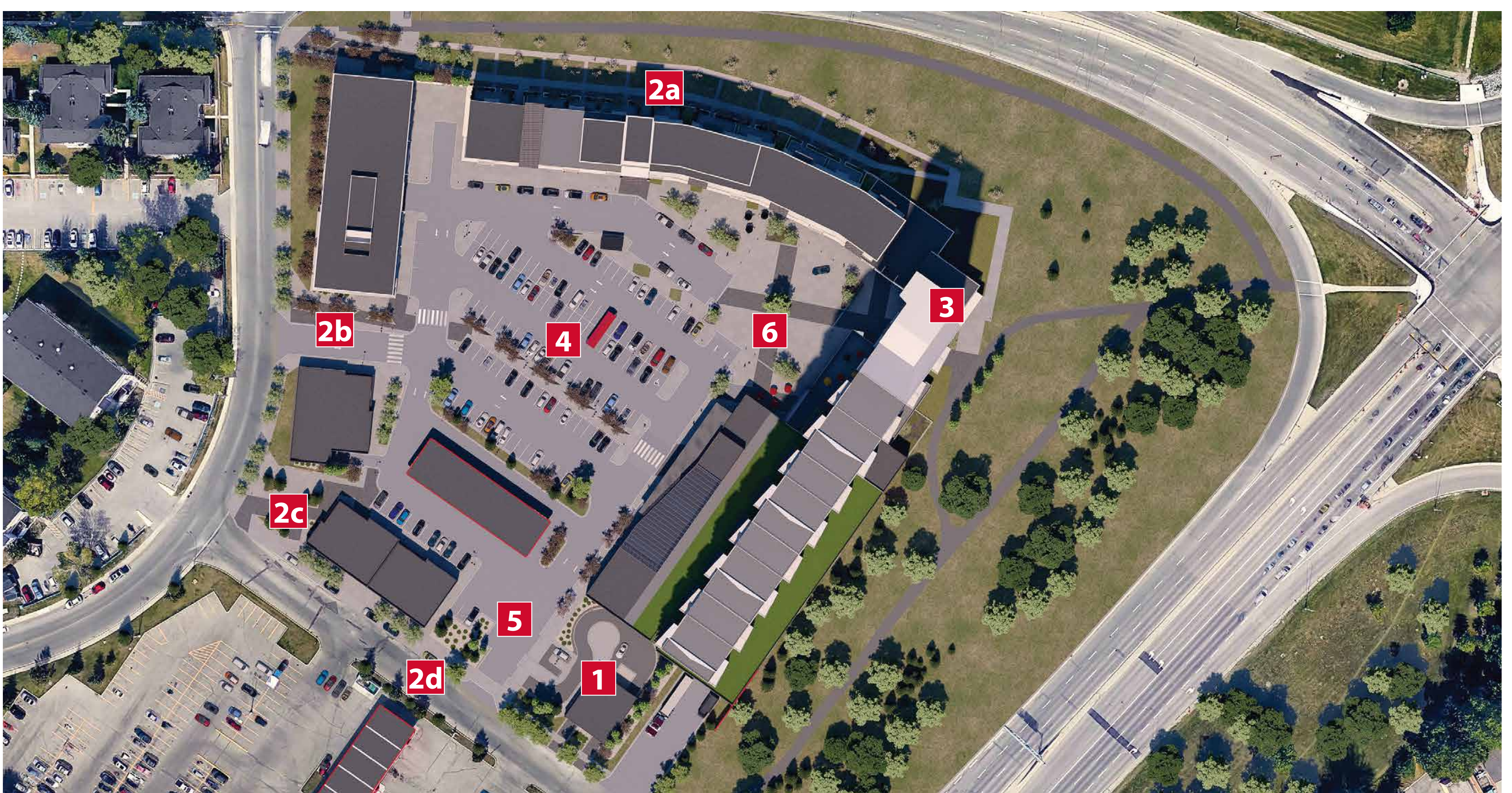
- 4** Buildings separated to provide better sunlight and visual permeability.

Traffic and Road Safety **Some changes noted under pedestrian connectivity and safety also address traffic and road safety*

- 5** Connection to Canadian Tire site for future development established.

Vibrant Gathering Spaces **Some changes noted under pedestrian connectivity and safety also address vibrant gathering spaces*

- 6** Plaza brought to the interior of the development to create community gathering place.



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>		



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

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/dalhousiecoop**
 - Dropping it off at the Dalhousie 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/dalhousiecoop**.