



Presentation Slideshow

Brentwood Co-op Site



Dalhousie Co-op Workshop



IBI GROUP
 Dalhousie Co-op Workshop
 June 13, 2017

DALHOUSIE CO-OP WORKSHOP



Purpose & Introductions

Peter Schryvers – City of Calgary





Agenda



| | |
|-------------|---|
| 6:15 – 6:25 | Purpose and Introductions (Peter Schryvers – City) |
| 6:25 – 6:35 | Co-op Proposal (Tony Argento – Calgary Co-op) |
| 6:35 – 6:45 | Process & What We’ve Heard (Andrew Browne – IBI) |
| 6:45 – 7:00 | Neighbourhood Centres 101 (Andrew Browne – IBI) |
| 7:00 – 7:10 | Board Game Intro (Andrew Browne – IBI) |
| 7:10 – 8:30 | Exercise: Board Game (All) |
| 8:30 – 8:45 | Table Report Back & Evaluation (Peter Schryvers – City) |
| 8:45 – 8:50 | Next Steps & Thanks (Peter Schryvers – City) |




Ground Rules

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

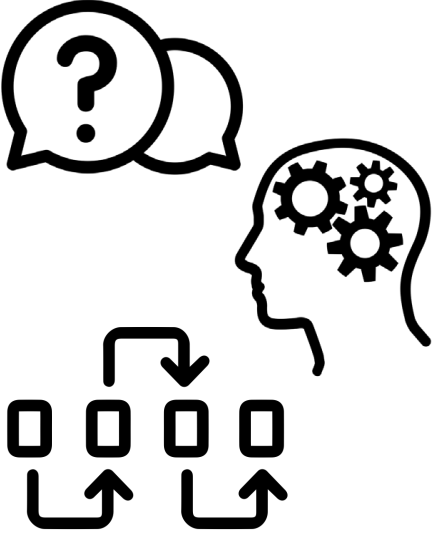



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Purpose of the Workshop

- 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



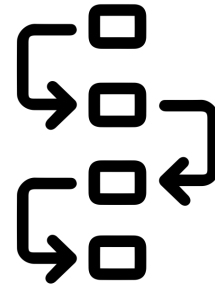
Engagement Promise

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



What Happens Next?

- Workshop and online survey “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



Municipal Development Plan

Community Activity Centre

- Achieve minimum 150 people or jobs per hectare
- Mix medium and higher density employment and residential
- Encourage retail at grade – office and residential above
- Transition building scale between activity centre and adjacent areas
- Pedestrian priority
- Locate parking so as to minimize impacts on pedestrian areas



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Dalhousie Community Visioning

**Multi-phase community visioning workshop:
April 18 to May 25**

- Phase 1:
identify community issues, opportunities and outcomes
- Phase 2:
Prioritize and rank





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
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Dalhousie Community Visioning

| Issues | Opportunities | Outcomes |
|---|--|---|
| Maximum building height respect existing scale and character of community | Entertainment/gathering spaces in new development | Maximum building heights 30 or 40 m |
| Consider traffic and population increase in development | Enhance entrances to community, create gateway at Dalhousie Drive/Shaganappi | Local commercial services easy to walk to |
| Small-community, safe, family-oriented feel | Improve walkability in community | Increase density in existing development context |
| Appropriate parking for new development | Quality materials in new buildings | Discourage large parking lots surrounded by shops |


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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



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Process & What We've Heard

Andrew Browne – IBI Group



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The Idea

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Your Neighbourhood Co-op Store



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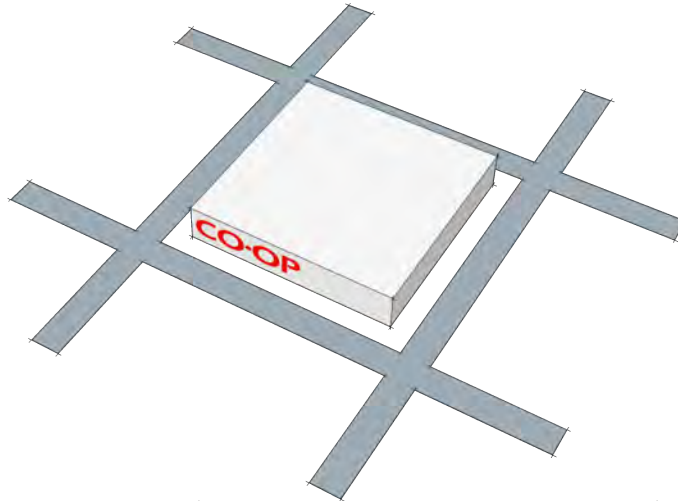
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Add Streets & Connections



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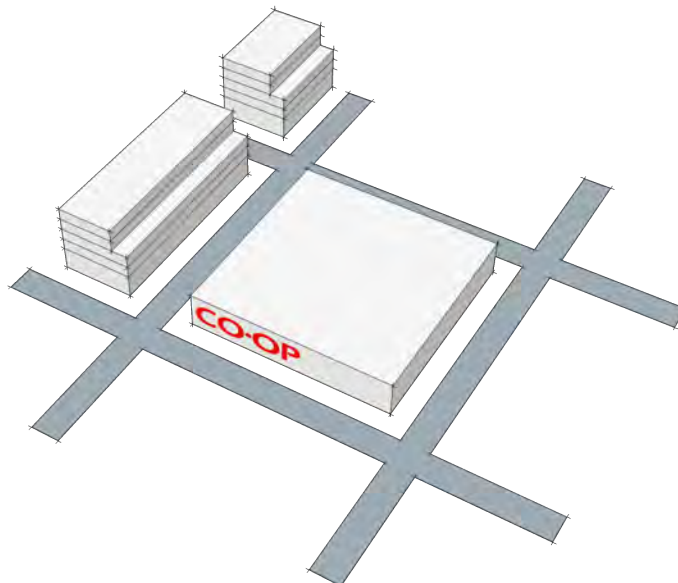
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19

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Add Housing & Small Retail



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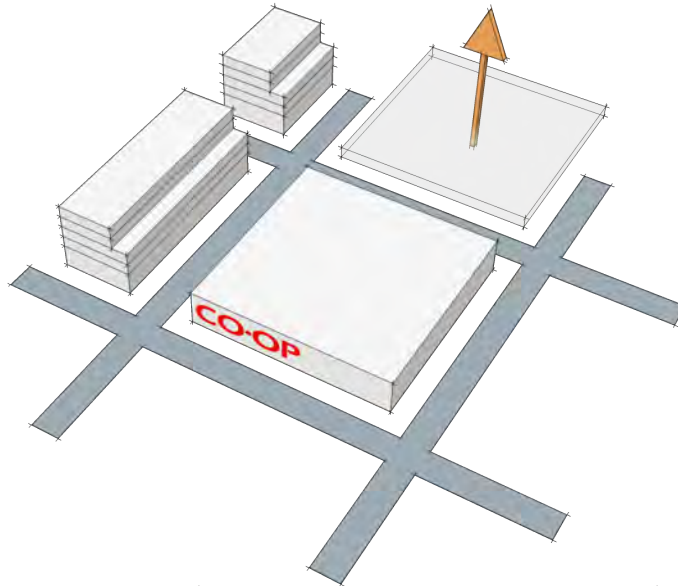
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20

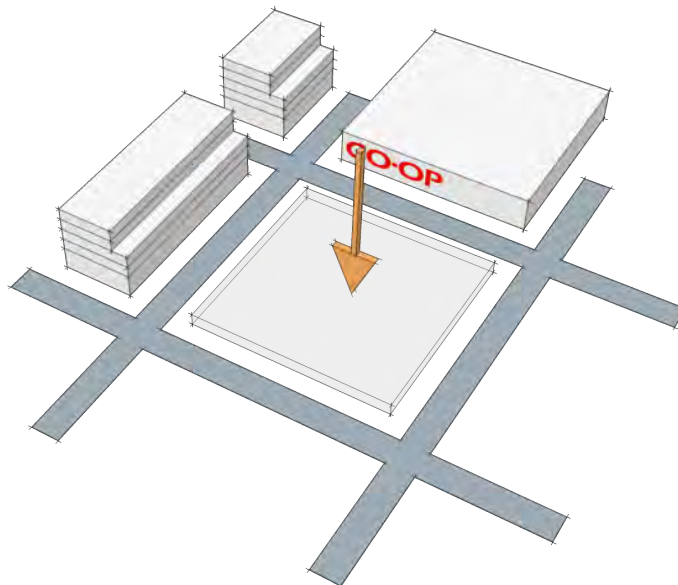
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Build New Store



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Move to New Store



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Add Housing, Offices, Services & Shops

The diagram shows a city block with a central green space containing four trees. Surrounding the green space are several buildings of varying heights and widths. A road network is shown in grey. A lightbulb icon is in the top right corner. The text 'CO-OP' is written in red on one of the buildings.

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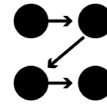
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Neighbourhood Centre

The diagram shows a city block with a central green space containing four trees. Surrounding the green space are several buildings of varying heights and widths. A road network is shown in grey. A lightbulb icon is in the top right corner. The text 'CO-OP' is written in red on one of the buildings.

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Process

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Dalhousie Community Visioning



Outcomes

- 1 Beautification of 53 Street. More landscaping, more street trees, new trees to replace old poplars.
- 2 Maximum height of any new development should be 30 m (9 to 10 stories).

Opportunities

- 1 It will be nice to have a bridge to connect Dalhousie and Nose Hill Park so people can walk or bike to the park.
- 2 Urban forest in green space south of John Laurie Blvd. NW.


Issues

- 1 Maximum building height of any new development should respect the existing scale & character of the community.
- 2 All redevelopment potential should be taken into consideration with respect to increases in population and traffic.


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What We're Up To!


Issues




Survey




Ideas




Board Game

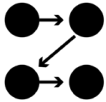



Concepts




Concept Framework









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What is a Visioning Workshop?



Visioning Workshop: A collaborative workshop led by a consultant team intended to bring together stakeholders to create a feasible, community-based Concept Plan.





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Inputs into a Recommended Plan



Market Viability

Professional Expertise

Community Preferences

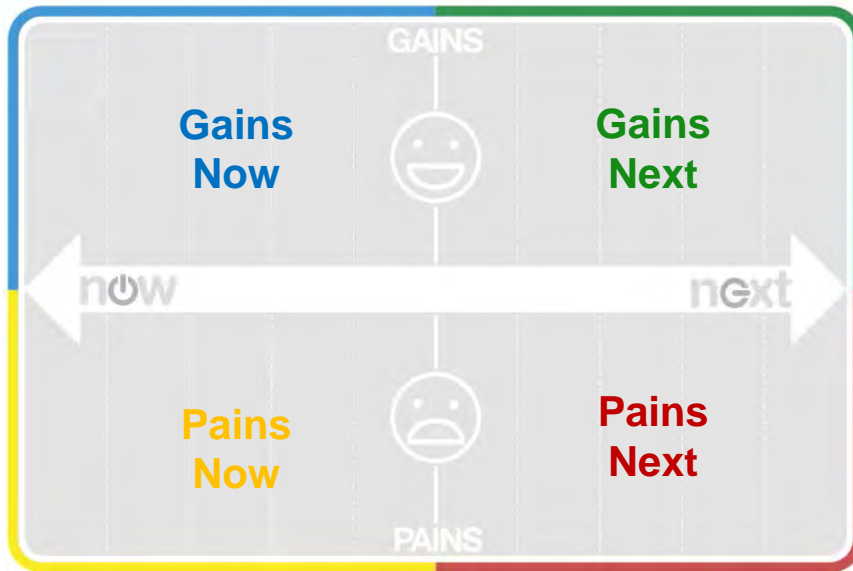
City Policy



**Recommendation to
Calgary Planning
Commission**

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Survey: Gains & Pains



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Survey Participation



116

completed responses

101

described themselves as residents

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Gains Now



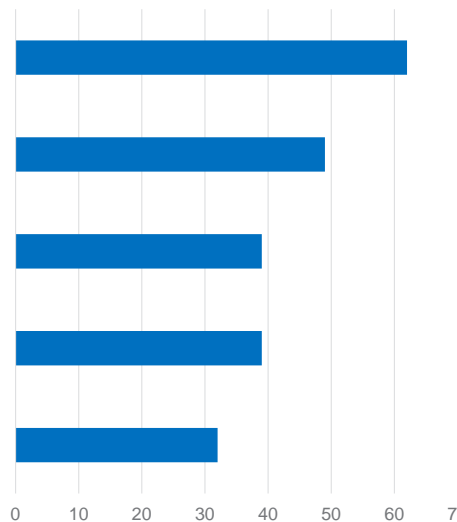
Neighbourhood location within the City / Access to other parts of the City

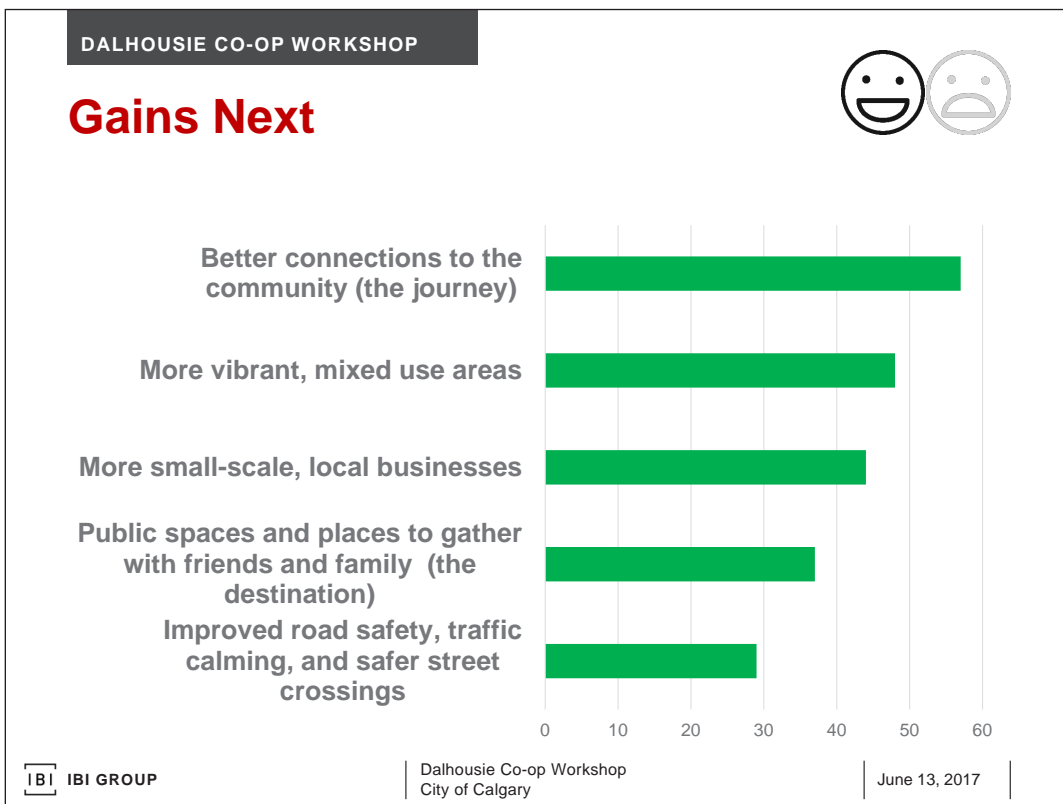
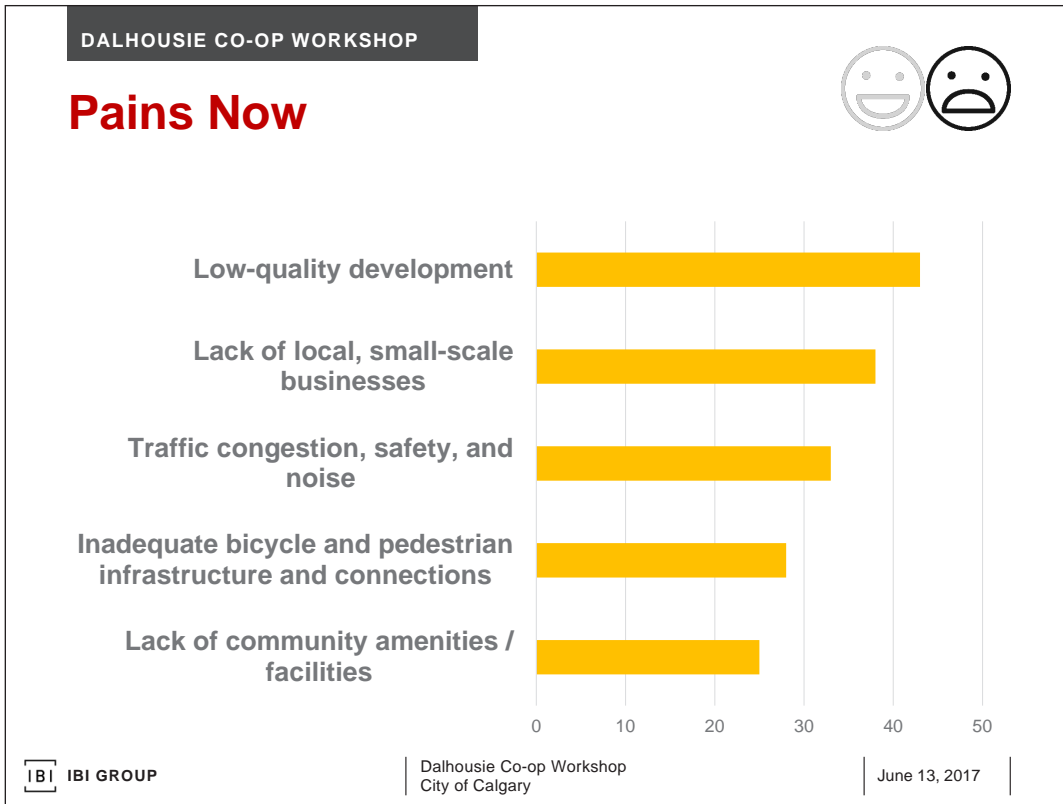
Parking availability

Parks, green space and street trees

Walkability and bikeability

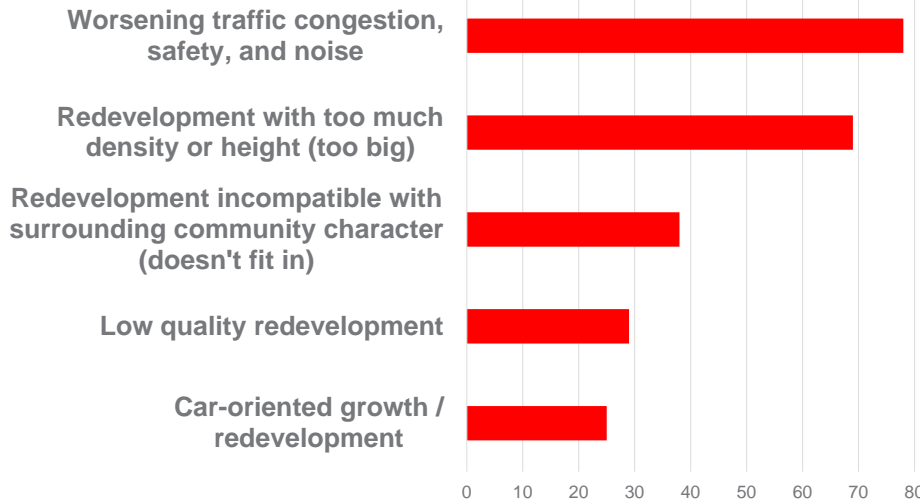
Community character and uniqueness / sense of place





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Pains Next



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Neighbourhood Centres 101

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Town Centres & Neighbourhood Centres



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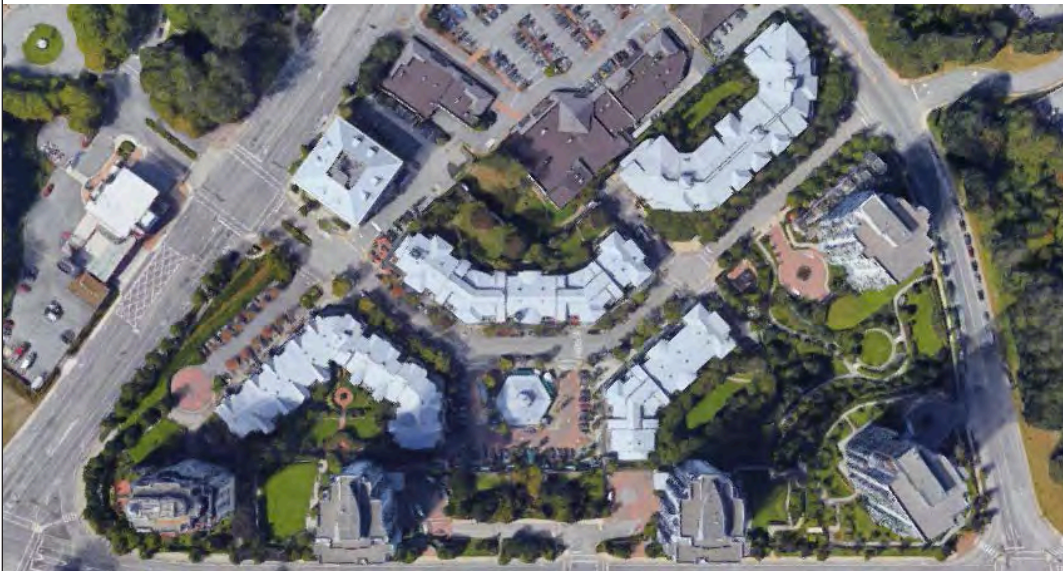
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Case Study: Newport Village



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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... a seasonal outdoor market provided a place to meet friends?



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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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Case Study: Park Royal



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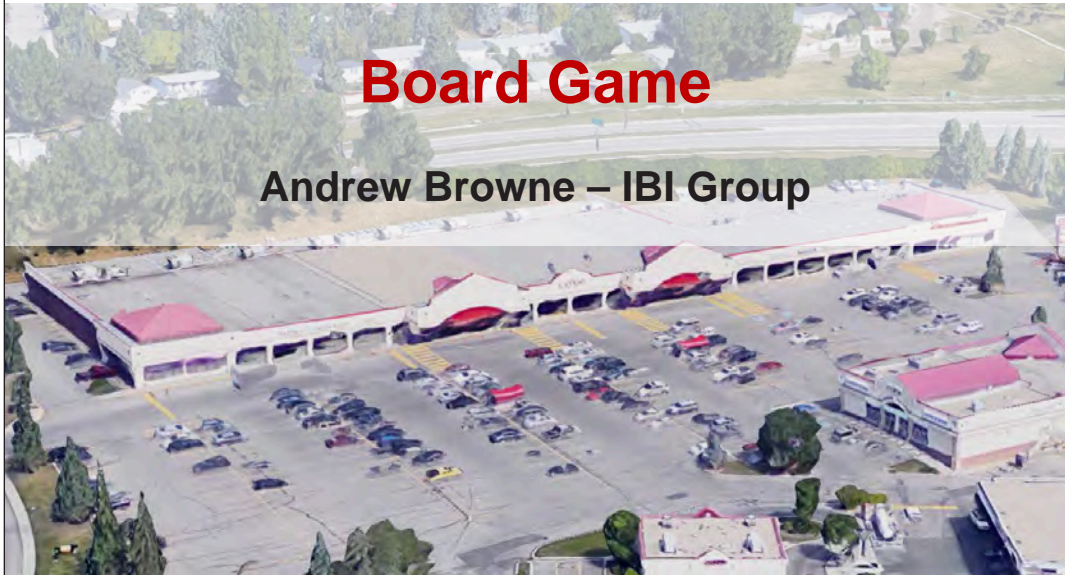
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Board Game

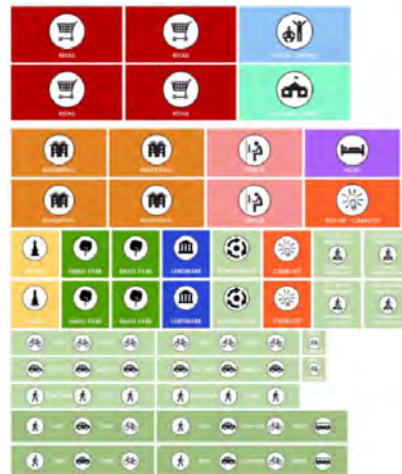
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Board Game



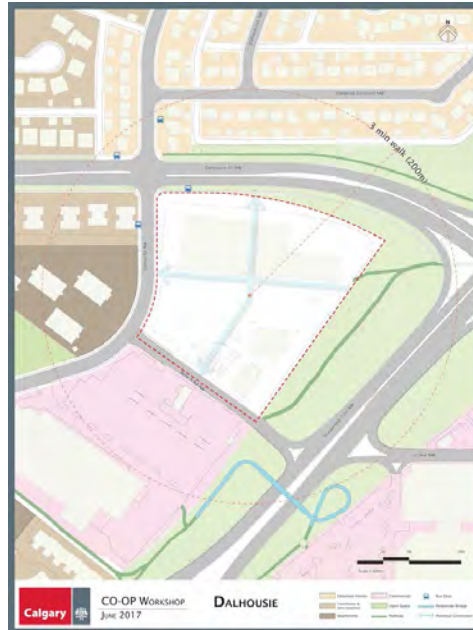
Game Board



Playing Pieces

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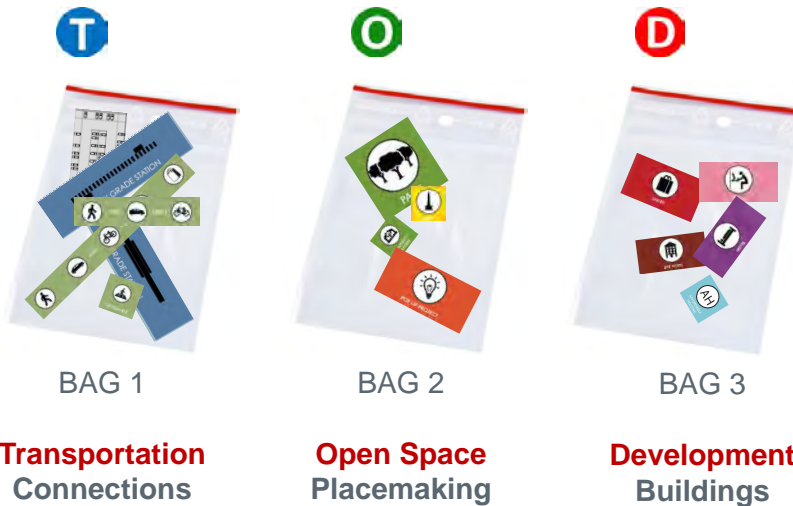
Game Board & "Cheat Sheet"



| Title | Description | Number | Minimum per Block |
|-------|---|--------|-------------------|
| | Each participant receives a 15-minute session to discuss their ideas and concerns with the facilitator and other participants. | 14 | 7 |
| | Each participant receives a 15-minute session to discuss their ideas and concerns with the facilitator and other participants. They also receive a 15-minute session to discuss their ideas and concerns with the facilitator and other participants. | 3 & 3 | 0 |
| | Each participant receives a 15-minute session to discuss their ideas and concerns with the facilitator and other participants. | 1 | 1 |
| | Each participant receives a 15-minute session to discuss their ideas and concerns with the facilitator and other participants. | 3 | 2 |
| | Each participant receives a 15-minute session to discuss their ideas and concerns with the facilitator and other participants. | 2 | 0 |
| | Each participant receives a 15-minute session to discuss their ideas and concerns with the facilitator and other participants. | 13 | n/a |

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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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Transportation – Walking Connections



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Open Space – Cautious Opportunity?



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Think About Interactions

$$T + O + D =$$

Transportation Open Space Development



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Use of Playing Pieces



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CO-OP

The Essentials

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CO-OP

Grocery Store



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Liquor Store



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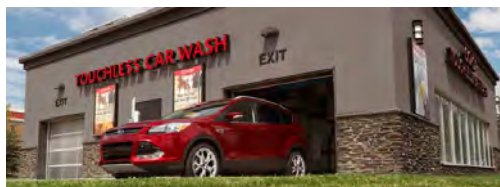
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63

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CO-OP

Gas Station & Car Wash



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CO-OP

Bank



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TOD

Transportation

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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



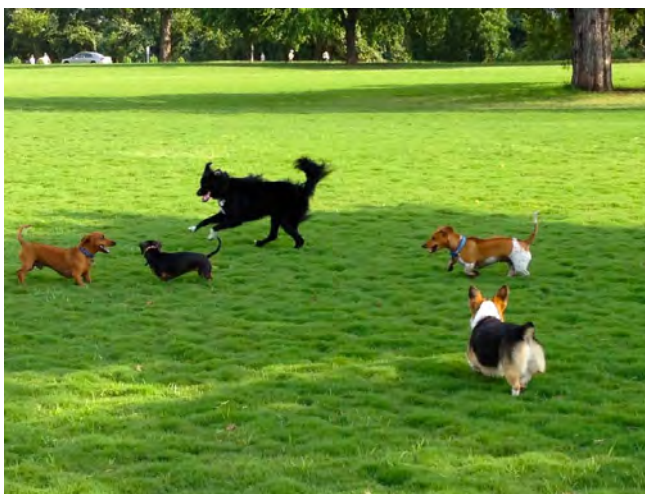
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Dog Park



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Development

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Shops



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Restaurant



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Office



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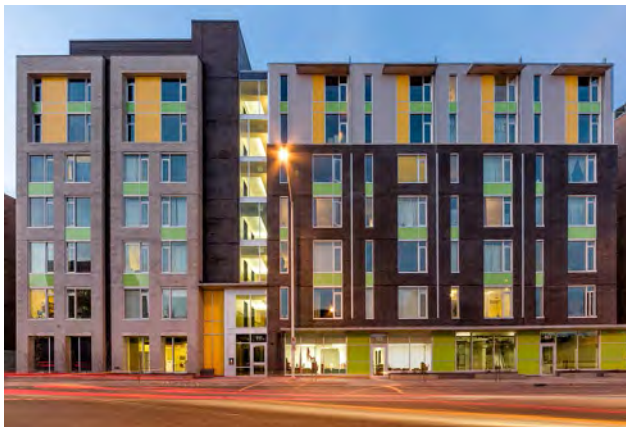
Apartment – 4 Storeys



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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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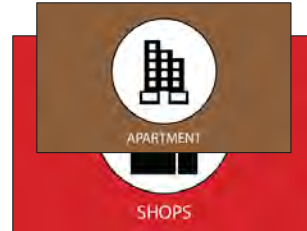
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Mixed Use



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Affordable Housing



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Seniors Housing



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Daycare



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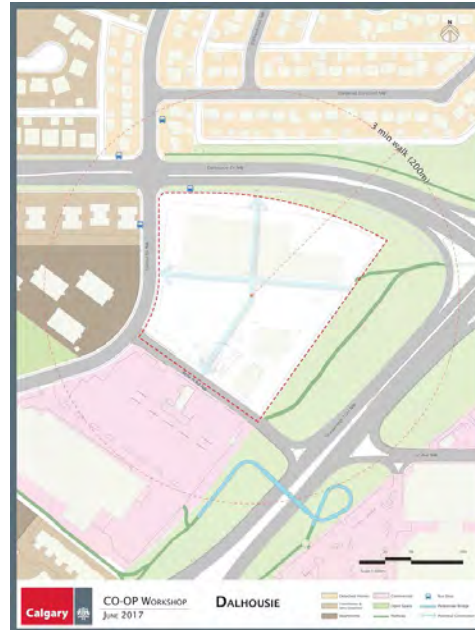
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92

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Game Board & "Cheat Sheet"



| Title | Description | Number | Minimum | Maximum |
|-------|--|--------|---------|---------|
| | Each participant will receive a 15-minute presentation on the workshop process and agenda. | 14 | 7 | 200 |
| | Each participant will receive a 15-minute presentation on the workshop process and agenda. | 3 & 3 | 0 | |
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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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