

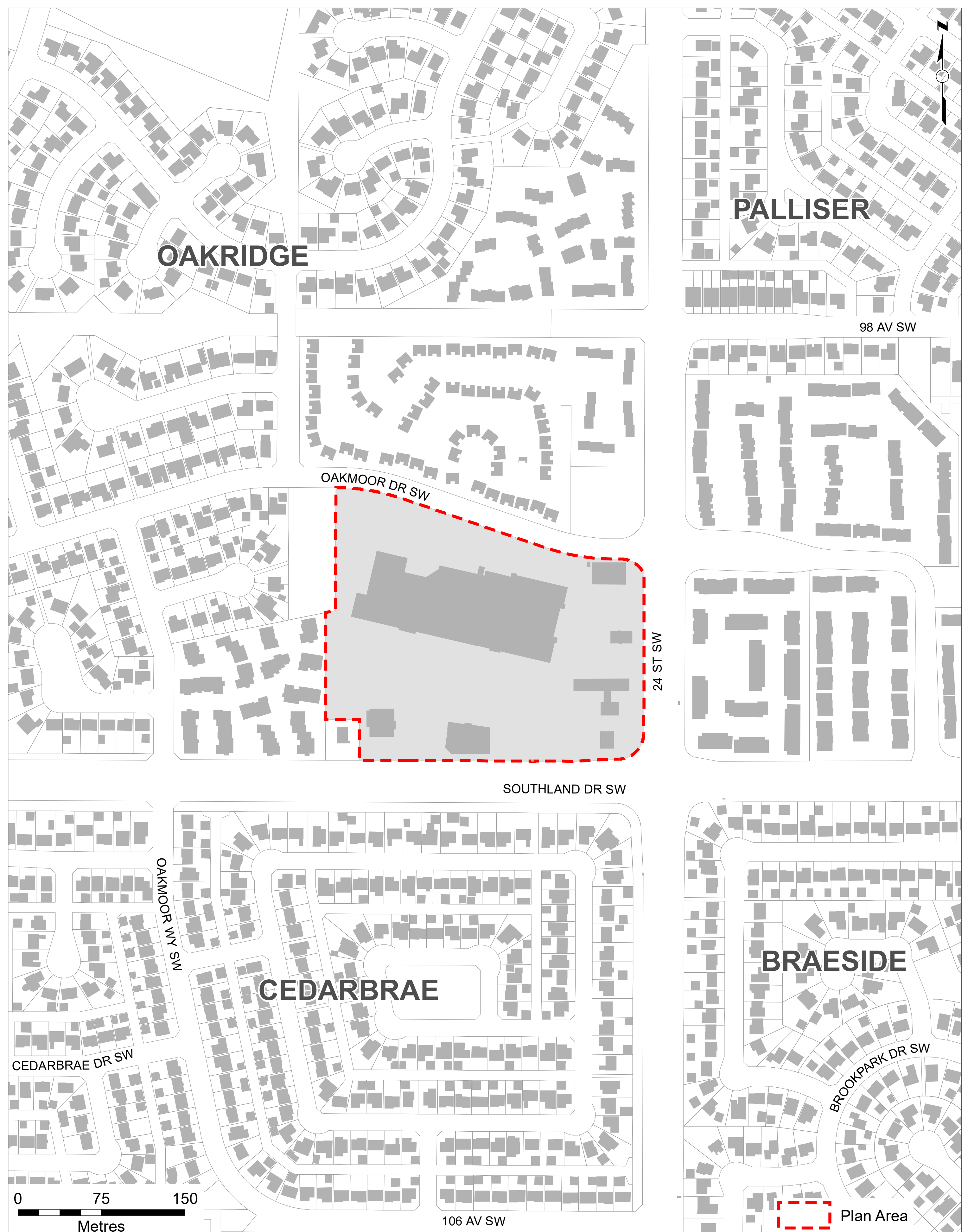
# Oakridge Co-op

## Why are we here?

The City is currently reviewing a combined development permit and land use redesignation for the existing Oakridge Co-op site. The development proposes five new buildings.

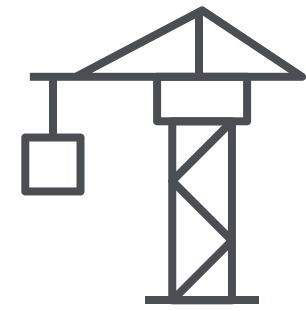
### At this session you can:

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

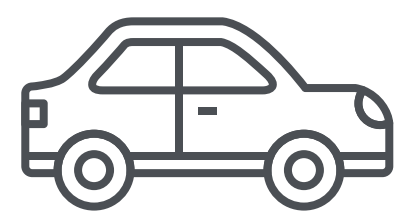


# Original development concept proposal

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



**5** new buildings the tallest to be approximately 12 storeys (44 metres) and 11 storeys (42 metres)



**696** parking stalls - 610 surface, 86 underground



**266** residential units



**13,634** square metres of commercial space



# Timeline

- Aug. - Oct. 2016

○ • Applicant led engagement.
- Dec. 12, 2016

○ • Development permit submission to The City. Currently under review.
- Jan. - Mar. 2017

○ • Application placed on hold to plan for comprehensive public engagement.
- Feb. 22, 2017

○ • Phase one engagement: online.
- Feb. 23, 2017

○ • Phase one engagement: open house.
- May 2017

○ • Phase two engagement: visioning workshops.
- 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.
- Sept. 2017

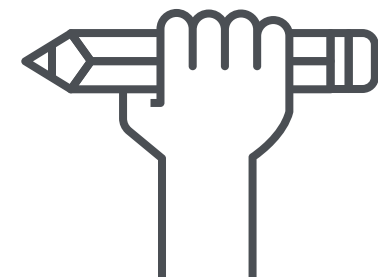
○ • Second detailed review shared with the applicant.
- Winter 2017/2018

○ • Anticipated Calgary Planning Commission and City Council Public Hearing.

# What we've done so far



**1** open house



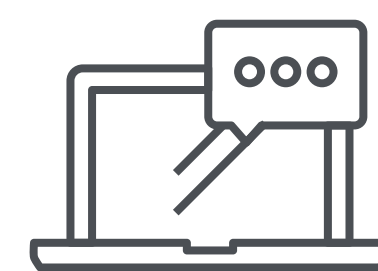
**377** in-person participants



**108** comments and ideas generated



**1** online survey



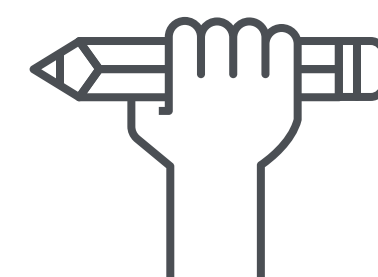
**77** online participants



**416** comments and ideas generated



**2** in-person visioning workshops



**83** in-person participants



**12** community concepts developed



**349** comments and ideas generated

# Visioning workshop

On May 13 and 17, we held visioning workshops at the Cedarbrae Community Centre with 83 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 workshop concept plans were used to create a community framework concept.



## Why did we do this?

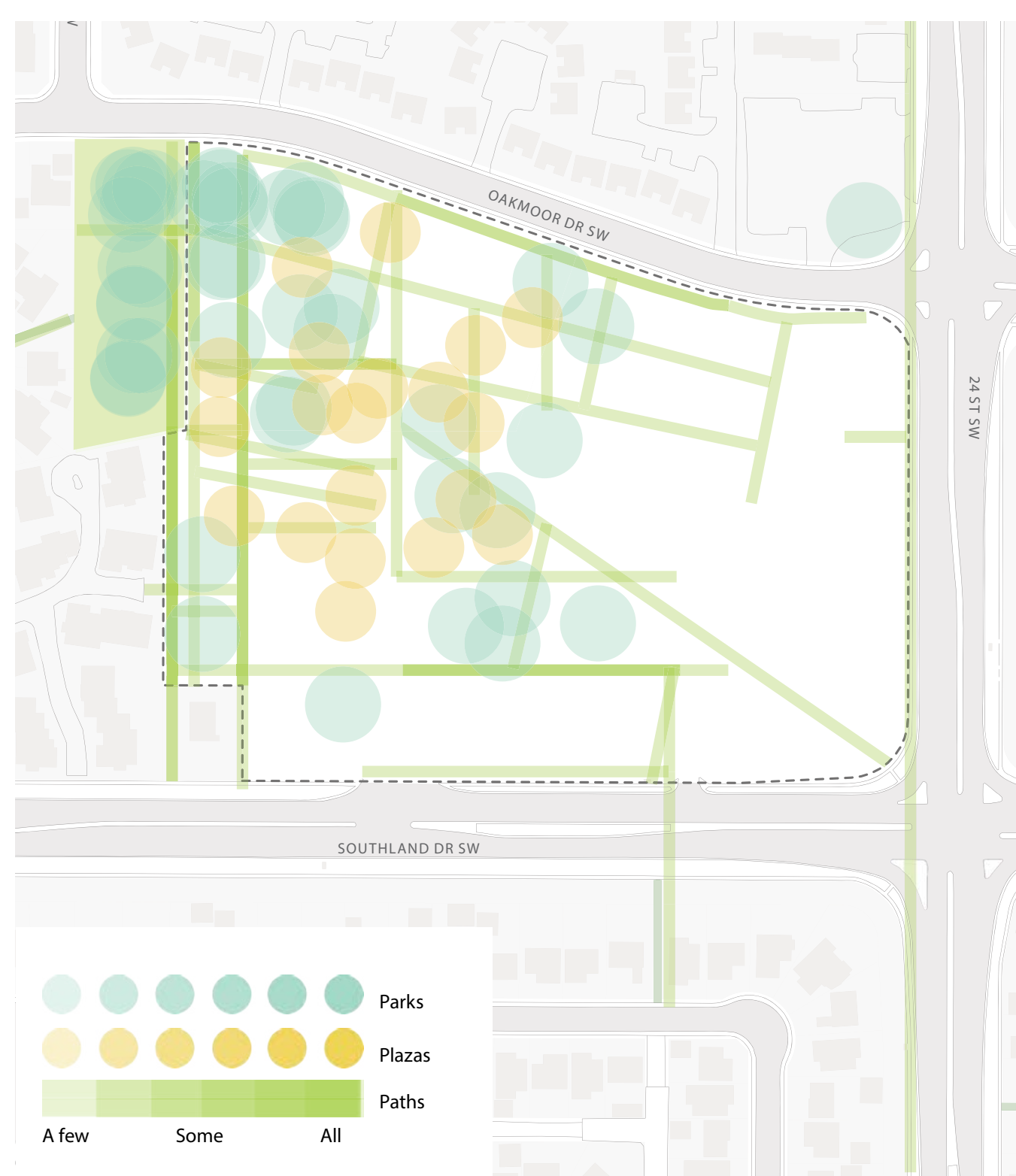
The purpose of this exercise was to go deeper into the issues, opportunities and outcomes that community residents had about the proposed development. Participants were able to provide open feedback on the development, without being constrained by the current development proposal. This provided citizens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

# What we heard

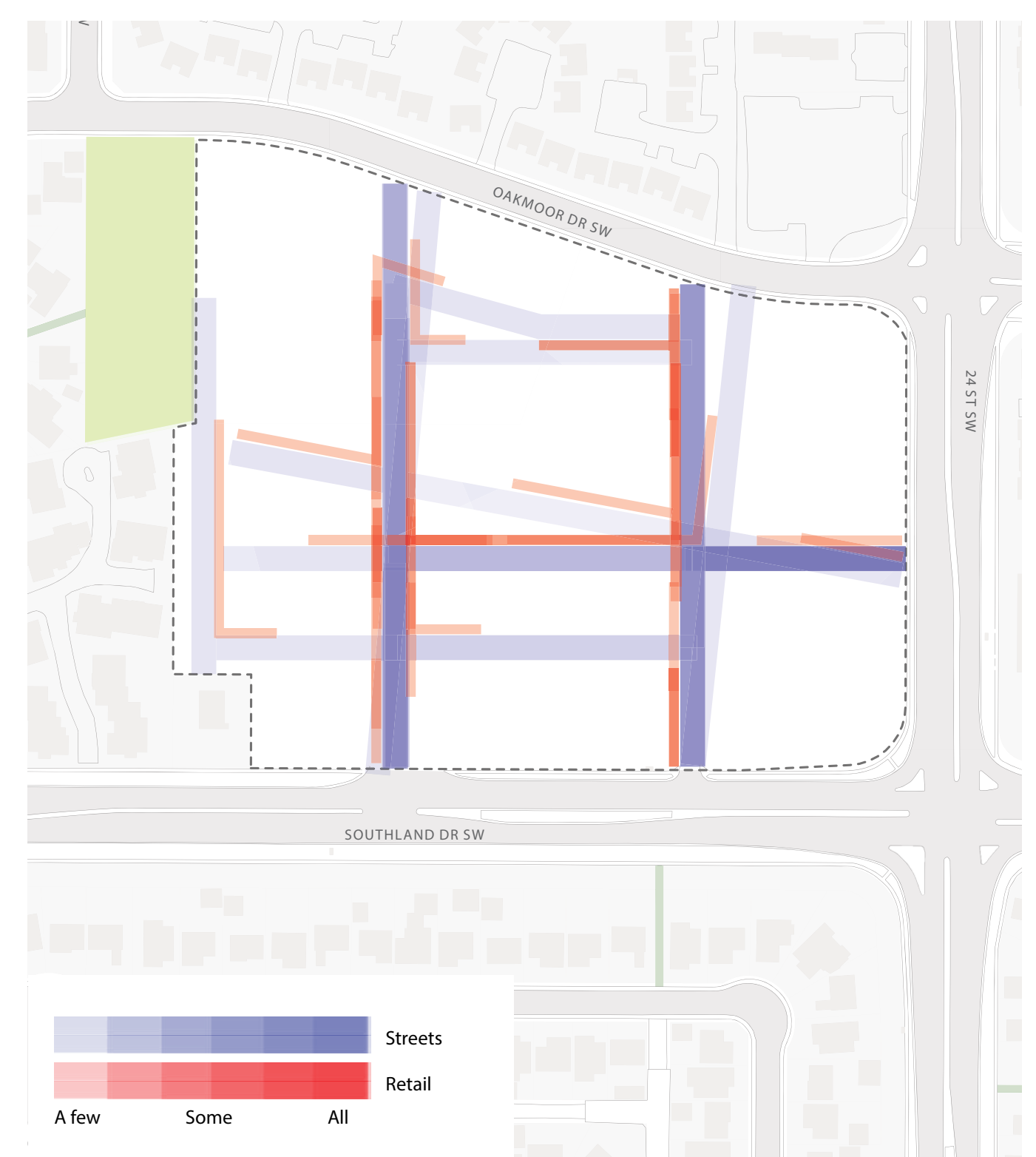
## Summary of workshop feedback

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.

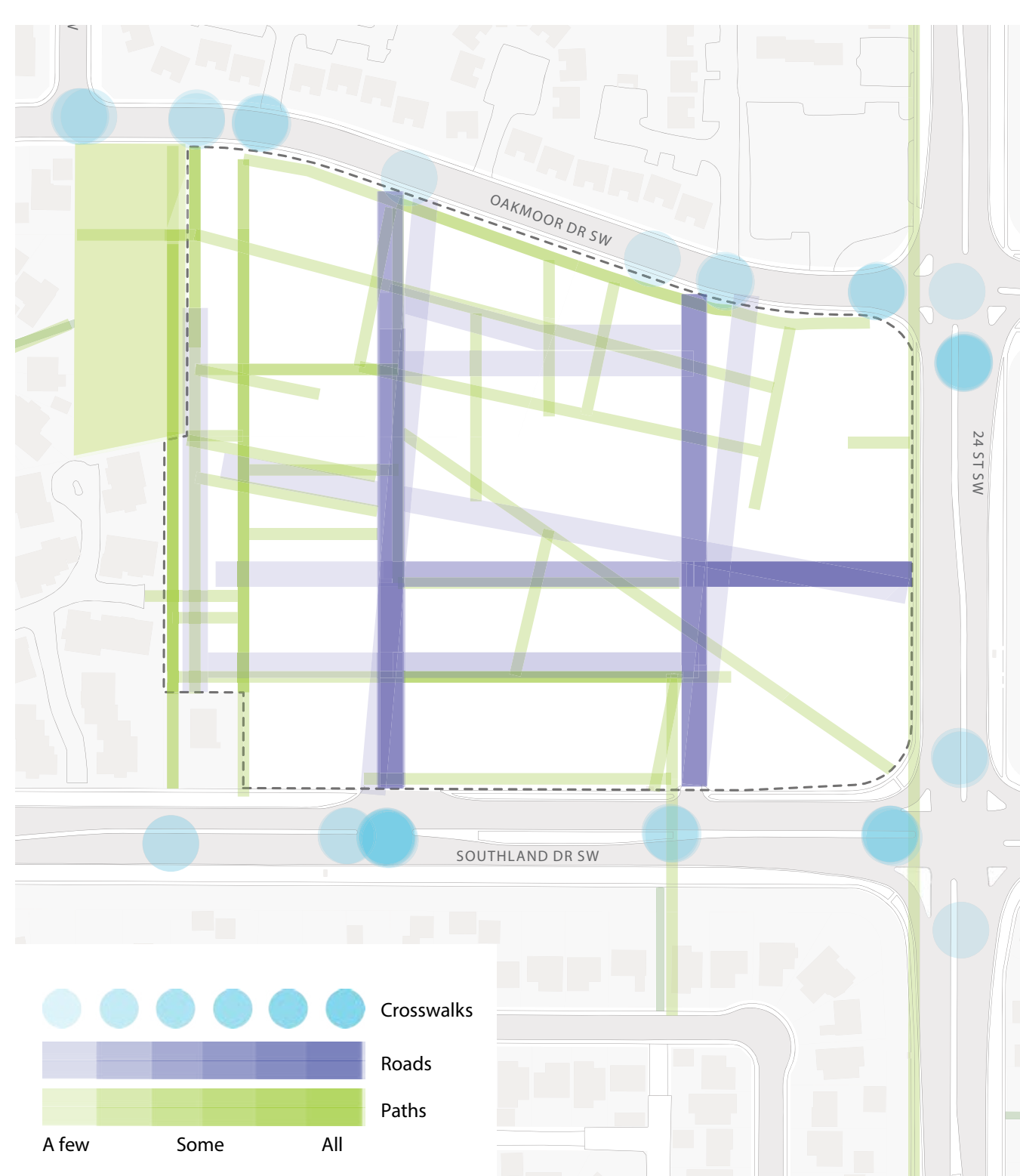
The concepts were analyzed for commonalities of connections and public spaces to determine what is most important for the community. Heat maps of these concepts were developed to identify these common themes.



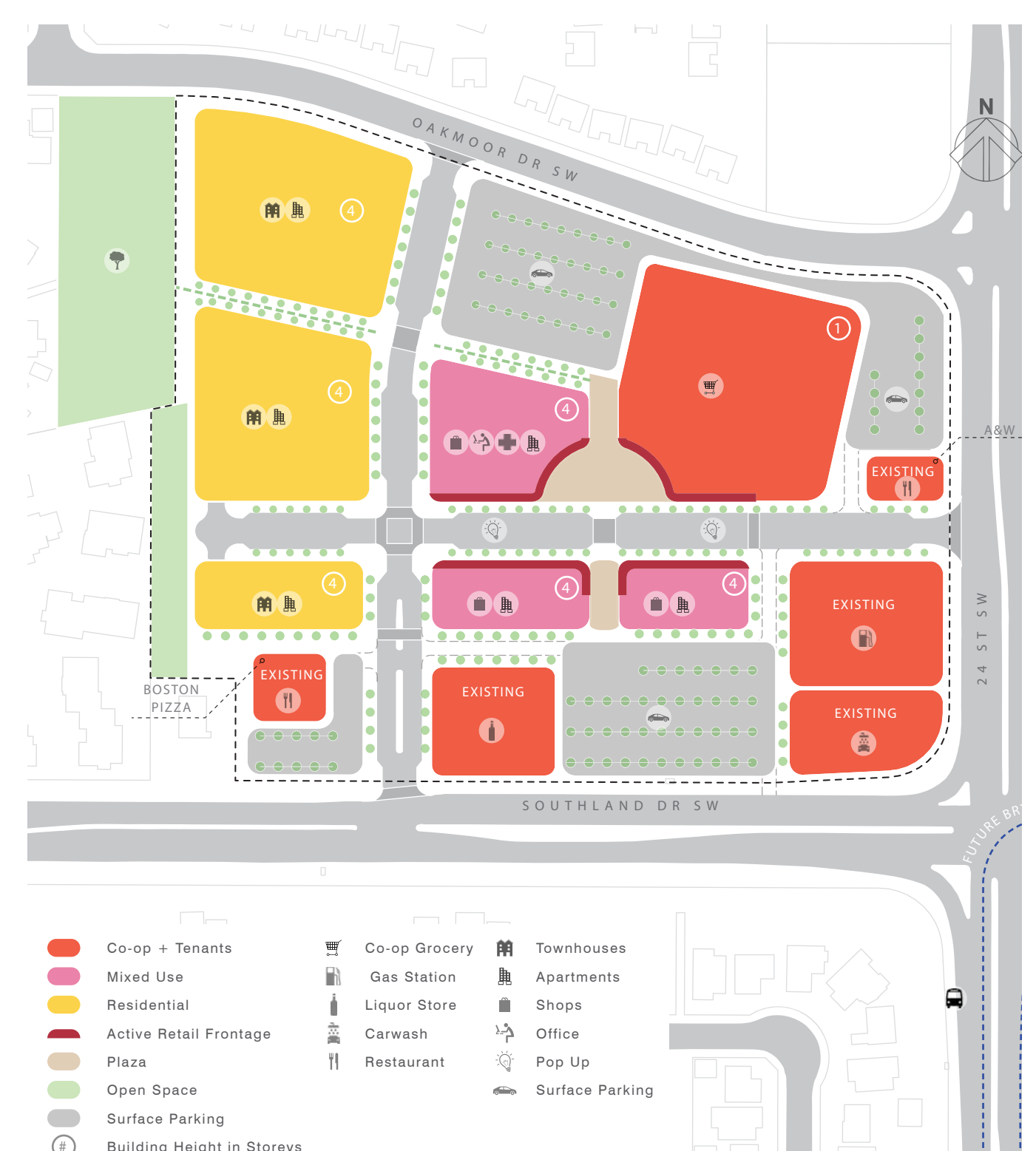
Park and plaza heat map



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
<p>The community values sufficient access to parking and is concerned spillover parking will occur in the surrounding community.</p>	<p>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 701 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.</p>
<p>The community is concerned that the new development will be too much / too big for the community. The community wants development that is sensitive to the surrounding existing development.</p>	<p>In The City's review, we made the recommendation that the applicant:</p> <ul style="list-style-type: none"> <li>• Reduce the building height of the building in the northeast corner of the site.</li> <li>• Improve the interface of the proposed medical building on the western portion of the site with the existing residential development to the west.</li> </ul>
<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.</p>	<p>In The City's review, we made the recommendation that the applicant provide a gathering place within the site. This could be a plaza, commercial "main street" or other place that will make people want to stay on the site.</p>
<p>The community desires an improved journey to destinations such as better walkability, bikeability, streetscape, and connections to the community.</p>	<p>In The City's review, we made the recommendation that the applicant:</p> <ul style="list-style-type: none"> <li>• Improve pedestrian connectivity throughout the site. Specifically, provide a north/south connection between the proposed grocery store and residential building.</li> <li>• Create a better interface with the park to the west by providing better pedestrian connections.</li> </ul>
<p>The community is concerned the new development will have a negative impact on traffic (increased congestion).</p>	<p>Transportation analysis has been carried out to ensure the mobility network in Oakridge 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 through public engagement and direct responses on the application, key areas for amendment on the application were identified. These areas are:

- 1** Improve the interface along Oakmoor Drive by increasing the amount of residential uses along the street and screening loading areas.
- 2** Reduce the building height of the building in the northeast corner of the site.
- 3** Improve the interface of the proposed medical building on the western portion of the site with the existing residential development to the west.
- 4** Improve pedestrian connectivity throughout the site. Specifically, provide a north/south connection between the proposed grocery store and residential building.
- 5** Create a better interface with the park to the west by providing better pedestrian connections.
- 6** Provide a gathering place within the site. This could be a plaza, commercial “main street” or other place that will make people want to stay on the site.





# 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.

## Development Fit

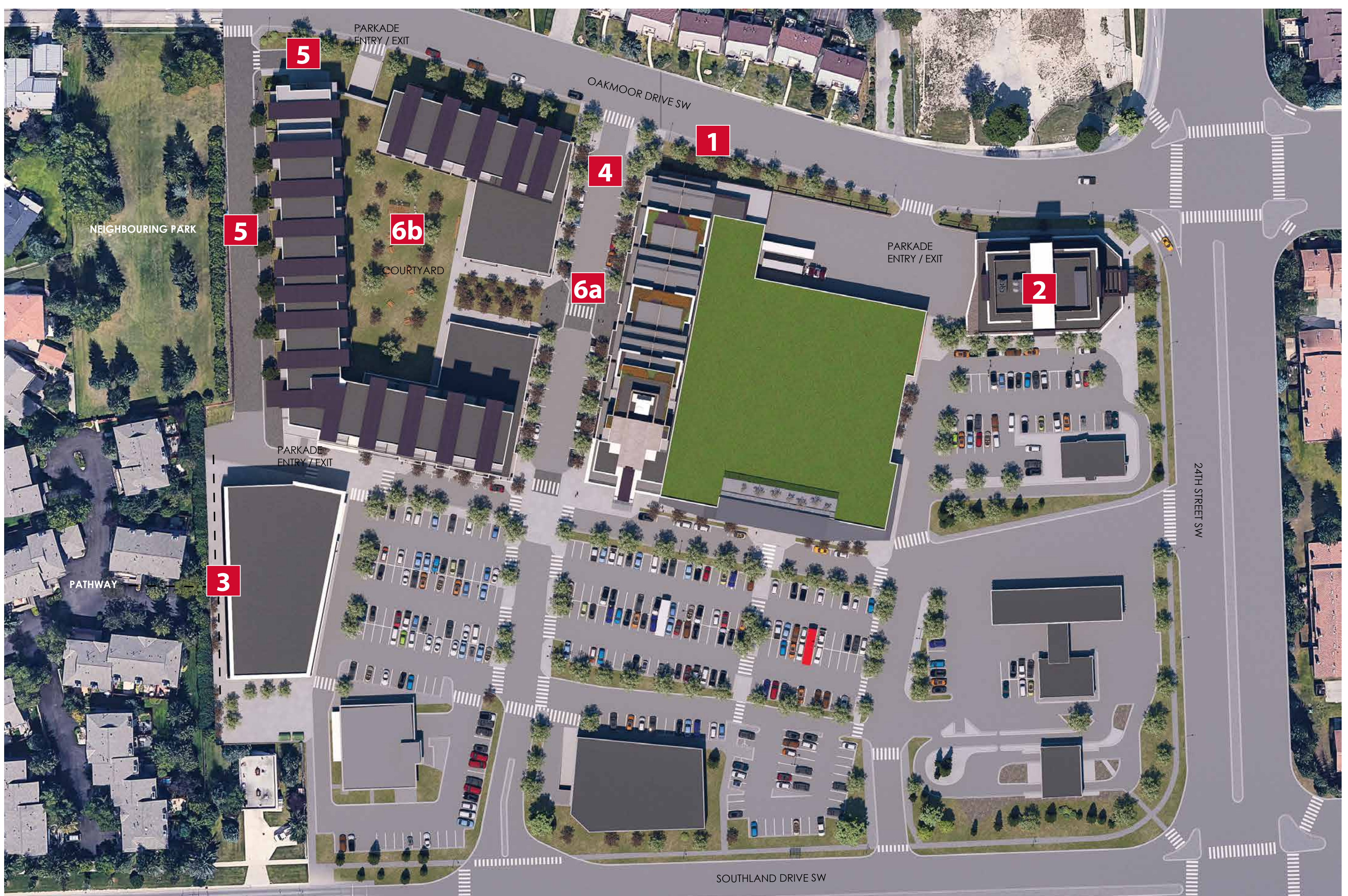
- 1** Screening provided for rear loading area.
- 2** Building height of northeast building reduced from 11 to 7 storeys.
- 3** Second floor set back, windows added and landscape elements provided to improve building interface with residential development to the west.

## Pedestrian Connectivity and Safety

- 4** North/South connection provided to the west of the proposed grocery store, creating improve pedestrian connections.
- 5** Direct pedestrian connections to the park were unable to be provided due to the grade changes between the site and the park, instead, better pedestrian connections to Oakmoor Drive were provided for better pedestrian connectivity.

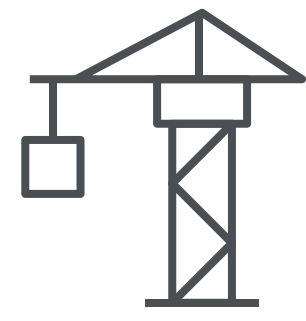
## Vibrant Gathering Spaces

- 6a** Commercial main street provides a place for community to meet and gather.
- 6b** Publicly accessible courtyard provides an additional community gathering space.

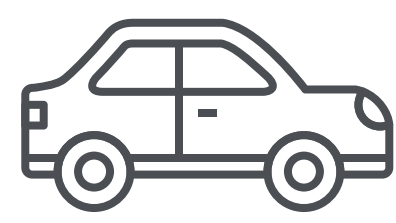


# Revised development concept proposal

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



**5** new buildings the tallest to be approximately 44 metres (13 storeys) and 25 metres (7 storeys)



**754** parking stalls (384 surface, 370 underground), 701 required



**294** residential units



**14,500** square metres of commercial space – 5,300 grocery, 4,900 retail/other commercial, 1,370 office, 350 gas bar/car wash, 1,000 liquor store, 900 existing restaurants



# 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><b>Parking</b> Concern there will be inadequate parking on the site.</p>		
<p><b>Development Fit</b> Concern that the new development will not be visually appealing and will be too big for the existing community.</p>		
<p><b>Traffic</b> Community is concerned about the effect of additional density on traffic and road safety.</p>		
<p><b>Pedestrian Connectivity and Safety</b> The community desires an improved journey to and through the site.</p>		
<p><b>Vibrant Gathering Spaces</b> 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/oakridgecoop](http://calgary.ca/oakridgecoop)**
  - Dropping it off at the Braeside Community Association (11024 Braeside Dr. S.W.)

## Stay in touch

- Sign-up for email updates to stay up-to-date on project information and timelines.
- Visit **[calgary.ca/oakridgecoop](http://calgary.ca/oakridgecoop)**.