



Brentwood Coop Land Use and Development Application

Phase two engagement: visioning workshops

Stakeholder Report Back: What we heard
May 2017

Project overview

Co-op, in conjunction with Quarry Bay Developments, has proposed a combined development permit and land use redesignation (re-zoning) for the site located at 4122 Brentwood Road N.W. (the existing Co-op site). The development proposes four new buildings, along with a relocated gas bar and new Wendy's with a drive-thru. The tallest building heights are proposed to be approximately 40 storeys (146 metres), 23 storeys (90 metres) and 10 storeys (38 metres). A total of 540 residential units are proposed and 13,728 square metres (147,762 square feet) of commercial space including office, grocery store, retail and other commercial uses.

It is the intent of Co-op to develop the site, with these additional uses, including residential units and offices in multiple phases, keeping the current Co-op store and existing businesses open until each of its replacements spaces are built. It is also a requirement of Co-op to keep an adequate level of parking available for customer use during the construction period.

Overall engagement strategy

A comprehensive engagement strategy has been developed to facilitate multiple touch points and ensure inclusivity for all who want to provide input and learn about the Brentwood Co-op Redevelopment project. For this project, we have taken a multi-phased engagement approach. Phase one engagement occurred in April 2017 with an online survey. In phase two of our engagement, we conducted two in-person visioning workshops. More information about The City's previous engagement can be found at calgary.ca/brentwoodcoop. Note that the developer has conducted their own engagement prior to submitting the application and more information can be found at brentwoodcommons.ca

The Engage Spectrum level for this project is 'Listen and Learn' which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas."

In alignment with City Council's Engage Policy, all engagement efforts, including this project, are defined as: purposeful dialogue between The City and citizens and stakeholders to gather meaningful information to influence decision making.

As a result, all engagement follows the following principles:

- Citizen-centric: focusing on hearing the needs and voices of both directly impacted and indirectly impacted citizens.

- **Accountable:** upholding the commitments that The City makes to its citizens and stakeholders by demonstrating that the results and outcomes of the engagement processes are consistent with the approved plans for engagement.
- **Inclusive:** making best efforts to reach, involve, and hear from those who are impacted directly or indirectly.
- **Committed:** allocating sufficient time and resources for effective engagement of citizens and stakeholders.
- **Responsive:** acknowledging citizen and stakeholder concerns.
- **Transparent:** providing clear and complete information around decision processes, procedures and constraints.

What we did

Pre-workshop survey

Prior to the workshop, we asked participants to complete an online survey. This survey was intended for The City to gain an understanding of community values, aspirations and concerns regarding the Brentwood Co-op site and its surrounding urban context today and in the future. The insights gained from this survey were shared with all participants and used to inform the design of the workshops.

What we asked

1. What are the top three POSITIVE things you like about the Brentwood Co-op site and its surroundings today? What do you value most?

a. Good quality development	i. Parking availability
b. Community facilities and amenities	j. Neighbourhood location / access to other parts of the City
c. Access to diverse retail, dining and/or entertainment	k. I feel socially connected
d. Transit access and service	l. Access to other parts of the city
e. Universal accessibility (easy and safe for kids and seniors to move around)	m. Community involvement / sense of community pride
f. Community character and uniqueness / sense of place	n. Variety and diversity of housing options / housing affordability
g. Walkability and bikeability	o. Other (please specify)
h. Parks, green space and street trees	
2. What are the top three NEGATIVE traits or attributes of the Brentwood Co-op site and its surroundings today? What is not working? Building A

a. Inadequate transit infrastructure / service	d. Lack of housing options / too little development
b. Lack of green space	e. Cut-through traffic
c. I don't feel safe crossing streets	f. Lack of community amenities / facilities

- g. Inadequate bicycle and pedestrian infrastructure and connections
 - h. Traffic congestion, safety, and noise
 - i. Lack of local, small-scale businesses
 - j. Low-quality development
 - k. Vacant or empty property
 - l. Lack of parking / overflow parking on streets
 - m. Too much density
 - n. Safety, crime, and lighting
 - o. Other (please specify)
3. Think of the Brentwood Co-op site and its surroundings as it changes / redevelops in the FUTURE. What are your top three POSITIVE traits or aspirations for the area? What do you most want to see happen?
- a. Less crime / more safety
 - b. Infill development of vacant / under-utilized spaces
 - c. Better access to transit / better transit service
 - d. Redevelopment of car-oriented retail
 - e. Distinct community character and pride
 - f. Improved road safety, traffic calming, and safer street crossings
 - g. Public spaces and places to gather with friends and family (the destination)
 - h. More small-scale, local businesses
 - i. More vibrant, mixed use areas
 - j. Better connections to the community (the journey)
 - k. More varied / affordable housing options
 - l. More diverse community
 - m. Other (please specify)
4. Think of the Brentwood Co-op site and its surroundings as it changes / redevelops in the FUTURE. What are your top three NEGATIVE concerns for these future area changes be? What do you not want to see happen?
- a. Change / loss of community character
 - b. Crime increase / lack of safety
 - c. Increased cut-through traffic
 - d. Impacts to property value
 - e. Construction impacts (temporary)
 - f. Spillover parking
 - g. Co-op site redevelopment that isn't connected to the community
 - h. Car-oriented growth / redevelopment
 - i. Low quality redevelopment
 - j. Redevelopment incompatible with community character (doesn't fit in)
 - k. Redevelopment with too much density or height (too big)
 - l. Worsening traffic congestion, safety, and noise
 - m. Other (please specify)
5. In what capacity are you answering this survey?
- a. Community association member
 - b. Commercial tenant or employee
 - c. Office tenant or employee
 - d. Resident
 - e. Other (please specify)

6. Is there anything else on your mind regarding the Brentwood Co-op site redevelopment that you want to share?

Visioning Workshop

Two workshops were held on May 25 and 27, 2017 at the Triwood Community Centre. We had 82 members of the community participate in the workshops over two nights. We had 6 groups of 8 – 10 participants at each session that collaborated together to create their community based concept plan. At the end of two sessions, we had 12 community based concept plans developed.

These workshops began with registration and light refreshments and then presentations by:

- The City of Calgary on the workshop purpose and the Municipal Development Plan;
- Calgary Co-op on the proposed development;
- IBI Group (workshop facilitator) on the pre-event survey results, a 'Neighbourhood Centres 101' and the workshop process and game overview.

To review a copy of the presentation that was delivered at the workshop, please visit calgary.ca/brentwoodcoop

At the workshops, participants did a group exercise that involved using a game board of the site plan and placing tiles on it that represented the various uses, like a grocery store, residential space, parking, gas bar, offices, medical clinics, etc., to demonstrate what layout they think works best for the site. Participants were provided with a list of site constraints and 'cheat sheet' for what each game tile represented. Please refer to [Appendix A](#) for the constraint sheet and game board.

The purpose of this exercise was to delve deeper into the issues, opportunities and outcomes that community residents want to see with the proposed development. This workshop was an opportunity to gather more detailed input into what the community would like to see in the development, what potential drawbacks there are from the development and what they thought works well on the site.

At the conclusion of the game, each table group shared their table theme/name along with their top three highlights and considerations.

Comment Form

What we asked

At the conclusion of the workshop, participants were asked to fill out a comment form with the following questions:

1. Is there anything else that you think the project team should know?
2. How did you hear about the session?
 - a. Signs in the community
 - b. Through my community association
 - c. Through my councillor
 - d. Email invitation
 - e. Calgary.ca
 - f. Social Media (please specify):
 - g. Other (please specify)

3. The session was a good use of my time
 - a. Agree
 - b. Somewhat agree
 - c. Neither agree or disagree
 - d. Somewhat disagree
 - e. Disagree
 - f. Other comments:
4. I am satisfied with the opportunity to participate and provide input.
 - a. Agree
 - b. Somewhat agree
 - c. Neither agree or disagree
 - d. Somewhat disagree
 - e. Disagree
 - f. Other comments:
5. I received enough information to provide meaningful input.
 - a. Agree
 - b. Somewhat agree
 - c. Neither agree or disagree
 - d. Somewhat disagree
 - e. Disagree
 - f. Other comments:
6. I understand how my input will be used.
 - a. Agree
 - b. Somewhat agree
 - c. Neither agree or disagree
 - d. Somewhat disagree
 - e. Disagree
 - f. Other comments:
7. The format was an effective way for The City to collect input.
 - a. Agree
 - b. Somewhat agree
 - c. Neither agree or disagree
 - d. Somewhat disagree
 - e. Disagree
 - f. Other comments:

Why did we do this?

The proposed development is not only a significant change for the community, but it incorporates several proposed uses (grocery, office, residential, retail, gas bar, etc) in various buildings. Due to the size of the site and the various uses proposed, the development has the potential for many possible site orientations and layouts. We identified the need to solicit feedback not only on common concerns such as parking, traffic and building heights, but also on the location of buildings, connections through the site and orientation of various uses. This level of detailed feedback is difficult to obtain in an open house format.

Since this is a complex development, it is important to communicate that each iteration of the site layout involves trade-offs and weighing of alternatives. For example, if a commercial use is not seen as appropriate in one location, then a different location may cause a change to the location of another use. Soliciting feedback that involves the weighing of alternatives and trade-offs allowed us to understand what the ideas, preferences and aspirations of the community are for the development.

Furthermore, it educated participants on the tradeoffs and weighing of alternatives involved in developing a site like this. This allowed their feedback to be more meaningful, as it represented a decision made in the context of constraints, alternatives and tradeoffs.

Finally, we wanted participants to provide feedback on the development that wasn't overly constrained by the current proposal. We wanted citizens to understand that we didn't simply want to know their opinions on the proposed development, but how the proposal could be

improved. By participating in the board game, residents could go beyond commenting on the proposed development and explore alternatives for the layout of the site.

For these reasons, we developed a board game that would allow participants to express their preferences, ideas and aspirations through a spatial planning exercise. The board game helped us obtain feedback from the community on aspects of the development such as:

- a general desired layout of the site in terms of building orientations, connections and interfaces;
- the appropriate interfaces with the existing adjacent development;
- the appropriate interfaces with adjacent public spaces;
- the desired connections for vehicles, pedestrians and cyclists;
- the appropriate locations for taller buildings;
- the desired aspects of the development that may be missing such as public gathering spaces, affordable housing, seniors housing, etc;
- the preferred orientation of commercial uses (clustered together, oriented around a large parking area, oriented along a retail street, etc.);
- the appropriate location of various uses (grocery store, office, residential, retail, gas bar, liquor store, etc) within the site, in relation to existing adjacent developments and to one another;
- the desired orientation and layout of parking (surface or underground, general size and location of surface parking lots).

How did people hear about the workshop?

A comprehensive communications plan was developed to inform the community about this engagement opportunity, which included:

- A project specific website (calgary.ca/coop) that shares information and background about the Brentwood Co-op Redevelopment Application. The website also includes details of the engagement activities.
- A targeted social media campaign to create awareness and drive registration at the two workshop events.
- Bold signs placed throughout the community at high-traffic intersections, to push people to the website and to sign-up for the workshops.
- Information sharing with the Brentwood Community Association, for them to share information to the community.
- Co-op / Quarry Bay sharing information about the workshop on their website brentwoodcommons.ca and to their email lists.
- Councillor Farrell's office sharing information to area residents via email and online.
- Sending emails to the 137 community members subscribed to our email list, sharing workshop information and encouraging sign-up.
- Future communications for the project will continue as the project progresses via email subscription and website.

Our feedback indicated that this is how attendees learned about the sessions:

	Signs in the Community	Through my community association	Through my councillor	Email invitation	Calgary.ca	Social Media (Twitter)	Social Media (Facebook)	Social Media (No specification)	Other (specify)
How did you hear about the session?	18	19	0	22	6	1	12	4	8

How is public input used?

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

1. Market viability: to understand what is economically realistic for the area.
2. Professional expertise: to understand best practices and to know what's technically possible.
3. 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.

The community input that we have received through phase one and phase two of engagement will be used to inform our first detailed team review of the submission as we make recommendations back to the Applicant. All phases of engagement will inform the eventual recommendation to Calgary Planning Commission and Council.

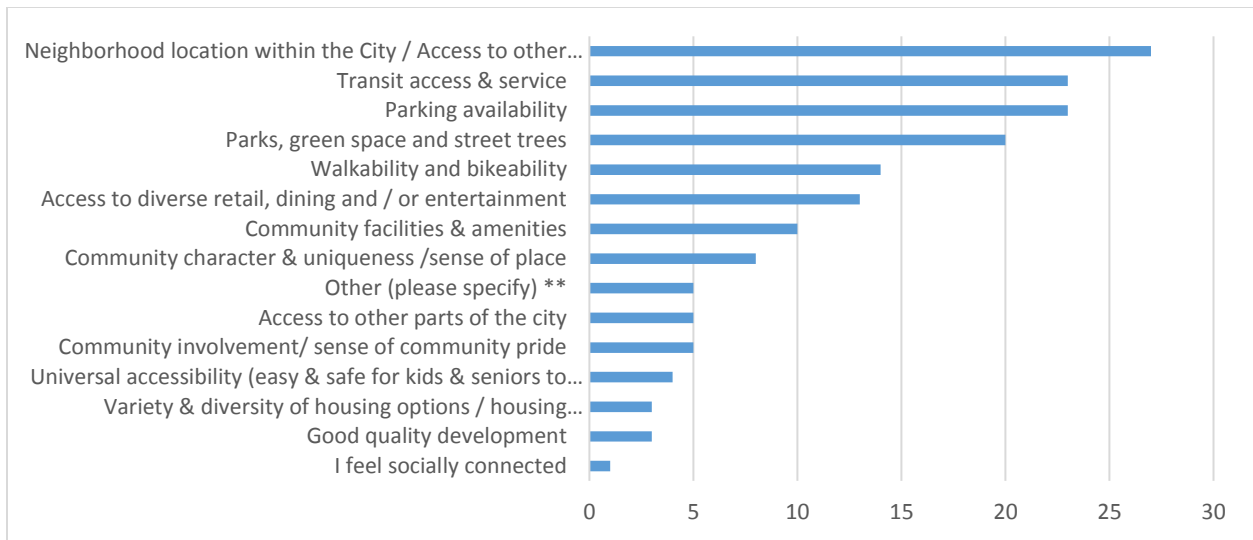
What we heard

Pre-workshop survey

56% of workshop participants filled out the pre-event survey. 90% of these respondents described themselves as residents of the surrounding communities.

Gains now – what the community likes about the Co-op site today.

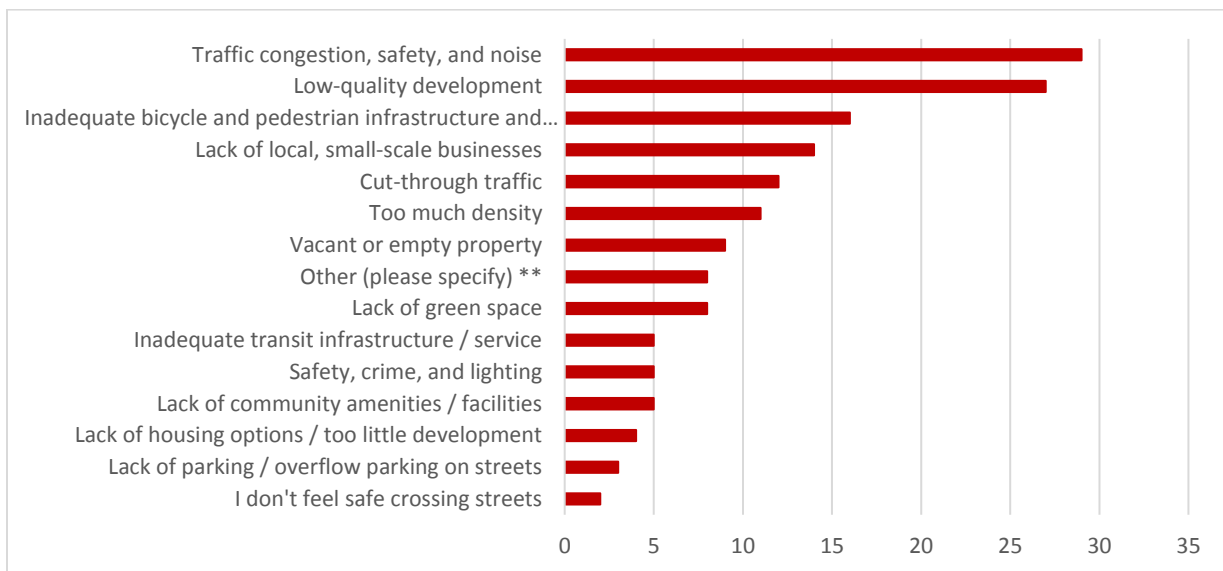
Question: What are the top three POSITIVE things you like about the Brentwood Co-op site and its surroundings today? What do you value most? (Select up to 3)



****For "other" please see verbatim section**

Pains now – what the community dislikes about the Co-op site today.

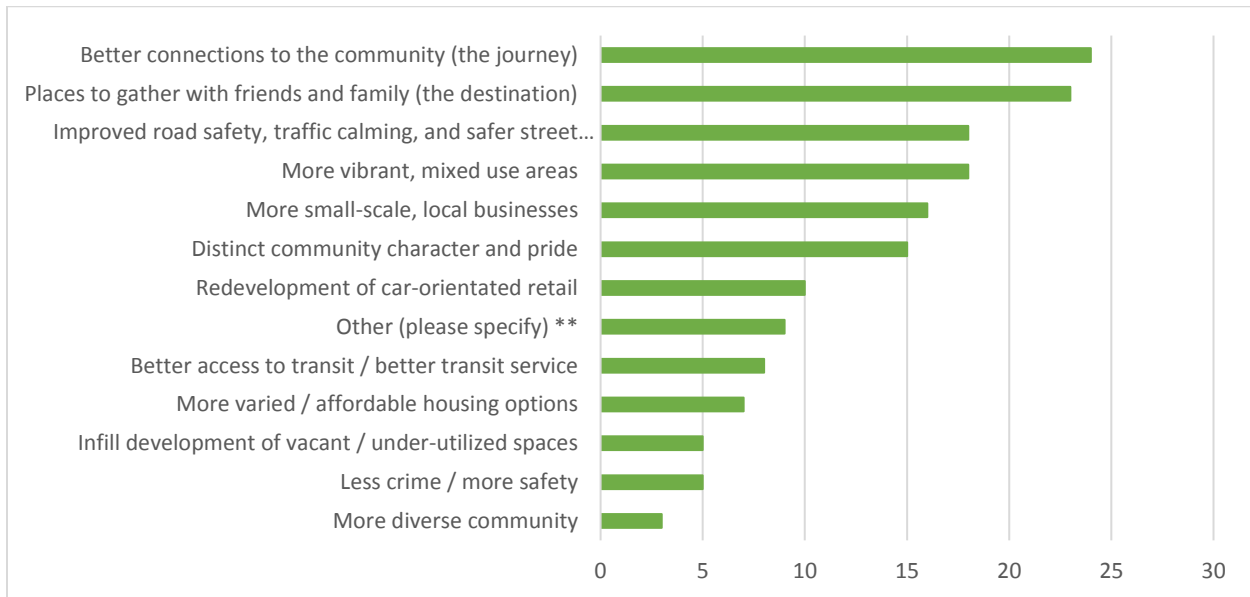
Question: What are the top three NEGATIVE traits or attributes of the Brentwood Co-op site and its surroundings today? What is not working? (Select up to 3)



****For "other" please see verbatim section**

Gains later – what the community hopes happens in the future.

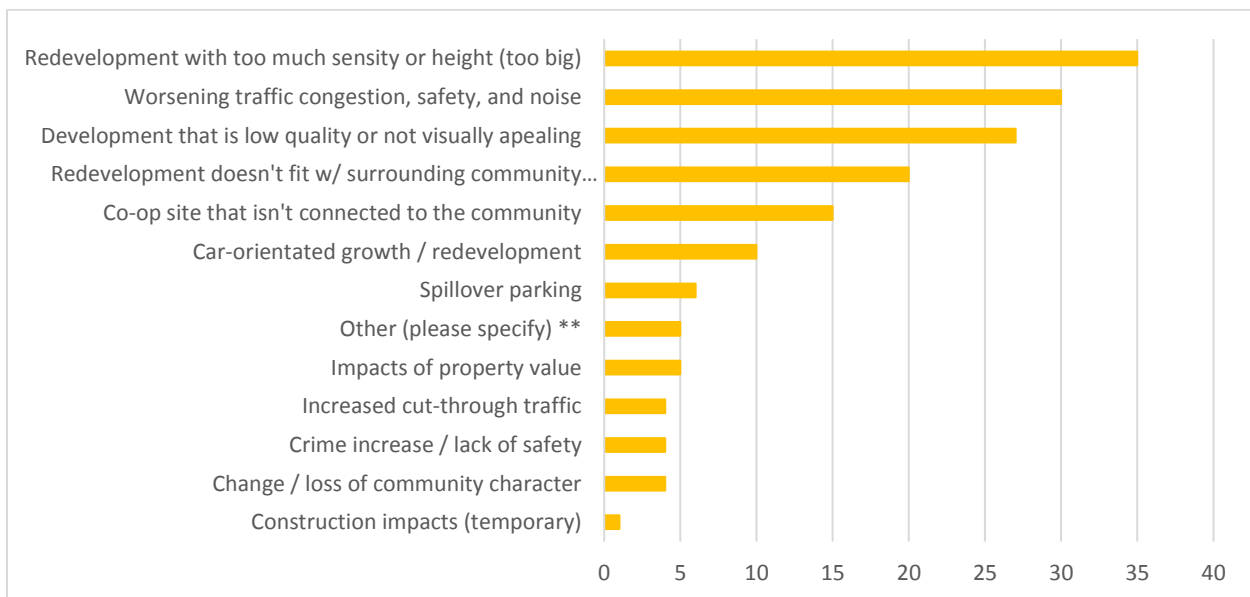
Question: Think of the Brentwood Co-op site and its surroundings as it changes / redevelops in the FUTURE. What are your top three POSITIVE traits or aspirations for the area? What do you most want to see happen? (Select up to 3)



**For "other" please see verbatim section.

Pains later – what the community does not want to happen in the future.

Question: Think of the Brentwood Co-op site and its surroundings as it changes / redevelops in the FUTURE. What are your top three NEGATIVE concerns for these future area changes be? What do you not want? (Select up to 3)



**For "other" please see verbatim section

Key themes from comments

The key themes that emerged from the pre-workshop, online survey were:

Community values:

- access to transit and good transit service;
- sufficient access to parking;
- Parks, green space and open space.

Community concerns:

- new development will have a negative impact on traffic (increased congestion);
- new development will be low- quality (not visually appealing) and/ or buildings will be too high and not fit in with the existing community;
- Inadequate community connections (pedestrian, vehicle and bicycle).

Community aspirations:

- desire for new destinations including vibrant gathering spaces and mixed-use areas, to get together with friends and family;
- improved traffic and road safety;
- Desire for an improved journey to destinations such as better walkability, bikeability, streetscape, and connections to the community.

Visioning workshop

Community-based concept plans

The following development concepts were created at each table at the community workshops. The 12 concepts are shown below with a summary of their community-based concept plan.



Workshop 1 Table 1

Apartments: 560 Units
Shops: 22,250 sq ft
Offices: 89,500 sq ft

This concept placed the Co-op grocery store (2-stores, reduced footprint) in the southeast portion of the site with office space, housing, and community garden above. The main concentration of residential was placed next to the University City development as a 24-storey tower. Office space is distributed almost equally through the site, with accompanying retail space at-grade. The gas station is located in the west, the bank at the south-centre, and the liquor store

at the southeast. The participants included affordable and seniors housing. With the exception of the residential tower, the maximum height across the site is 6-storeys at the centre and north areas.

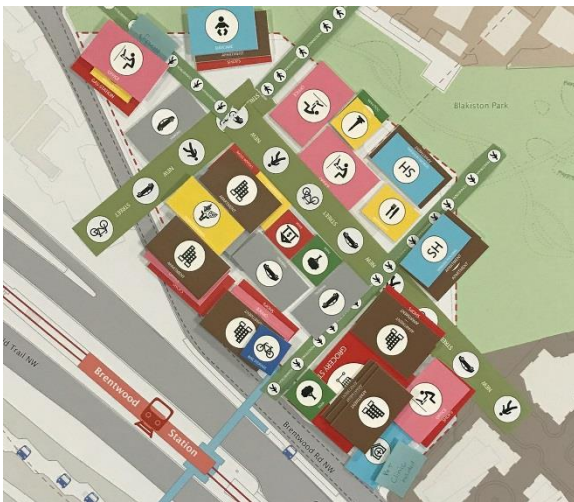


Workshop 1 Table 2

Apartments: 400 Units
 Shops: 44,750 sq ft
 Offices: 89,500 sq ft

This concept placed the Co-op grocery store (2-storeys, reduced footprint) in the south-central portion of the site, with the home health care store and community garden above. The gas station and freestanding restaurant are located on the west facing one of the proposed streets. The concept allocated most of the density in a series of mixed-use buildings proposed at different locations along the north and east edges of the site, facing Blakiston park and the University City

development; these buildings include retail, office space, and residential. Surface parking was mostly organized at the centre of the site, providing direct access to the grocery store. Maximum height was 19-storeys.



Workshop 1 Table 3

Apartments: 520 Units
 Shops: 44,750 sq ft
 Offices: 78,250 sq ft

This concept placed the Co-op grocery store (2-storeys, reduced footprint) at the southeast section of the site, integrating the home health care into the same building, and providing office space, residential units and a park above. The gas station was located at the northwest corner, while the bank was proposed in the centre of the site. A group of 3 mixed-use buildings were located at the centre of the site, including the bank, retail, office space and housing; one of these buildings were envisioned in close

proximity to the connection toward the LRT station. Two more apartment buildings were proposed in the northeast and another in the north of the site. Daycare, affordable housing, and seniors housing were included in the concept. Maximum height was 13 storeys, in the form of residential above the Co-op grocery store.



Workshop 1 Table 4

Apartments 520 Units
Shops: 33,500 sq ft
Offices: 100,750 sq ft

This concept placed the Co-op grocery store (2-storays, reduced footprint) in the southeast portion of the site, with office space, apartments, and a community garden above, with surface parking north and east of the store. The gas station, liquor store and two apartment buildings were placed in the northwest of the site, where surface parking was also included. The concept envisioned two additional mixed-use buildings at the centre of the site, one of them in close proximity to the LRT

station connection. Maximum height was 22-storays at the Co-op grocery store.

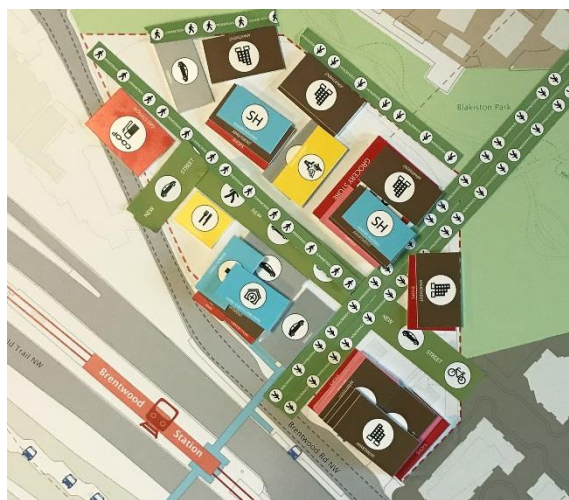


Workshop 1 Table 5

Apartments: 720 Units
Shops: 44,750 sq ft
Offices: 55,750 sq ft

This concept placed the Co-op grocery store (2-storays, reduced footprint) in the southeast of the site, with apartments, community garden and a park above. East of the grocery store, two mixed-use buildings were placed including retail, office space, and apartments. The gas station was placed in the northwest area. Additional mixed-use buildings were envisioned at the north-centre area, where the bank, liquor store, and medical

office integrated with housing. Surface parking was predominantly at the centre of the site, however an apartment building and the home health care store were also placed in this area.

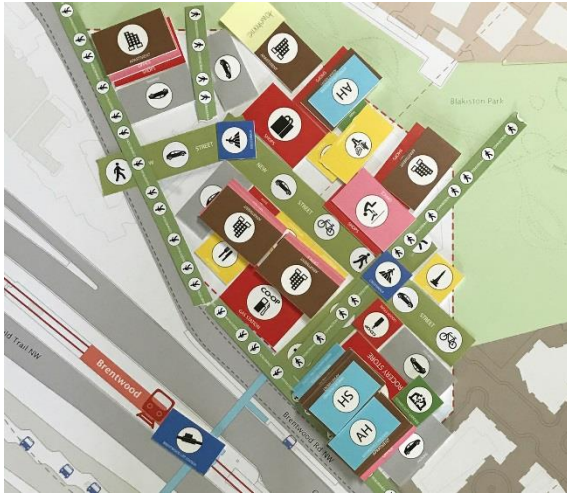


Workshop 1 Table 6

Apartments: 520 Units
Shops: 44,750 sq ft
Offices: 67,000 sq ft

This concept placed the Co-op grocery store (2-storays, reduced footprint) in the north-centre of the site, with apartments and offices above. Three additional apartment buildings and surface parking were included northwest of the grocery store and one mixed-use building southeast of it. The gas station was placed in the northwest area. The bank, liquor store, medical office, home health care store, and the freestanding restaurant were

placed at the centre of the site with direct access to surface parking. Maximum height was 21-storeys at the Co-op grocery store.



Workshop 2 Table 1

Apartments: 520 Units
Shops: 55,750 sq ft
Offices: 78,250 sq ft

The Co-op grocery store (2-storeys, reduced footprint), liquor store, medical office, and home health care store were integrated into one building placed in the southeast of the site; with office space, housing and community garden above, and surface parking available. The south-central area included the gas station and freestanding restaurant, as well as two mixed-use buildings

including the bank, restaurant, office space, and apartments. The north-central and northwest portions were envisioned with a group of mixed-use buildings (2-6 storeys) with retail below, office space available in two of them, and surface parking. Maximum height was 17-storeys adjacent to the University City development.



Workshop 2 Table 2

Apartments: 720 Units
Shops: 55,750 sq ft
Offices: 100,750 sq ft

This concept placed the Co-op grocery store (1-storey, conventional footprint) in the centre- south of the site, including office space and apartments above. The gas station and freestanding restaurant were placed in the northwest with surface parking available. The southeast area included one mixed-use building (contiguous to the University City development), and two office buildings integrating the bank and liquor store.

The medical office and home health care store are accommodated into one building with retail, office space, and apartments. Two additional mixed-use buildings with retail and apartments were placed at the north-central portion. Maximum height was 27-storeys across the site.



Workshop 2 Table 3

Apartments: 560 units
 Shops: 44,750 sq ft
 Offices: 67,750 sq ft

This concept placed the Co-op grocery store (1-storey, conventional footprint) in the southeast of the site, with apartments and community garden above. The gas station and liquor store were placed in the centre-west and centre of the site, with surface parking. Office space is concentrated in four buildings in the north-central and west-central portions of the site, with the bank and home health store incorporated. Two additional mixed-use buildings were located in the northwest

area providing mostly retail and apartments. Maximum height was 17-storeys in the form of residential above the Co-op grocery store.



Workshop 2 Table 4

Apartments: 480 Units
 Shops: 44,750 sq ft
 Offices: 67,000 sq ft

This concept placed the Co-op grocery store (2-storey, reduced footprint) in the south-central portion of the site, with office space and apartments above; it also integrated the medical office and home health care store into the building. The gas station is located in the northwest. Another cluster of mixed-use buildings were placed in the centre-north and centre-east areas, including the liquor store, retail, restaurants, and

apartments. One additional mixed use building with retail, office space and the bank was placed at the southeast area. Affordable housing was included in the concept. Three separated surface parking areas were distributed on the south and west areas of the site. Maximum height was 21-storeys, in the form of a tower contiguous to the University City development.

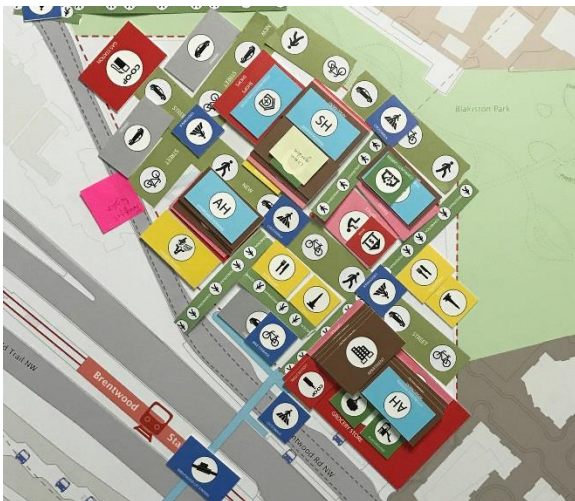


Workshop 2 Table 5

Apartments: 640 Units
 Shops: 44,750 sq ft
 Offices: 55,750 sq ft

This concept placed the Co-op grocery store (1-storey, conventional footprint) in the southeast portion of the site, integrating a restaurant, apartments above, and providing surface parking west of the building. The gas station was envisioned in the west-central area. Three mixed-use buildings were clustered at the central area, integrating the bank, liquor store, office space, and apartments. At the north edge of the site,

another cluster of apartment buildings, including a daycare facility and a restaurant were included. The medical office and additional retail space were placed in the northwest area of the site. Affordable housing and seniors housing were considered on the concept. Maximum height was 18-storeys, in the form of residential above the Co-op grocery store.



Workshop 2 Table 6

Apartments: 440 Units
 Shops: 33,500 sq ft
 Offices: 78,250 sq ft

This concept placed the Co-op grocery store (1-storey, conventional footprint) in the southeast portion of the site, integrating the liquor store as part of the building, and adding office space, apartments, park and playground above. The gas station was located in the northwest corner, with surface parking available. Three mixed-use buildings were envisioned in the west-central and north-central areas, including the home health

care store, office space, and retail. Two more buildings close to the northeast corner provide additional office space, the bank, and more residential units. Maximum height was 18-storeys, in the form of residential above the Co-op grocery store.

Connections and open space commonalities (heat maps)

The concept plans developed by each table were analyzed to find commonalities within the groups and to help determine important development characteristics shared by the community. These analyses looked at the following aspects of development: connections (vehicle and pedestrian), location of parks, plazas and active retail frontages.

The following heat maps illustrate where the concept plans converged and diverged on these aspects.

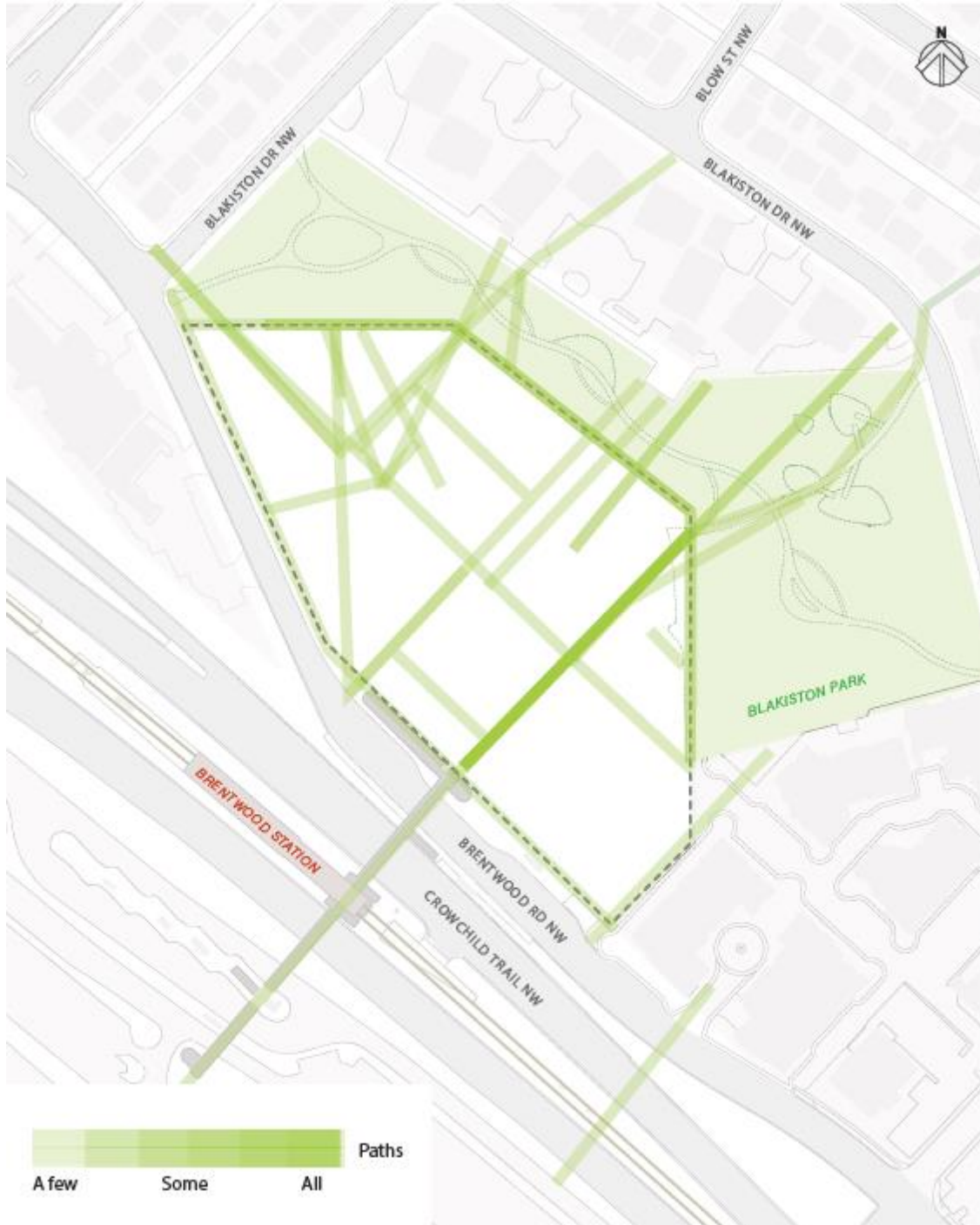
- Street heat map
- Pedestrian pathway heat map
- Parks and plaza heat map
- Street, path and enhanced crosswalk heat map
- Street and active retail frontage heat map

All heat maps are shared on the following pages.

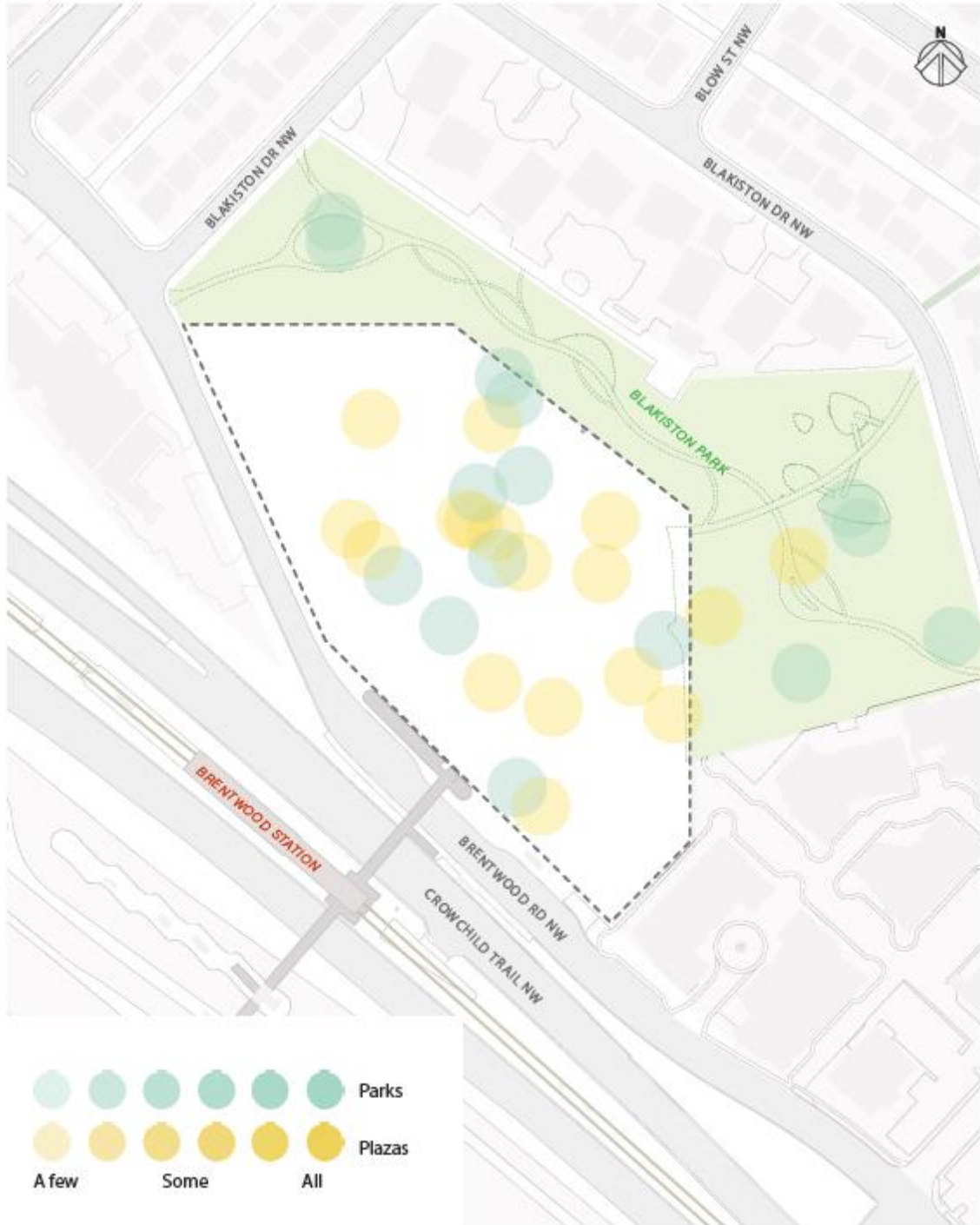
Street heat map



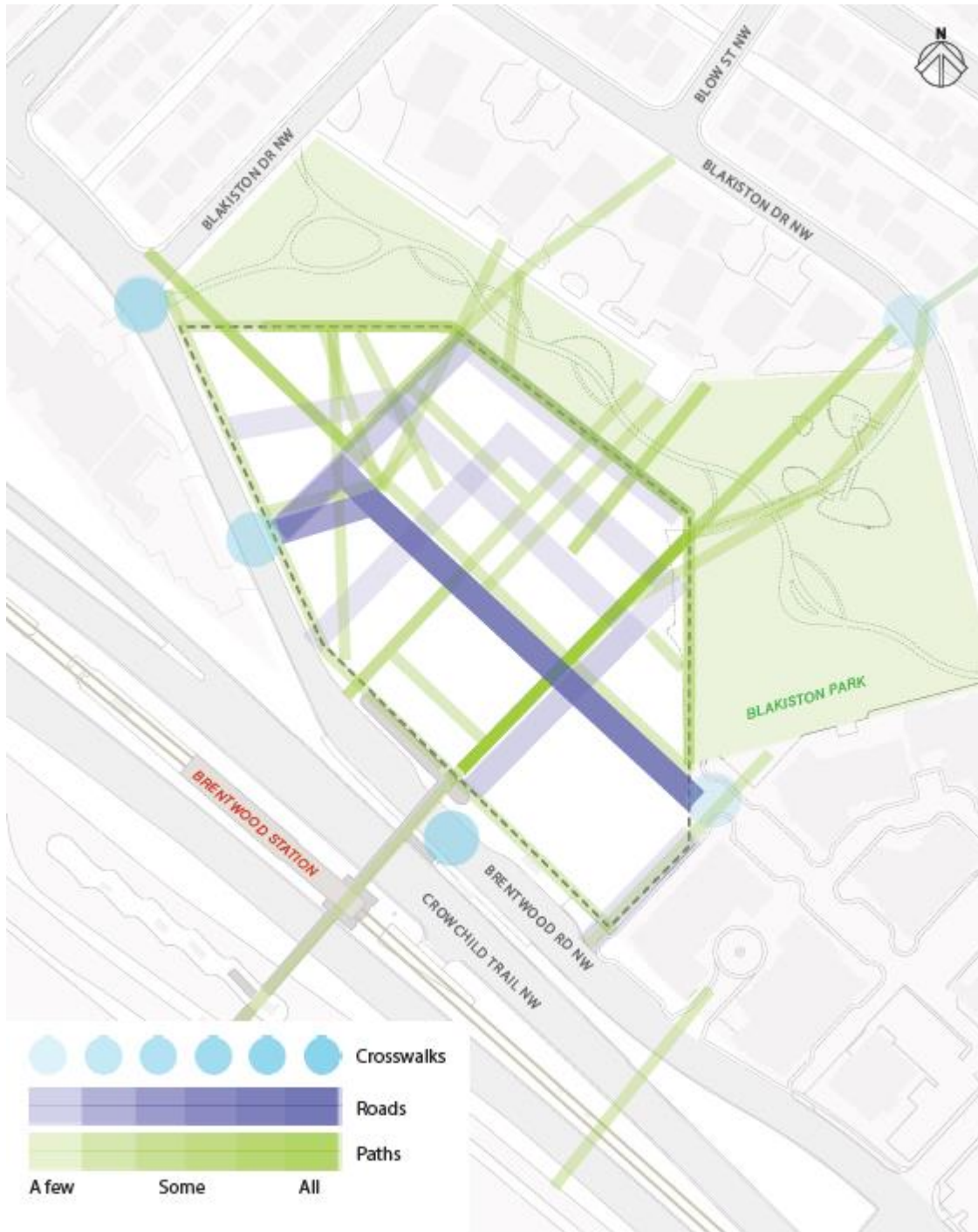
Pedestrian path heat map



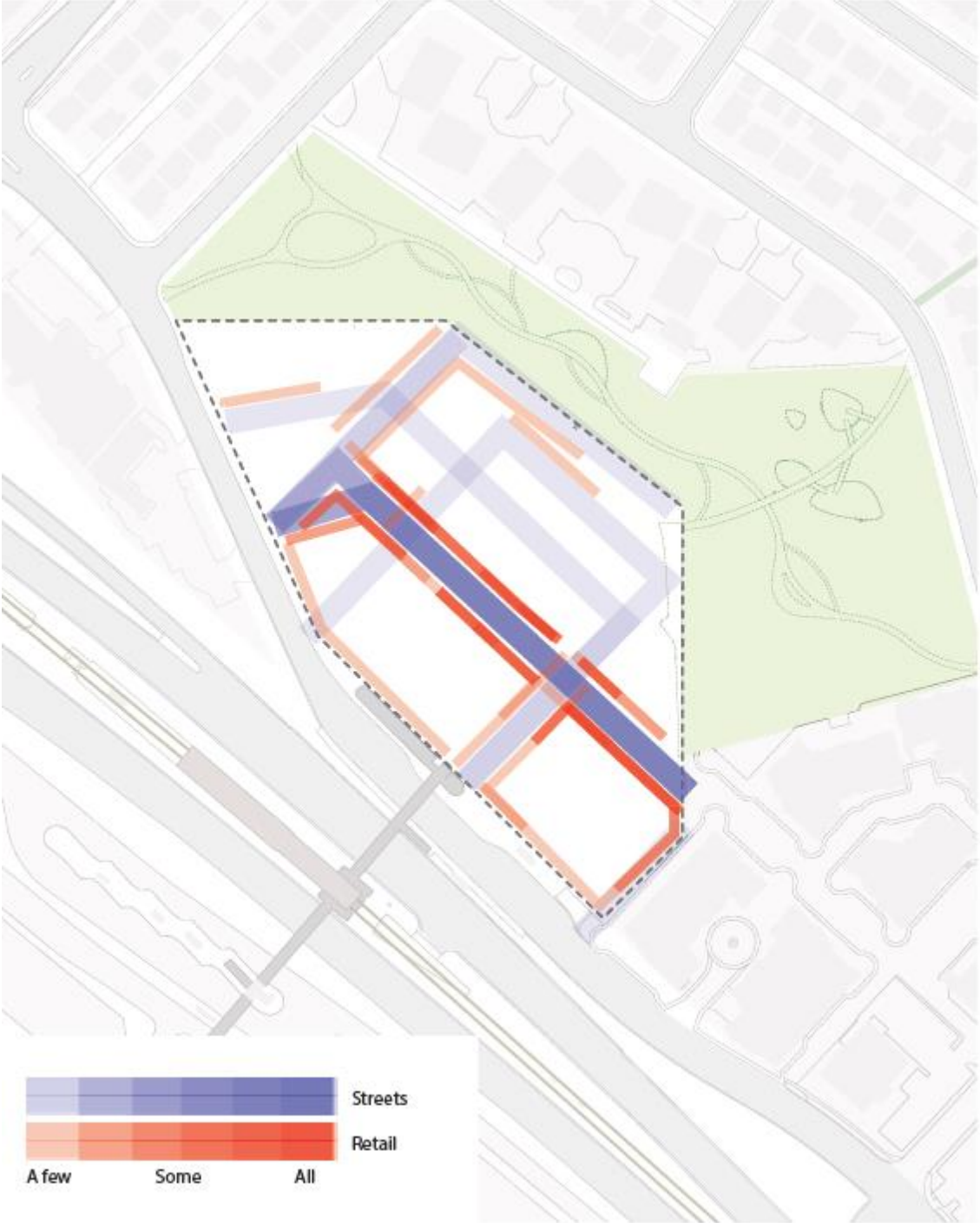
Park and plaza heat map



Street, path and enhanced crosswalk heat map

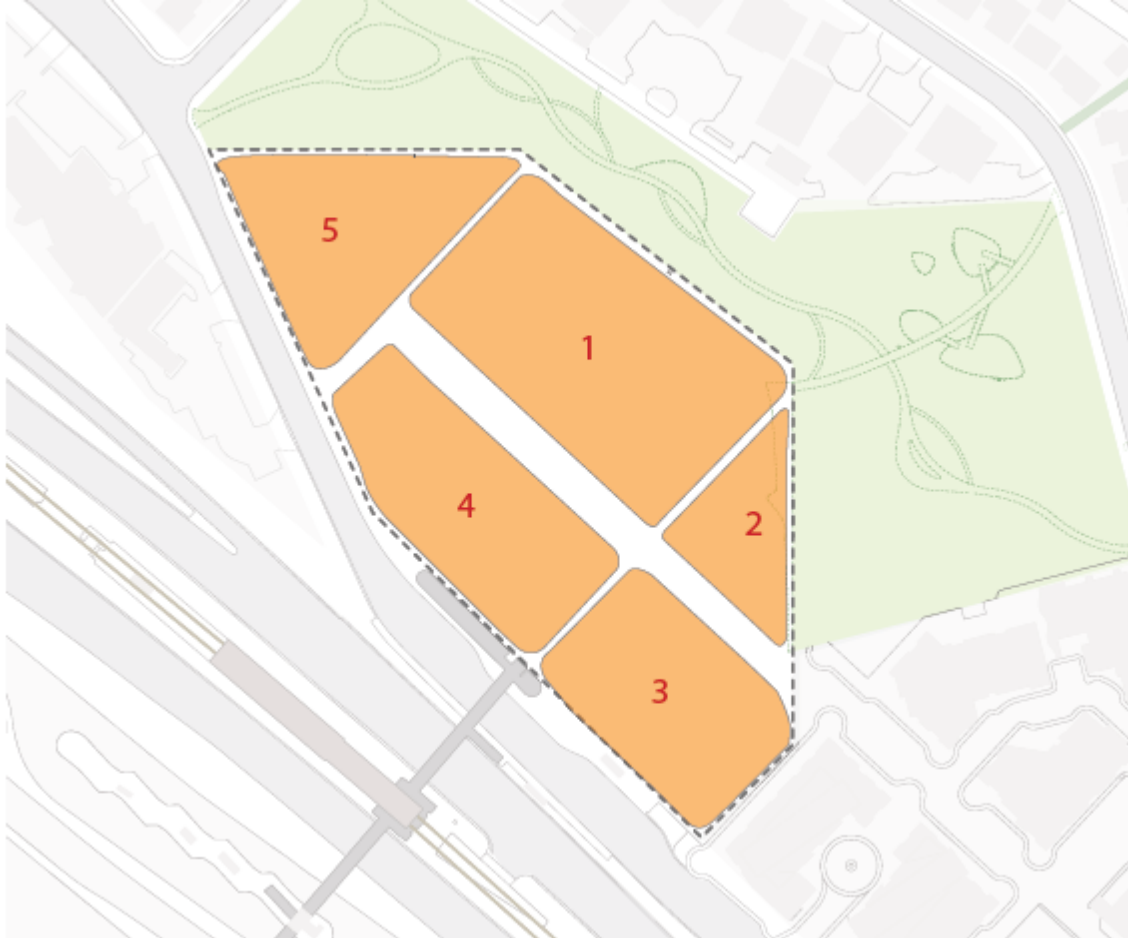


Street and active retail frontage heat map



Concept plan focus areas

Concept plans were further analyzed by breaking down the plan into five spatial components.



Focus area summary by table group

A summary of the development concept for each focus area (noted above) and by each group is provided below.

Workshop 1 – May 25

	Workshop 1 Table 1	Workshop 1 Table 2	Workshop 1 Table 3	Workshop 1 Table 4	Workshop 1 Table 5	Workshop 1 Table 6
Focus Area 1	Apartments (200 units, 6 storeys) Affordable housing Restaurants Office	Apartments (200 units, 9-11 storeys) Seniors housing Shops Restaurants Office Surface parking	Apartments (40 units, 1-4 storeys) Seniors housing Office Restaurant	Shops Restaurants	Liquor store Apartments (240 units, 5-6 storeys) Office Medical office Shops Bank	Grocery Store (2 storeys) Apartments (40 units, 4-11 storeys) Seniors housing Shops Office Farmers market Surface parking

Focus Area 2	Farmers market Surface parking One storey	Farmers market Surface parking	Apartment (80 units, 8 storeys) Seniors housing	Home health care store Seniors housing	Grocery store Apartments (80 units, 5 storeys) Office Medical office Surface parking and underground	Apartment (40 units, 5 storeys) Shops
Focus Area 3	Grocery store (2 storey) Liquor store Apartments (280 units, 6-24 storeys) Office	Liquor store Apartments (80 units, 3-19 storeys) Shops Bank Office	Grocery store (2 storey) Apartment (200 units, 1-13 storeys) Home health care store / vet Office Shops	Grocery store (2 storey) Office Apartments (160 units, 22 storeys) Senior housing Surface parking	Grocery store (2 storey) Apartments (400 units, 18 storeys) Office Shops	Apartments (280 units, 21 storeys) Office Shops
Focus Area 4	Liquor store Apartments (40 units, 1-7 storeys) Affordable housing Office Medical office Shops Bank Daycare Surface parking	Grocery store (2 storey) Gas station Home health care store Restaurant Surface parking	Liquor store Apartment (160 units, 1-10 storeys) Shops Bank Office Restaurant Farmers market Bike storage Surface parking	Apartments (280 units, 14-18 storeys) Office Medical office Restaurant Bike storage Surface parking	Apartments (120 units, 1-13 storeys) Affordable housing Home health care store Farmers market Surface parking	Liquor store Home health care store Apartment (120 units, 1-14 storeys) Bank Restaurant Medical office Surface parking
Focus Area 5	Gas station Apartment (40 units, 6 storeys) Shops Office Restaurant Surface parking	Apartments (120 units, 19 storeys) Shops Office Surface parking	Gas station Apartment (40 units, 3 -5 storeys) Shops Office Restaurant Daycare	Apartments (80 units, 4 storey) Gas station Liquor store Surface parking	Gas station Apartment (40 units, 1-5 storeys) Shops Restaurant	Gas station Apartments (40 units, 1-4 storeys) Surface parking

Workshop 2 – May 27

	Workshop 2 Table 1	Workshop 2 Table 2	Workshop 2 Table 3	Workshop 2 Table 4	Workshop 2 Table 5	Workshop 2 Table 6
Focus Area 1	Apartments (120 units, 2-5 storeys) Affordable housing Office Shops Farmers market	Apartments (80 units, 5 storeys) Seniors housing Shops	Liquor store Home health care store Apartments (40 units, 1 storey) Seniors housing Office Bank	Liquor store Apartments (120 units, 2-6 storeys) Townhouses (2 storey) Shops Restaurants Bike storage	Apartments (280 units, 5-8 storeys) Affordable and seniors housing Daycare Home health care store Shops Surface parking	Apartments (40 units, 2-9 storeys) Seniors housing Office Shops Home health care store Bank
Focus Area 2		Apartment (40 units, 1-8 storeys) Shops Office Medical office Daycare Restaurant	Shops	Apartment (40 units, 5 storeys) Shops	Apartment (120 units, 14 storeys) Office Shops	Restaurant

Focus Area 3	Gas station and car wash Apartment (280 units, 14-17 storeys) Affordable and seniors housing Office Medical office Home health care store Surface parking	Liquor store Apartments (240 units, 2-27 storeys) Bank Shops Office Home health care store	Grocery store (one storey) Apartments (440 units, 9 -17 storeys) Seniors housing Bike storage	Apartments (160 units, 21 storeys) Office Shops Bank Surface parking	Grocery store (2 storey) Apartments (160 units, 18 storeys) Seniors and affordable housing Restaurant Surface parking	Apartments (280 units, 18 storeys) Affordable housing Office Grocery store (one storey) Liquor store
Focus Area 4	Gas station Apartments (80 units, 1-7 storeys) Office Bank Restaurant Surface parking	Grocery store (one storey) Apartments (9 tiles, 2-22 storeys) Affordable housing Shops Office Surface parking	Gas station Farmers market Restaurant Surface parking One storey	Grocery store (2 storeys) Home health care store Apartments (160 units, 1-15 storeys) Affordable housing Office Medical office Surface parking	Gas stations Liquor store Gas station Apartments (80 units, 1-7 storeys) Shops Bank Restaurant Office Bike storage Surface parking	Apartment (120 units, 14 storeys) Affordable housing Office Shops Farmers market Restaurant Bike storage Surface parking
Focus Area 5	Apartment (40 units, 6 storeys) Shops Office Surface parking	Gas station Restaurant Surface parking 1 storey	Apartments (80 units, 3-6 storeys) Office Shops Restaurant Surface parking	Gas station Surface parking One storey	Farmers market Shops Medical office Restaurant Surface parking 1-2 storeys	Gas station Surface parking

Table report backs

Below are the table report backs that were compiled by each table group from both of the workshops.

May 25 – Workshop	
Table Name/ Theme	What are the top three highlights (ideas, concerns, considerations etc.) of your development site that you would like to share with the group? <i>(comments are verbatim – as written by participants)</i>
Blakiston Park View	Lowered height, terraced & spread density across site (Height the same as Uni. Heights)
	Eyes on the park - activate the park w/shops & residential
	Improved connectivity throughout the site & with existing community
Team Community Unity	Like Coop at Centre / near C-train
	Integrate park & restaurants & walkability
	Character/ambiance/trees/lights/stone work.

Three	Not too much height in 1 bldg (14 floors max to include Co-op store 2 stories)
	Connectivity, pedestrian, all modes
	More height near Brentwood Rd and lower height near/adjacent to Park (no musing) nearest to single family homes
Park Friendly	Pedestrian connectivity & safety
	Height & density near Crowchild
	Central gathering space near the park
Brentwood Connections	Main street called Brentwood Rd
	Several medium buildings between Main St. and Crowchild
	Obvious cross streets / park access
Table 6	Location of Coop/ Central Roads
	Reduce height
	Wider - more attractive pedestrian pathways, retail along those pathways
May 27 – Workshop	
Table Name/ Theme	What are the top three highlights (ideas, concerns, considerations etc.) of your development site that you would like to share with the group? <i>(comments are verbatim – as written by participants)</i>
Secret Garden	Community facing park / sunny spaces
	No 40 story buildings
	Welcoming community space - not a throughfare
	Stay & Play
Two	Height of buildings - shadowing in park
	High Street
	Parking - ground level
Mid-Century Modern Development	Diversify services offered in area (Stagered level structure for the main Co-op buildings)
	Family / Senior friendly housing options
	Minimize shadowing over parks
Pedestrian destination is our destiny	Want it to be a place to visit/stay - Destination
	From towers to human scale; +15 from LRT & underground parkades in higher density
	Connectivity from train station to high density dev.
	Entertainment & recreation
Brentwood Living Brentwood Access	Accessibility for Everyone
	Attractive & esthetically pleasing, comfortable
	Density of lower residential decreasing toward park; Housing for all groups of people
Brentwood Squares	Pedestrian flow, LRT - Park
	Destination - Green space, plaza, restaurants

	Struggle w/ gas bar, nearby parking - above ground
	Diverse community

Comment and event evaluation form

68 of the 82 participants completed a comment and event evaluation form at the conclusion of the event.

Key themes

All feedback provided on the comment and event evaluation forms have been reviewed and used to create high-level themes. Some of the main themes that emerged were:

- Citizens overall seem to be open to new development on the site, but want thoughtful development with new destinations and places to gather.
- Citizens want the site to fit in with the surrounding community and to contribute and/ or enhance the existing community character.
- Citizens want this site to be pedestrian and cycle friendly with strong connections through the site and into surrounding community.
- Citizens are concerned with the proposed building height of 40 storeys and do not want development to be higher than the existing towers neighboring the site.

Event evaluation

	Agree	Somewhat Agree	Neither agree or disagree	Somewhat Disagree	Disagree
The session was a good use of my time	39	19	5	3	0
I am satisfied with the opportunity to participate and provide input	44	17	2	2	1
I received enough information to provide meaningful input	32	24	6	3	1
I understand how my input will be used	26	25	9	6	0
The format was an effective way for the City to collect input	37	17	6	3	3

***For other comments please see verbatim section*

What are the next steps?

Citizen feedback provides Administration and City Council with valuable, local knowledge of the community and the proposed development area. The citizen input provided through our engagement program thus far has helped inform Administration's first detailed review of this application and has been shared with the Applicant.

We will be returning to the community later this summer to share the results of the workshop including the preferred community concept, what we heard and how we have used this to make

recommendations to the Applicant. We will also share a revised version of the proposed plan and inform you of the next steps in the application review process.

To stay up-to-date on next steps for this project, we encourage you to sign-up for project specific communications on The City’s project page (calgary.ca/brentwoodcoop).

Once Administration is ready to make their recommendation for the application, all input gathered through all phases of engagement will also be used in reports provided to Calgary Planning Commission and City Council.

Verbatim input

Content is captured as it was provided by citizens on each of our methods of collecting input. No edits have been made unless there was personal information or offensive language which is removed with an indication that this has happened.

Pre-workshop survey

Question 1: What are the top three positive things you like about the Brentwood Co-op site and its surroundings today? What do you value most?
Other comments:
location within the neighbourhood
flexibility, adaptability, room for gradual evolution
Local (vs big mall, big box store) grocery, pharmacy shopping, and medical care
Mixed-use with active edges and signifigant employment, so used all hours of day, every day of week (vs ghost town (vs ghost town weekdays, or ghost town outside working hours)
would like a nice large co-op like suburbs
I love my small Brentwood Coop!
not much else in its current form. I like having a grocery store and a train station within walking distance of my home
Local grocery store
Question 2: What are the top three Neagative traits or attributes of the Brentwood Co-op site and its surroundings today? What is not working?
Other comments:
you already have ruined Blakiston park with over-development that is under destruction
After the 2 major recent overhauls of the malls, the quality and quantity of retail shops has greatly dimished. From a vibrant mall with a cinema, food court, Kmart, Marks, etc to a split building that to retain much mmore than fly by night stores. Loss of PizzaHut, KFC, the local Fish & Chips, to no empty retail space under the Condos. The only thriving businesses, the Bars and Liquor stores. Even insurance companies left the Co-op mini mall, vast amounts of unusrd space... but oh sure 2 Starbucks 200 ft apart. Property management drove out these businesses seeking development opportunities and promised businesses would return, yet nothing.
Not enough focus on employment (just at grade-retail and residential), and edges that aren't active/back alley/service only

since the bike lane has taken up a car lane the traffic is crazy in the afternoon. I have not seen 1 bike. sidewalks are great but that is the only access to Crowchild for Charleswood and Brentwood and we need 2 lanes for cars. We can share with bikes
Lack of street scape design
The bike lanes are rarely used and worsen traffic. When they are used, they are a danger!
The new bike lanes on Brentwood Road have made travel difficult.
Bike lanes along Brentwood Road have eliminated one lane, so one car turning left into Coop will block off all traffic behind that vehicle. The bike lanes should be moved to the back of the Coop along Blakiston Park.
I don't know if this is under "too much density" but my concern is that between you and Rio-Can next door, there are plans for a HUGE number of condos. If I were to purchase one, the concern would be whether I would lose my shirt in loss in property value with oversaturation of condos.
Question 3: Think of Brentwood Co-op site and its surroundings as it changes / redevelops in the FUTURE. What are your top three positive traits or aspirations for the area? What do you most want to happen?
Other comments:
Maintain/develop essential businesses such as grocery shop
Green space
Walkability & bikeability have been fine until the destruction and over-the-top redevelopment of Blakiston park.
preserve and enhance as many existing buildings as possible
Public / community services buildings, for the increased population density and taxes, there should be more city investment in local pool or new library or other creative resource. LRT and transit investment serves others more than locals as people drive & ride from elsewhere, park investment has been more of a multiple re-imagining experiment (3 revamps in under 10 years WTF !?!) Invest in some local community services.
Low rise buildings rather than high rises, because high rises create a very unpleasant wind tunnel effect for pedestrians.
Active edges on all sides of all buildings with buildings oriented to streets instead of a centre/underground parking lot
NO EXTREME HIGH BUILDINGS, NO MORE UGLY COLOURED BUILDINGS
A space that is still accessible. I'm afraid that the density will make it so crowded that seniors will no longer shop there. Parking is necessary, not an evil! Not many people use transit to get groceries.
A modern, upgraded / refurbished LRT Station, and Bridge across Crowchild Trail.
Question 4: Think of Brentwood Co-op site and its surroundings as it changes / redevelops in the FUTURE. What are your top three negative concerns for these future area changes be? What do you not want to see happen?
Other comments:
affordability of housing options
Co-op redevelopment site that serves itself and drive-through users, not the community.
blank walls especially on the back side facing University City and Blakiston Park. Retail disconnected from sidewalks on Brentwood Rd. All higher rent retail spaces without a diversity of rents/sizes promoting a diversity of retail.

<p>building issues like we have already seen with university city, ie in winter, the ledges constantly drip water or pieces of ice creating dangerous and slippery walkways. the buildings look nice but were not thought out for our weather.</p>
<p>I could click on all of these.. Loss of community, increased cut-through traffic, low quality construction like the "plastic' Univeristy City bldg.</p>
<p>Question 5: Is there anything else on your mind regarding Brentwood Co-op site redevelopment that you want to share?</p>
<p>I have a concern that the current Crowchild road redevelopment starts/ends at 32 ave and it hasn't considered the 40th ave intersection with all the development occurring between 32 and 40 ave.</p>
<p>Concerns with: excessive height of 40-storey building (exceeds the maximum 90m/25-storey height by 56m/15 stories); increased C-Train use when it is already at capacity during rush hour; increased traffic on Brentwood Road due to University City; development not implemented in accordance with the Brentwood Station ARP (precedent set by University City, which did not follow the ARP); lack of traffic impact assessment, which was supposed to be done after University City was developed; massing of tall buildings due to proximity to University City; 40-storey building will be visible EVERYWHERE in the community.</p>
<p>Height of buildings in proposed new development.</p>
<p>I feel that one located area that is highly densed with apartments condo loses the appeal of the surrounding neighbourhood, possibility of increased traffic problems with no parking and possible crime rate increase. There isn't enough green spaces and meeting places to socialize with friends/family that is comfortable and allowing for outdoor cafes and restaurants where you don't have traffic driving by you.</p>
<p>demolishing Billy Miner building was a big mistake! Please preserve Kilkenny building absolutely, it has irreplaceable character!!</p>
<p>I don't feel that the Brentwood co-op development is being considered with ALL the other ongoing changes to the community such as the northmouny bike lands, the new development at the corner of northmount and brisebois and the redevelopment of the northland mall site. Altogether they will have a huge impact on a residential community and that is being disregarded.</p>
<p>The current condos that have been built are of cheap quality do not provide housing that is suitable for early retirement- long time residents that are downsizing, professionals that are looking for housing that provides walk ability + parking. I am a resident that gave up on trying to access any of the new businesses due to lack of parking. I don't mind walking occasionally in the winter but prefer to drive as I'm often shopping and getting a bite to eat along with other errands</p>
<p>northland would be a better place for tall redevelopment as virtually no impact to single family homes at that location.</p>
<p>When allowing / approving the development plans, look at what the Brentwood mall location was (Vibrant) , and look what it has become (a bunch of dislocated/disjoint empty retail spaces with a few large Ivory towers with no connection to themselves, let alone the community). Then considering that a similarly failing Nothland Mall is nearby, both have been left to founder by their development companies hoping for 'the next phase' instead of trying to provide what would make them destination sites. This has been during good times and the bad, so current economy not an excuse. We've lost 3 local cinemas (Brentwood, Market Mall, Northland) in the last 20 years (4 if you include NorthHill), and all of these 'destination locations' that support other businesses in the malls, have been replaced by temporary businesses that do not replace any of the lost businesses because no one thinks if them as</p>

<p>anything more than a fly by night business location, where businesses will have come and gone before anyone even knew they were there, because even locals who live a few hundred feet away will drive to Market Mall or Crowfoot, Signsl Hill, or Chinook instead, since Brentwood's only got 1 retail location of interest out of the 5-10 they need to go to. The sad thing is it's likely already at a tipping point thanks to online ordering, ipthat it would take making Brentwood a 'destination location' to keep it from simply being a bunch of tall condos surrounded by empty retail space.</p>
<p>I think that redevelopment of this site is a great move in alignment with the City's TOD plans and policies</p>
<p>Much effort and time was spent to develop the TOD Brentwood Station Area Redevelopment Plan. It is important to ensure that developers conform to that plan rather than depart from it. My sense is that community members are generally looking for the Brentwood SARP to be the primary guide on the nature of the redevelopment, regardless of the wishes of the developer and property owner. It is also important to be informed by the shortcomings of the University City Phase and to ensure that we constructively employ learnings to make this next phase better for its residents, its businesses, the community and the city.</p>
<p>Please move the bike lane away from Brentwood Road to Brentwood Boulevard and through Blakiston Park. There is extra road space on Brentwood Boulevard that is currently taken up by transit/University parkers. Remove the parking lane and put the bike lanes there, please. Brentwood Road has become quite congested now that University City highrises are open.</p>
<p>I realize that there are great plans for the whole Brentwood Mall area, but try not to solve all the issues at the Co-op portion. It is only a portion of the larger redevelopment, and should shoulder only it's share. Don't force such excessive density on one package - there will be other redevelopments to the east which can add residential units as well. Consider the whole. Don't forget the automobile. If we don't allow for adequate surface parking at the redeveloped Co-op, they may cancel their application. They do run a business after all. Perhaps the Wendy's could be incorporated into the ground floor of a multi-floor, mixed use building. Thanks</p>
<p>Brentwood will likely be facing school closures in the near/medium future as schools finally get built in the north of towards everything except Crowchild Trail.</p>
<p>Calgary. Less than 20% of students live in this community. Residential multi-family needs to be family oriented. Parks, schools, grocery, transit is all within 800m of this site. Refer to City of Vancouver guidelines H004 here: http://vancouver.ca/news-calendar/housing-mix-policy-to-increase-options-for-vancouver-families.aspx We need better quality like gets built in other cities. It'd be great to get the community amenity contribution (if that exists) to be spent on playgrounds in the small parks around Brentwood like on Capri Ave and as an endowment for programming in Blakiston Park (e.g. for film nights), several events per year for the performance space. Please also have at all tables 1) the final Blakiston Park map 2) the approved University City development permit map from last fall for the rest of the site that hasn't been redeveloped yet 3) any plans for the Rocky Mountain College site (NW between the site andCrowchild Trail) 4)Brentwood ARP mobility maps 5) Info pertaining to the new MU zoning, especially MU-2 (this site should not be all DC) We're left with the results of what's built not a developer that wants to flip all the units as condos as soon as they're built. Massive lost opportunity if this location just ends up as vertical sprawl of shoehox-sized units with a thin veneer of large format, at-grade retail hunched around a parking lot with it's back (and garbage orifices)</p>
<p>I am excited for this to go through! I have been waiting for years for this!</p>
<p>Left hand turns from Brentwood Rd into Co-op site c/w traffic light will impede east-bound traffic as there is only one lane at this location.</p>

Include a replacement for the Brentwood Credit Union (First Calgary) that is closing on May 31, given the historical relationship between the Co-op and credit unions.
Any development should be the same as (blend into) surrounding areas with regard to building height, design and colouring etc.
New gas station and Wendy's locations will add a ridiculous amount of traffic congestion that is already existing.
Just please keep the non-resident traffic off of Blakiston and note that already there is an increase in loiterers around the University City condos. For example, there are some regular loiterers who like to enjoy open booze and sex on the benches surrounding the buildings. I do not need to see that when walking to and from the gym.
In question 4, I would have liked to have a section called "All of the above" as that would DEFINITELY have been my choice. The proposed main tower in this project is far too tall. That in turn will mean far too much traffic and not choice. The proposed main tower in this project is far too tall. That in turn will mean far too much traffic and not enough parking (even if Quarry Bay reps say the opposite.) . Access to the mall has already become problematic with the introduction of bike lanes. And that is without a 40 storey tower, a 20 storey tower, plus townhouses!!!! This entire project needs to be scaled down! Please, please, please!!! And the bike lanes need to be removed.
Follow the guidelines (ARP) that were established for the site. 40 storeys does not fit and should not even be considered. Even in a TOD area, easy parking is necessary: how many residents will take transit to Coop? Surface parking is provided but will be much more congested. Do not reduce this even further because it is a TOD.
Brentwood is a very memorable community for me, as it was an area which I frequently visited (as a guest) prior to me permanently arriving in Canada.
The Coop site redevelopment needs to include the active use street-frontage connecting the NW community (ie Brentwood NW of Brisebois and the C-train station to the RioCan redevelopment to the SW. Without this, the co-op site redevelopment will hinder rather than help create the TOD that was originally planned in 2009
Very concerned of the high density proposed for this small area, which will bring more traffic, and noise , and loss of green space.
The idea of redevelopment is good - but the density and impact on little Blakiston park - visual appeal, rented out properties i.e.: as is with University city bldg - too tall, ugly, green spaces non-existent between bldg- concrete and more concrete...lack of parking. Road in front of coop a mess - only way to get from Charleswood to Crowfoot- is a traffic nightmare with added bike lanes - even two lanes not enough for traffic needs.
The plan speaks a great deal about pedestrian access and safe cycling facilities, but I want to see the evidence that this is going to happen.
I basically want to reiterate my two big concerns and hopefully this will be part of the development: 1) High traffic density, especially for the sizes of buildings you are proposing. 2) Possible over-saturation of the market. As a resident of Brentwood looking to maybe purchase a unit, I would want to know that this makes sense rather than just staying in a house within Brentwood.

Table notes

Note: These are general/ high-level notes gathered by the facilitator at each table group and are intended to capture participants' conversation during the board game activity.

Restaurant should be good quality - not necessarily expensive, but quality (eg. Dairy Lane)
Pedestrian path through the entire site (safety and continuity)
Pedestrian walkway from LRT to Blakiston Park
Keep pedestrian orientated stuff close to the LRT which is a defacto pedestrian area
Seniors housing adjacent to the park to benefit residents.
40 stories is much too high
Current: too much unused parking space
Lower height between University City and the highest Co-op buildings to create a buffer zone of privacy in between.
Seniors housing needs vehicle access to the front door
Single entrance to underground parking. Current issue at University City b/c there are walls of parking entrance.
Green roof on the top of the park
Opportunity for underground bike storage
Not too high of buildings! Maintain 90m to set out in plan
Active, open edges near all the park perimeter. At grade access all along the perimeter.
Brentwood Rd 4 lanes or move bike lanes to Mainstreet.
Potential for vacant store fronts - but to support this business could increase circulation problems
With Brentwood Rd bike lanes, lost lane at traffic, need immediate on ramps to Crowchild - at expense of off ramp at Jamesons Pub
Change Brentwood Road back to Morley Trail
New mainstreet - Brentwood Road
Don't understand why Co-op would want 40 story? Is it 50m something slightly smaller will seem acceptable?
Make tower twinned - less height overall
Could you have 2 banks - with Coop Credit Union & Scotiabank?
Small independent stores like former Fish & Chips store
Main street wide width
Need Srs housing, putting Srs & daycare would fit
Have towers sloped down
No higher than 24 stories combined
Density & traffic will make it hard to get in & out
Could do without liquor store - crime & social disorder (although some may go to Coop liquor)
Short term parking, imported near shops
Likes Dalhousie towers, how they slope down
Don't try to make this everything - could be developed near Bank of Montreal
Need parking by liquor store
Social & responsible affordable housing
Bike storage important
Good Earth Café
40 stories close to Bankers Hall

Better connections from LRT to Blakiston Park & community, through the site
More ped connections in general
Bringing traffic through from shops/buildings south of site
2 level grocery store is a deterrant for Seniors
Park is scary to walk through at night. How to activate it? Shops fronting onto park?
Missing some senior-friendly ideas
One person loves the original application
Some disagreement over surface parking vs. underground.
Tall residential close to existing towers
Need new access point to Crowchild from Brentwood Drive.
Angle parking on a high street
24 storeys terraced
Daycare a part of the office building
Keep residential away from Crowchild
Multiple frontages for Co-op - not just one sided
Some seniors housing
Auto orientated at the far end
Eyes on the park
live/work units
Shops & residential mixed on ground floor
Too much office means its too dead at night
Auto orientated away from station
Keep height the same as University Height
Blakiston park is important - should be incorporated
SMALL retail/coffee shops/restaurants
Like the idea of density- but not 40 stories
Pedestrian connections - well lit
Townhouses facing the park
Patios facing park - ensure good sun
40 stories too high
Not a lot of street activation right now at Uni. Heights
Pedestrian connection right now is unsafe - too dark, needs to improve
Students get off at Brentwood LRT; important destination for students
Concentrate nicer apartments near park; If you want families & daycare / childcare services, you need to offer more than 1-2 bedroom apartments
If you set back apt bldgs from street level, it reduces the wind tunnel effect.
The site is tired and needs improvement
If you create a destination, it acts as a trade-off for higher density
Need pedestrian access from all sides of the site
TOD pedestrian streets shown as examples do not consider that Calgary is a winter city
Need retail & other shops that keep & draw people in
Need cars in the winter

Rooftop gardens are less accessible for the general public - are perceived as 'private' & therefore under-utilized
Is density mandated by the City or the developer? i.e. who is supporting the density.
Need surface parking for convenience, parkade may not be friendly environment for everyone
Surface parking lots provide opportunity for seasonal farmer's market
Spread out density across site
Need to pair Senior's housing with medical services nearby to support it
Wider, more attractive pedestrian pathways
Need to make sure park is fully integrated otherwise can be a site for illicit activities
Shadows created by high rises - not conducive to pedestrian environment
Take out bike lanes at Brentwood Rd and relocate to reduce some of the traffic congestion
Co-op as proposed blocks potential for road through site for continuous access
Walkable retail street is lacking on current site - no current reason to 'hang out' need a reason to stay
Could you keep Co-op where it is and capitalize on Park space? Close half the store, move operations to other half, until complete.
Have retail space front park
Stepbacks mitigate some of the impacts of height by creating more visual interest.
Perhaps concentrate density near park so as not to block existing residential
Seen as pre-decided outcome
Concerns over accomodating extra traffic, train is already busy - how do you service extra population
Concern over surrounding /upcoming developments
High rises block existing residential views and may create wind tunnels, which are not pedestrian-friendly
Two high rises facing each other means that interior units have an undesirable view
Build coffee shop now to new plaza in park, near to University apartments
Why not put one story Co-op, one vs. two storey Co-op?
Put pedestrian uses beside transit ramp, would like to walk to store
Perhaps Coop & towers by the train station.
Perhaps all low (4 storey) apartments above shops/restaurants along park.
Make street tree-lined & bright, pedestrian friendly
Don't want too high towers; Must consider shadows.
Want convenient seniors housing to Coop, train, park
Looking to see what makes sense to build on top of Coop building; Maximizing uses to augment what already exists
Make the buildings interesting
lower storey seniors
improve access to/from LRT Station - be innovative!
Concerns about shadowing of Park
Locations for the density and appropriate heights
What to put by/near gas station to minimize auto traffic
Prefer one storey for food store

How do we tie into the existing University Condos
Looking to augment existing services
Keep it interesting
Taper buildings
Community Garden is important
Facades to reflect when facility was originally built
Road through site (parallel to Brentwood Rd) will reduce traffic pressure on Brentwood Rd; Road must be better than the wind tunnel at University City; Road through should not be totally straight. Have it curve slightly to reduce speed;
Should emphasize ped & bikes
Convenience of gas bar right along Brentwood Rd.
Current issue: congestion on Brentwood Rd near the LRT station; Biggest concern is how the plan will increase traffic
This group started with the road through and the pedestrian connections. Access/connections were the foundation of the plan
Height adjacent to University City and away from the park
Convenient to have housing on top of Co-op for access to shopping
Right now the Wendy's drive through is adjacent to the park which is ugly and inconvenient
Traffic is congested on Brentwood Rd compounded by bike lane. More traffic to park or through site
Keep Wendy's away from the park!
At LRT, a better pick up and drop-off because now there is just stopping on the road
Focus on getting around: Multi-paths = quick access; traffic flow through the site
Design allows Brentwood residents to get in
Diverse housing - affordable & Senior
Transition height from most along road to least along the park
Very important to consider infrastructure requirements
Restaurant in the Co-op (2nd floor)
Would be nice to have a fountain or water feature to attract people
opp. to make a "+15 style" walkway extending from station to Coop
Office tower s/b closer to roadway & condo's closer to park (however some concern re: shadows)
Wants to decrease density in tallest bldg. Proposed by distributing more throughout site.
Insufficient parking available at existing condo buildings
Seems like Co-op dev. will block off retail street opp's / pedestrian walkway
Only one point of access from park to retail area - no access for residential - no integration in plans as laid out for current residential
Concerned w/ parking & access issues for delivering.
Density distribution - series of 25 storey bldgs - preferred
Some concerns re: security for people living in private condos / residential areas (people will cut through from retail area to residential; auto theft/break in concerns for increasing traffic).
Want to keep highest density / height towards road.
Surface parking spaces (avail or reserved) for seniors, expectant mothers, handicapped, etc.
Drop-off zone

Use existing blank area on opposite side of road from site (closer to LRT) for another park & ride to solve parking issues and ensure parked cars on site are customers only
Surface parking too close to LRT invites park 'n' riders to sue this "illegally" - parking should be kept further back from LRT
Keep heights of bldgs consistent
Multiple coop entry points to be accessible from walkway, parking lot, front etc.
If Coop is 2 storey, should have non-grocery products on top floor (other goods or restaurants, etc.)
Like mixed use residential - commercial buildings
Underground parking is a must to optimize space
Seniors housing should go towards the park
"Covered parking", potentially with apts on top (avail for Coop customers)
Having a 'high street' is a critical thing
Main concern w/ tower placement is shadows and the views that will be available for condo owners of the new condos
Access issues are the biggest concern with site (and road congestion)
Should be way for people to get back on Crowchild earlier (when coming from U of C) to avoid people having to come down this road (Brentwood Rd) & solve traffic issues
plus 15 access b/w all buildings
Extend roadway from University City all the way through
Brentwood Rd is not pedestrian friendly, so having high street /public space in development site is great opp.
"Stepped" condo buildings to keep view & minimize shadowing issues
Plazas are good
This feels safe, walkways are good
Better the space, more people will be there
There are "supports" in your neighborhood - dr. offices, affordable, seniors housing
Still feel busy, looks busy
There is already services & business in the area, why do we need this new business; Will this be viable, having all the businesses here?
Providing parking, or enough, parking is a challenge
Plaza near the entrance of the LRT
Café shops on the way to LRT
Access to Blakiston Park
Plaza & restaurant near park
Adding density not making access better (challenges)
If the grocery stays at same spot it's blocking the park
Access to & from the area
Services at the road to the store
Underground from Brisbois, how are we planning to bring ppl to the area??
How do you bring ppl to the area without driving??
Built on 'human' scale
What is minimum 'surface' parking needed for Co-op
Want it to be a place I want to visit

Like tower by LRT & by current Wendy's site
Some like original plan
Discussion of what should be on top: office or res of building
People living in Condos University influence decisions by not wanting a tower nearby
Want to be able to drive from Co-op land through condos to Safeway side.
Connect park to LRT for pedestrians
Like low res by park
Like tall tower beside current towers
I feel like decisions are already made & this is a facade
Must consider shade
Density closer to station & current towers
Unsure if better to put Co-op beside towers or LRT
Townhouses on North side
Want bike lock up at Co-op/LRT/shops
Terraced buildings for tall residential
Wendy's & gas station closer to road
Parking convenient in front of stores
Smaller footprints for Co-op store
Blvd / sidewalks on Brentwood Dr.
Need parking regulations on site for transit users
Too much surface parking encourages cut through
Focus on existing community using this site not outside comm. Members; Don't want new people accessing on their way home.
Coop connected to +15 to connect to LRT
24 storeys max; Not 40 storeys

Comment and event evaluation form

Question: Is there anything else that you think the project team should know?
Connectivity through site (from ARP) E-W (Blon St & from park to LRT, N-S from University City main street; Active edges only MU-2 zoning w/max 15m frontages w/ door higher heights & pedestrian orientation towards LRT bridge; focus on other modes than cars; city should move LRT parking from westside freeway to underground below this project's underground; move some transit bus stops to this side of freeway; build w/sustainability LEED Platinum (loner D&M bldg costs; put in public indoor bike parkade like in Surrey B.C; put all or all but street parking (ample parking underground)
In retrospect a bit more background & population on current district density would have been helpful, i.e. current vs. future - (what is current zoning 6); Are these apartments or Condo's?; The building design should be creative & "people friendly" (look at university city for poor design architecturally). Creative architecture & building orientation would go to great lengths to making a community and resident friendly development; What about traffic studies as even transit friendly there will likely be increased traffic (with office buildings, seniors, day cares, residence, there will be more traffic).

I think it is important to maintain the 90 metre building height limit that was originally setting bldg height for University City; The original concept put forward by Coop is quite good but the 40 story loop building is a "disaster".
Building too height, max 20 floor located Wendy, Co-op gas station. Need more open space in between in city buildings (l) & other buildings. The 40th floor building looks way too height & block other buildings view with shadow. The max height for each building shall be max. 20 floor like u. city The 40th floor proposed building has NO character & does not match the Rest of Project & RioCan Developer.
Elevated walkways SW-NE from LR7, expansive, dressed up (not just a walk) (thx to Melanie Swailes for suggestion); The reopening process at Brisebois & Northmound was a farce - totally unbalanced in favour of developer. Major zoning changes should be district wide & not related to a specific project! Change shall also permit adaption by those not content without significant sacrifice of personal interest. (Suggest consideration of non rectangular buildings angled, curved, architecturally unique).
Remember that remainder of Brentwood Mall (to the East) will eventually be redeveloped. This Coop parcel does not have to satisfy all desires for the area by itself.
The neighborhood wants the main street. So much so it should be renamed Brentwood road. Current brentwood road could be reverted to its original name: Morley Trail; The community will accept 3 X 20 stories but not 1 X 38 stories.
Do Not Make it 40 Story's tall
Bring back the first Calgary Financial; Follow ART height guidelines; Taller closer to Crowchild; Lower closer to the park.
Ground rules, as expressed did not get upheld - some very dominant individuals continually spoke over others
I support to development that was shown in the open house; height not width; pedestrian friendly.
Please make all rooftop space green and accessible community meeting spaces: gardened trees, playgrounds (not necessarily all on the same roof); While perhaps not strictly an aspect of the site's development, attention must be paid to ease of access to and from Crowchild Trail.
No to 34 storey building don't put the buildings next to University City Buildings; The current project gives lots of shadow to the park and University condos; Yes more retail shops, restaurants; Consider the high traffic in and out the parking lots; Consider the high traffic noise of trucks unloading, garbage collection
It is important to remember about existing infrastructure as roads and transit bus stops, etc.; Also connectivity with a park and through it towards shops, restaurants, offices, and apartments; Shadowing is important to account into the project; Potential shadowing on a plaza, park and existing buildings.
All development should have character, not just boxes
People in my group started out almost angry that this proposal would be so far off the TOP design guidelines (ie the 40 story buildings was unacceptable)
Concern with density vs. traffic issues; Lower density tower heights please; Wind tunnel effect & shadows cast by high rises are not pedestrian friendly; Create bike trails off the main Brentwood Rd NW (enough room on the boulevards/behind the development (Blakistan)
The important thing is that the concerns of residents are quite well known (traffic, height of buildings, etc.); The goal is to improve the current design so Co-op gets the re-development while meeting people's concerns!
Keep towers less than Univ City: Covered walkway is a 'nice to have' but not required. Means that snow & ice problems would be minimized; Take bike lanes off Brentwood Blvd. & move to the "Central roadway".

Density is a given. Plz restrict height of just one tower spread through out around the site.
Not opposed to the density just the height (proposed) to the buildings. Maybe less height & spread it out a little more. Keeping the density toward Brentwood Rd and lower rise toward the park
I think we need put too much worry on the Coop area because there is busy enough with lots facilities such as office, retail stores, etc. But how about the park space? In this case, I think the park space is more precious than the building space in the area because there is lots buildings; So, I just wondering what facilities will have in the park? I would suggest to put some chin up bars or some rings for excercises.
No roads along park, have a walkway instead keep density near Brentwood Rd.
I want this project to succeed. Please make sure you work hard to persuade the negative people. Restaurants coffee shops to mill around. No bars, lots of lighting for safety!
Be open and honest with the community.
I live in Blakiston & walk in ALL of these areas DAILY. My family and I LOVE the proposed development as it is! A must have is a xwalk from the walkway next to 3004 Blakiston to the park/playground for SAFETY! Please!; Also re-route traffic off Brentwood Rd by adding a ramp from 32 Ave from U of C to Crowchild west.
I enjoyed in the collaborative structure of this workshop
My wife and I are excited to see the redevelopment and support the principle of transit orientated development. We are happy to see development that is less focused on private automobiles. The main concern I heard was height of the largest tower. While I don't share this concern I understand it.
Thoughts: all buildings active edges; make convenience stores and Wendy's more urban by putting office accessed from Brentwood Rd and north side of Wendy's, 6 storey; put loading docks underground for grocery; put condo parkade access from public underground parking structure, not separte entrances; active retail/office entrances every X m on north side; pedestrian connections through grocery from south to University City; bring convenience store and offices elevations down to Brentwood Rd and orient to sidewalk, not just internal parking lot; creat endowment for Blakiston Park programming (e.g. outdoor movies, Shakespeare in Park); facilitate future pedestrian flow from Blow St for when apartments redevelop; add short term street parking to Brentwood Rd (parking protected bike lane); no big blank walls, street orientated with entrances (people coming in and out); don't turn back on Univeristy City, integrate and complement; what is happening old Rocky Mountain college site, how integrate?; how far should the highrise be from University City towers, plus angle buildings; all units should be family-sized given school, transit, park, grocery (YVR guideline); focus on employment, need busy during all hours of day; residential ghost town during working hours; downtown ghost town outside working hours (evenings and weekends); include this area in Calgary Economic Development Green Line efforts (next to U of C and research park...); diversity of rents, e.g. the high rents are high because there are a variety of rents/vibrancy; University City base is too car orientated with too many parkade entrances breaking up the streetfront; University City failed to have a good pathway integrating with Bell street and Blakiston Park; Can we get some of the bus route stops moved to the east side of Crowchild Trail?; permeable paving stones instead of asphalt outside parkade footprint; consider their phasing constraints; green roofs with resident access, playground area for daycare etc; community meetins space (e.g. hall for Toastmasters, etc to mitigate demand Triwood/Brentwood); what are the metrics for rec centre type per resident, library per resident, park space per etc?); Connect Morley Trail under Charlewood (right-in, right-out plus underpass incl wide MUP ea side); sidewalk full length both sides of Brentwood Rd; underground level public pay parking for LRT.

I like the idea of an intersection that has a symetry. University City is kind of a jumble
Should connect some buildings to LRT walk way; no large buildings shadowing park spaces
Do not want 40 storey buildings
Our table agreed that the design of University City does not appeal to the "Stay & Play" idea with shadow casting; It doesn't fit the area & is more of a downtown feel rather than densification/creation of amenities
Building less than 12 floor level gradual low, to 6-8 floor; Have the building facing the Park to give a good view to the green
I respect the expertise of the people leading us and realize no one person or group will get all their wants given
1.) Please NO highrise greater than 20 stories; 2.) presenters tended to talk too fast to absorb details 3.) Would be nice to take away a map of the proposal date 4.) We have 9 months winter so don't overestimate pedestrian use
Limit building height to 25 stories (what current University City buildings are); Concern about traffic - is Brentwood Road built to handle the 1000+ cars that will live in the new development?; Keep the area green and engaging - the current university city is very cement & shady
Incredibly complex process to meet needs of a diverse friendly environment; I like what is proposed in the isometric concept.
This was an innovative way to approach community impact. I was actually dreading this morning but it was much more pleasant than I expected. Morgan & Dave were very helpful & respectful.
Everyone seems to struggle with the gas station but I think it is CRITICAL we have this service in our community for many reasons; Really want the fascade on the buildings to fit in with the existing community; Do NOT want really high towers - midrise would fit so well - provide space, interest and eye pleasing
Limit towers to mid-rise; increase restaurant / service/ opportunities to gather; Increase walkability; limit extremely modern building architecture & materials
Would not like the buildings to be an eyesore, no buildings taller than existings; smaller building near park; midcentury - more brick than ugly colors would like to see boutiques
Keep the structures interesting which is as important as the positioning of the various elements of the design plan; colour, materials & lighting are all critical components - midcentury modern theme is suggested to tie - in with the age of the community
If the project only fronts onto Brentwood Blvd, then the City has given up on the idea of developing a walkable neighborhood; Need to continue the 'high street' from University City
Traffic is heavy on Brentwood Rd now without the additional residential towers; Is 40 Ave/Crowtrail intersection going to handle the traffic? (Current Crowchild plans end at 32nd Ave.)
Proposed large tower is way too tall for our community. Max height should be similar to University City towers. Co-op should listen to City and residents on the pathways we use to access this area. Small pathways in between homes need to be widened, made more accessible and maintained as they are an extension of the pathways/ped plan.
It is crucial when asking for input that consideraiton be given to side streets that are impacted. The pedway that cuts from Blakiston Dr through to Brentwood Blvd needs to be upgraded with upgrades to the park and steps taken to increasing pedestrian and bike traffic through this new development. Some other upgrades such as the pedway need to be considered.
Don't limit yourself. There are plenty of examples outside of North America of how to do this kind of development. Please don't make this another generic glass tower development; The

city should mandate the developers build a better quality of multifamily houses, focusing on function and quality, not luxury (look at apartment/condo's in South Korea)
NW part of Blakiston park needs some pedestrian walk area between parking and gas and Blakiston Dr.
Traffic is a big issue. Current traffic in this area is a problem - volume is also increasing on Briseboise & Northmount; City should do more to keep area traffic problems from impacting residents
More access points from the Blakiston prk to development; appropriate vegetation to block out view of gas station and Wendys from the adjacent residential; The vegetation should be complimentary to the park vegetation - in the type and design; Buildings close to Blakiston Park should step back - floor by floor from the park [step diagram]
Controlled parking for Coop users is important; Since the redevelopment of University City all adjacent parking lots are full with resident car and I am concerned that this will happen in that development pushing resident to park in adjacent roads
Listen more. Talk less
Lacking option on entertainment (give me a complex and recreation (sport complex indoor ex. SAIT sport complex); the site which is very strategic should be assessed together as a whole piece (from Coop to Safeway) to get the maximum benefit.
Thank you for involving us, the board game was a good idea
Things that need to be considered: Flow of traffic through Brentwood Rd NW; Funnel pedestrians to public spaces, (out?) of private property, condos & ppl adjacent to park; Lower height towards park, higher towards road; Above ground parking needs to avoid Kiss n' ride people blocking parking and impeding traffic flow
Surface parking should be designated for handicaps, elderly, family/expectant mother and short-term (30 min max) only, with underground parking for long-term parking.
Retail coffee shops & restaurants should be positioned along perimeter of Park with opportunity for patios in summer; Seniors accomodation should be in the lower levels of the residential designated buildings; Interesting pedestrian lighting/foliage is/should be a priority
Maintain highest part of structure on southeast side of the Coop store; Would like a staggered level building so it isn't a boring rectangle structure (tall Co-op building); I suggest a mid-century modern theme to tie in with the original development date of the Co-op; too many 1-2 bedroom, would like to focus on families 2-4 bedrooms single story
Event Evaluation Question 1: The sessions was a good use of my time
Other comments:
[somewhat disagree] The developments is/was too far along to expect that our suggested changes will make a difference
[Agree] Good group discussion
[Agree] It was interesting to hear other views - had much same opinions, none very negative
[Somewhat agree] The process could have been shortened slightly. Confused w/ presenting a development plan & then asking us to do a site development exercise - it seems backwards
[Neither agree or disagree] An exercise in frustration due to one very dominant, but not helpful individual
[Somewhat disagree] I found the 'game' a waste of time.
[Neither agree or disagree] The idea is good to have us look at improvements to site, eh. But we have concerns and if now isn't the time to get into specifics, when is?
[Somewhat disagree] I did not like the game. Opioniated people are not open to discussion but rather stuck in the past. It was very frustrating and I would rather be at home.
[Agree] It's nice to have the opportunity to voice my opinion





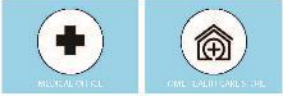



[Agree] Board game was really engaging why to summarize a series of opinions
[Agree] It was really interesting & engaging
[Somewhat agree] I wanted to learn more about the city requirements put on Co-op, why, and what they need to do. More info on the TOD expectations and development rules
[Neither agree or disagree] Many opinions. It was difficult to agree at times (as expected). Many good points were raised
[Agree] I appreciate the opportunity to have a more direct understanding of the process
Event Evaluation Question 2: I am satisfied with the opportunity to participate and provide input
Other comments:
[somewhat disagree]The game is too disorganized and doesn't allow opportunity for discussion of pros and cons of any suggested land uses.
[Agree] Just the right amount of facilitations (Peter)
[Somewhat disagree] Or group was dominated by 1 or 2 people. The room was very noisy
[Somewhat agree] Somewhat agree, but I will be disappointed if this is the only opportunity to participate and give input.
[Agree] As long as the input is considered rather than defended
[Agree] Thank you! Our involvement is important to us!
[Somewhat agree] I am excited for change and I want to be part of it
[Somewhat agree] I live right at this spot - I find it frustrating that many at my table "know" the park and "know" what Blakiston residents want, even though they live nowhere near.
[Somewhat agree] I'm curious as to next steps beyond this initial engagement
[Disagree] I would have liked to hear more concerns and ideas from fellow participants. More open discussion
[Agree] We needed a facilitator at our table
Event Evaluation Question 3: I received enough information to provide meaningful input
Other comments:
[somewhat disagree] I don't feel that the 'game' is a meaningful exercise at all. Possibly it could be meaningful closer to the beginning of a project.
[Agree] Yes, but only because I had previously reviewed the entire plan
[Agree] I have a background in engineering & planning so some of the info was redundant
[Neither agree or disagree] Devil is in the detail - short on details, a sales pitch; Co-op will lose customers - If I can't park conveniently, I am happy to drive to Superstore or Costco
[Disagree] While a novel concept, the game exercise felt more like an exercise in revealing how little I know about planning than for a way to contribute meaningfully. And the devil is in the details. The presentation at the beginning seem to lack the details that I value in order to give proper feedback
[Somewhat agree] More info about Bylaw and ARP will be helpful to know
[Somewhat agree] Understandable, but missing the financial info
[neither agree or disagree] I actually like the plan on the application proposal & don't want what most of these game boards have changed
[Somewhat disagree] Would be helpful to know more about in/out transit info such as bikes, road updates etc. It's hard to provide input not knowing more about transit

[Neither agree or disagree] Again, want more info about development rules, selling off stories, etc.
[Somewhat agree] More on adjacent space uses, development potentials, etc. would be useful
Event Evaluation Question 4: I understand how my input will be used
Other comments:
[somewhat disagree] I have not confidence that our /my information will be used in any way
[Agree] Not high building
[Somewhat disagree] The process could have been shortened slightly. Confused w/ presenting a development plan & then asking us to do a site development exercise - it seems backwards
[Neither agree or disagree] Remains to be seen
[Somewhat disagree] There are Co-op constraints (i.e need this to make money) and City of Calgary constraints (i.e. desire to increase density). Without knowing all constraints our suggestions may not be feasible.
[Agree] Really hoping the consensus of not having a really high tower are heard
[Somewhat agree] May require reinforcement
[Somewhat Agree] Not sure our input will impact final development
[Agree] I hope that it will be incorporated by the developer
Event Evaluation Question 5: The format was an effective way for the City to collect input
Other comments:
[disagree] Not effective. The 40 storey's is too high!
[Agree] I liked the pre-activity survey w/ the matrix
[Somewhat disagree] When {information removed} stand behind the participants and laugh it is disheartening
[Agree] It did get people through the initial negativity
[Somewhat agree] it was hard not to feel things are already in place
[Somewhat agree] There are some good ideas here on space usage! If our suggestions are really listened to, this could be very good!
[Somewhat agree] As long as workshop info is used
[Somewhat agree] Please focus on the TOD experts and the close residents/users rather than the busy bodies! :)
[Agree] It was great to have an opportunity to hear the ideas other people had
[Disagree] Not enough participants. Not comfortable setting for everyone. My ideas not necessarily reflected in the group project
[Neither agree or disagree] The scale of the map made it difficult to place items. The squares were too big for the scale of the map

Appendix A: Constraint sheet and game board

Constraint sheet – page one

This handout was given to each group to provide an overview of the tiles and what needed to be played on the game board.


			
Tile	Description	Supplied	Minimum to Use
	Each apartment tile represents a 4 storey apartment with 40 units. Ground-level units typically have front doors and garden patios.	18 (720 Units)	13 (520 Units)
	If you think your neighbourhood could benefit from seniors or affordable housing, place these tiles on top of apartments. They do not add density.	3 & 3	0
	New medical offices and new home health care store.	1 & 1	1 & 1
	Restaurants bring people together and help to keep the area active throughout the day. This tile represents a free standing or storefront option.	3	1
	Small plazas in neighbourhood centres can be gathering points or destinations for a walk - especially if beside a restaurant.	2	0
	Each parking tile represents 25 stalls, including space for drive aisles. These can be arranged as surface parking or stack them as parking structures.	7 (175 Stalls)	n/a

Contraint sheet – page two

Calgary



Brentwood Co-op Workshop - May 2017

Tile	Description	Supplied	Minimum to Use
	A new or renovated Co-op grocery store. This tile represents the full footprint of the future store in one- or two-levels.	1	1
	A new or renovated Co-op gas station. This tile represents the area for the gas bar, vehicle circulation space, and underground tanks.	1	1
	An existing, renovated, or future new Co-op liquor store.	1	1
	An existing, renovated, or future new bank.	1	1
	Small-format streetfront shops, suitable for small and local businesses, supported by the 'anchor' of the grocery store. This tile represents an average of 5 typical-sized shops.	5	1
	Each office tile represents a one-storey space for about 40 jobs.	12	9

Brentwood game board

