



Oakridge 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 2580 Southland Dr. S.W. (the existing Co-op site). The development proposes five new buildings. The tallest building heights are proposed to be approximately 12 storeys (44 metres) and 11 storeys (42 metres). A total of 266 residential units are proposed and 13,634 square metres (146,755 square feet) of commercial space including office, grocery store, retail, existing restaurants, liquor store, gas bar and other commercial uses.

It is the intent of Co-op to develop the site in phases, while keeping the current Co-op store and existing businesses open until each replacement space is built. Co-op also intends 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 Oakridge Co-op Redevelopment project. For this project, we have taken a multi-phased engagement approach. Phase one engagement occurred in February 2017 with an in-person open house and 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/oakridgecoop. Note that the developer has conducted their own engagement prior to submitting the application and more information can be found at oakridgecrossingyc.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 Oakridge Co-op site and its surrounding urban context today and in the future. The insights gained from this survey were share 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 Oakridge Co-op site and its surroundings today? What do you value most?
 - a. Good quality development
 - b. Community facilities and amenities
 - c. Access to diverse retail, dining and/or entertainment
 - d. Transit access and service
 - e. Universal accessibility (easy and safe for kids and seniors to move around)
 - f. Community character and uniqueness / sense of place
 - g. Walkability and bikeability
 - h. Parks, green space and street trees
 - i. Parking availability
 - j. Neighbourhood location / access to other parts of the City
 - k. I feel socially connected
 - l. Access to other parts of the city
 - m. Community involvement / sense of community pride
 - n. Variety and diversity of housing options / housing affordability
 - o. Other (please specify)
2. What are the top three NEGATIVE traits or attributes of the Oakridge Co-op site and its surroundings today? What is not working? Building A
 - a. Inadequate transit infrastructure / service
 - b. Lack of green space
 - c. I don't feel safe crossing streets
 - d. Lack of housing options / too little development
 - e. Cut-through traffic
 - 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 Oakridge 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 Oakridge 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 Oakridge Co-op site redevelopment that you want to share?

Visioning workshop

Two workshops were held on May 13 and 17, 2017 at the Cedarbrae Community Centre. We had 83 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/oakridgecoop

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. Participations 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

- | | |
|--|---|
| <ul style="list-style-type: none"> c. Neither agree or disagree d. Somewhat disagree | <ul style="list-style-type: none"> e. Disagree f. Other comments: |
| <p>6. I understand how my input will be used.</p> <ul style="list-style-type: none"> a. Agree b. Somewhat agree c. Neither agree or disagree | <ul style="list-style-type: none"> d. Somewhat disagree e. Disagree f. Other comments: |
| <p>7. The format was an effective way for The City to collect input.</p> <ul style="list-style-type: none"> a. Agree b. Somewhat agree c. Neither agree or disagree | <ul style="list-style-type: none"> 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 Oakridge Co-op Redevelopment Application. The website also includes a 'Frequently Asked Questions' section and 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 four Community Associations: Braeside, Cedarbrae, Palliser and Oakridge, for them to share information to these communities.
- Co-op / Quarry Bay sharing information about the workshop on their website oakridgecrossingyyc.ca and to their email lists.
- Councillor Pincott's office sharing information to area residents via email and online.
- Sending emails to the 236 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	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?	23	14	8	20	5	1	6	2	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

55% of workshop participants filled out the pre-event survey. 98% of these respondents described themselves as residents of the surrounding communities.

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

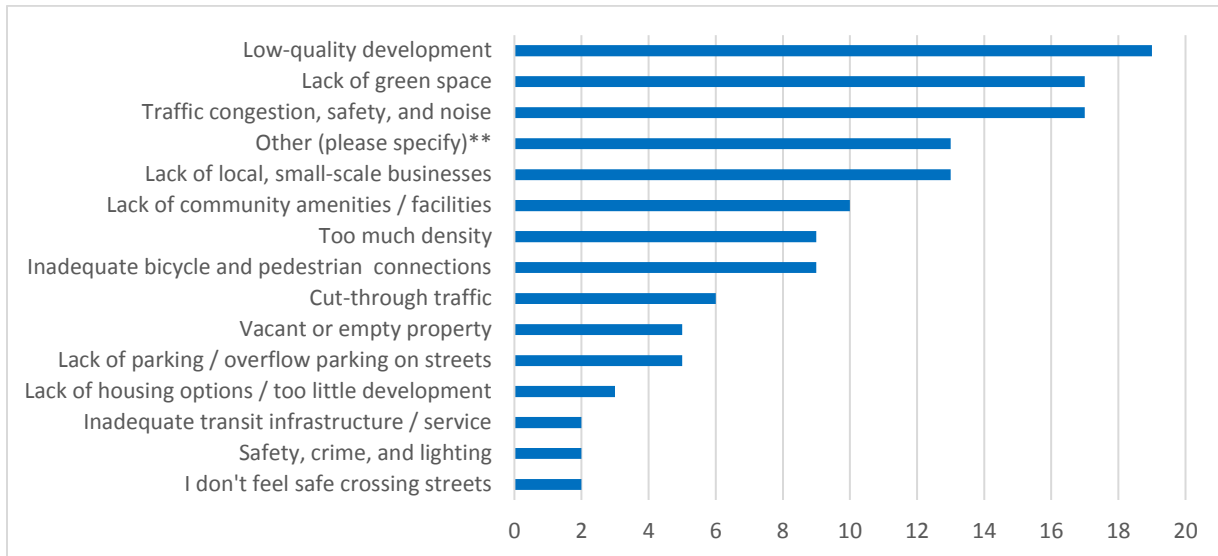
Question: What are the top three POSITIVE things you like about the Oakridge Co-op site and its surroundings today? What do you value most? (Select up to 3)



**For "other" please see verbatim section

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

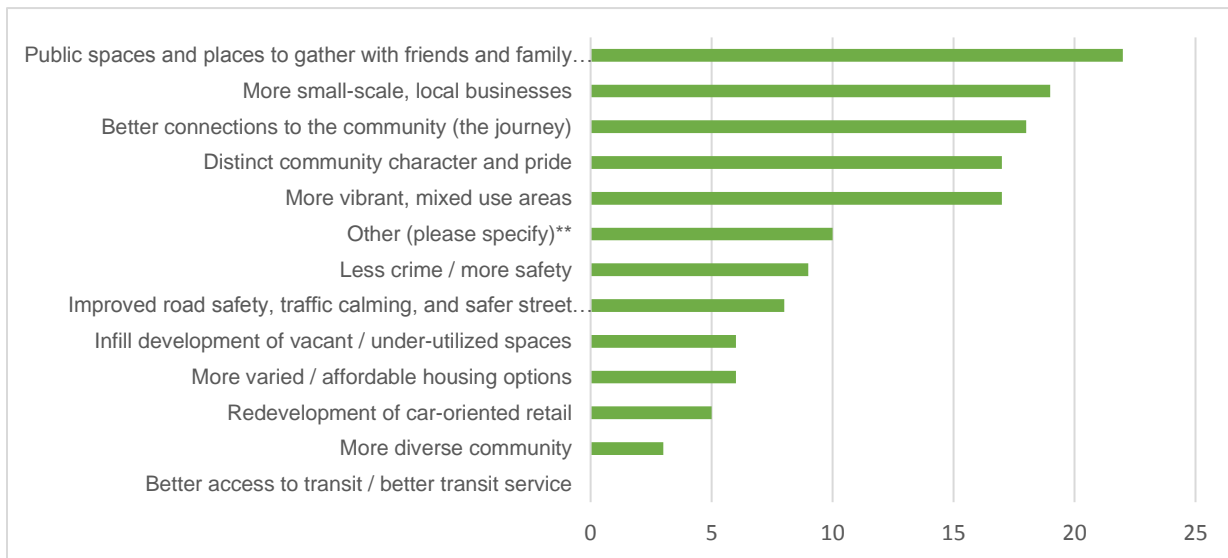
Question: What are the top three NEGATIVE traits or attributes of the Oakridge Co-op site and its surroundings today? What is not working? (Select up to 3)



**For "other" please see verbatim section

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

Question: Think of the Oakridge 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 Oakridge 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:

- sufficient access to parking;
- good pedestrian and bicycle connections;
- Distinct community character and pride.

Community concerns:

- new development will have a negative impact on traffic (increased congestion);
- new development will be too much / too big for the community;
- Spillover parking will occur in the surrounding community.

Community aspirations:

- desire for improved / new destinations, such as public spaces, to gather with friends and family and more small-scale, local businesses;
- want development that is compatible with the surrounding community and contributes to community character and pride;
- 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: 520 Units
Shops: 33,500 sq ft
Offices: 22,500 sq ft

This concept placed the Co-op grocery store in the north-central portion of the site, and clustered 4-storey apartments on the north perimeter of the site, with the medical office in its original location. The gas station, car wash, liquor store, and freestanding restaurants remained in their existing locations, with new shops added immediately east of the liquor store and with apartments above. A small cluster of shops, office space, and apartments were added to the west centre

of the site. The concept included daycare, affordable housing, and seniors housing. Surface parking was placed in the centre and centre-west of the site. Maximum height across the site was 5 storeys, in many locations.

Workshop 1 Table 2



Apartments: 240 Units
Shops: 44,750 sq ft
Offices: 7,500 sq ft

This concept placed the Co-op grocery store in the north-central portion of the site, and kept the gas station, car wash, liquor store, and one of the freestanding restaurants in their original locations. Apartments were clustered in the northwest, north, and northeast, with surface parking provided in the southwest, centre, and northeast of the site. The concept included daycare and seniors housing. Maximum height was 8 storeys adjacent to the city park

in the northwest.

Workshop 1 Table 3



Apartments: 280 Units
Shops: 33,500 sq ft
Offices: 15,000 sq ft

This concept placed the Co-op grocery store in approximately its existing location, though shifted slightly east, and kept the gas station, car wash, liquor store, and freestanding restaurants in their original locations. Apartments were placed above the store and in the northwest and northeast. Shops were added to the south, beside the liquor store, and in the northwest. Surface parking was clustered in the centre of the site and on the north perimeter. Seniors housing was included in the concept. Maximum height was 9

storeys, in the form of residential above the Co-op grocery in the centre-north of the site.

Workshop 1 Table 4



Apartments 360 Units
Shops: 44,750 sq ft
Offices: 7,500 sq ft

This concept placed the Co-op grocery store in the north-central portion of the site, with apartments above, and kept the gas station, car wash, liquor store, and freestanding restaurants in their original locations. A new cluster of shops was proposed for the centre-west portion of the site, and large areas of surface parking were provided in the south-centre of the site and in the west portion of the site. The concept included daycare, affordable housing, and seniors housing. Maximum height was 5 storeys at the Co-op

grocery store.

Workshop 1 Table 5



Apartments: 280 Units
Shops: 67,000 sq ft
Offices: 15,000 sq ft

This concept placed the Co-op grocery store in the northeast of the site, with apartments and offices above. The gas station, car wash, and liquor store were kept in their existing locations. Apartments were added on the west of the site, with shops added in the northwest and in the centre of the site. Surface parking was provided in the south- and north-centre of the site. The concept included seniors housing. Maximum height was 5 to 8 storeys in the northwest of the site.

Workshop 1 Table 6



Apartments: 280 Units
Shops: 56,000 sq ft
Offices: 22,500 sq ft

This concept placed the Co-op grocery store in the southwest of the site, with apartments and offices above. The gas station, car wash, liquor store, and freestanding restaurants were kept in their existing locations. Apartments were added in the northeast and along the west perimeter of the site. A new shopping street was added in the north, running east-west. Surface parking was distributed, but present in the south- and north- centre of the site. Maximum height was 6 storeys at the Co-op grocery store.

Workshop 2 Table 1



Apartments: 360 Units
Shops: 44,750 sq ft
Offices: 22,500 sq ft

The Co-op grocery store was placed in the centre-north of the site, with community garden and daycare above. The gas station, car wash, liquor store, and freestanding restaurants remain in their existing locations. Apartments were placed in the northeast and along the west perimeter. Offices and shops were placed in on the south perimeter, and in the northwest. Surface parking was provided in the centre and northwest of the site. The concept included daycare, affordable housing, and seniors housing. Maximum

height was 12 storeys adjacent to the park in the northwest, and 9 storeys in the northeast.

Workshop 2 Table 2



Apartments: 280 Units
Shops: 67,000 sq ft
Offices: 30,000 sq ft

This concept placed the Co-op grocery store in the centre-north of the site, and kept the gas station, car wash, liquor store, and freestanding restaurants in their existing locations. Apartments and offices were placed along the north perimeter of the site, with new shops placed in the northwest and centre-west of the site. Surface parking was distributed but generally in the centre-west and centre of the site. The concept included daycare, affordable housing, and seniors housing. Maximum height was 5 storeys across the

site.

Workshop 2 Table 3



Apartments: 200 units
Shops: 56,000 sq ft
Offices: 7,500 sq ft

This concept placed the Co-op grocery store in the centre-north of the site, with apartments above, and kept the gas station, car wash, liquor store, and freestanding restaurants in their existing locations. Apartments were also placed in the northwest and centre-south of the site. Shops were placed beside the liquor store and in the centre-west of the site. Surface parking was provided in the north-centre and south-centre. The concept included seniors housing. Maximum height was 6 storeys in the northeast, and 5

storeys elsewhere.

Workshop 2 Table 4



Apartments: 440 Units
Shops: 56,000 sq ft
Offices: 15,000 sq ft

This concept placed the Co-op grocery store in the centre-south of the site, with apartments above, and kept the gas station, car wash, liquor store, and freestanding restaurants in their existing locations. Offices were placed in the northwest, and shops were added beside the liquor store, in the south, in the northwest, and along the north perimeter of the site. Apartments were placed in the south, above the liquor store shops, and a significant cluster in the north-centre of the site. Surface parking was provided in the centre

and west. The concept included daycare, affordable housing, and seniors housing. Maximum height was 8 storeys in the north-centre of the site.

Workshop 2 Table 5



Apartments: 240 Units
Shops: 67,000 sq ft
Offices: 22,500 sq ft

This concept placed the Co-op grocery store in the centre-south of the site, with apartments above, and kept the gas station, car wash, and liquor store in their existing locations. Apartments were also placed in the north-centre of the site, and in the northwest along the park. Shops were placed in the west, northwest, and north-centre, with offices in the northeast. Surface parking was provided in the centre of the site, running from west to east. The concept included affordable

housing and seniors housing. Maximum height was 5 storeys across the site.

Workshop 2 Table 6



Apartments: 280 Units

Shops: 44,750 sq ft

Offices: 15,000 sq ft

This concept placed the Co-op grocery store in the centre-north of the site, with apartments above, and kept the gas station, car wash, and freestanding restaurants in their existing locations. The liquor store was shifted west from its present-day location.

Apartments were also provided in the northwest, beside the grocery store, with shops below. Offices and medical office were provided in the centre-south. Surface parking was provided in the northeast, centre, and west of the site. The concept included affordable housing and seniors housing. Maximum height was 5 storeys across the site.

Connections and open space commonalities (heat maps)

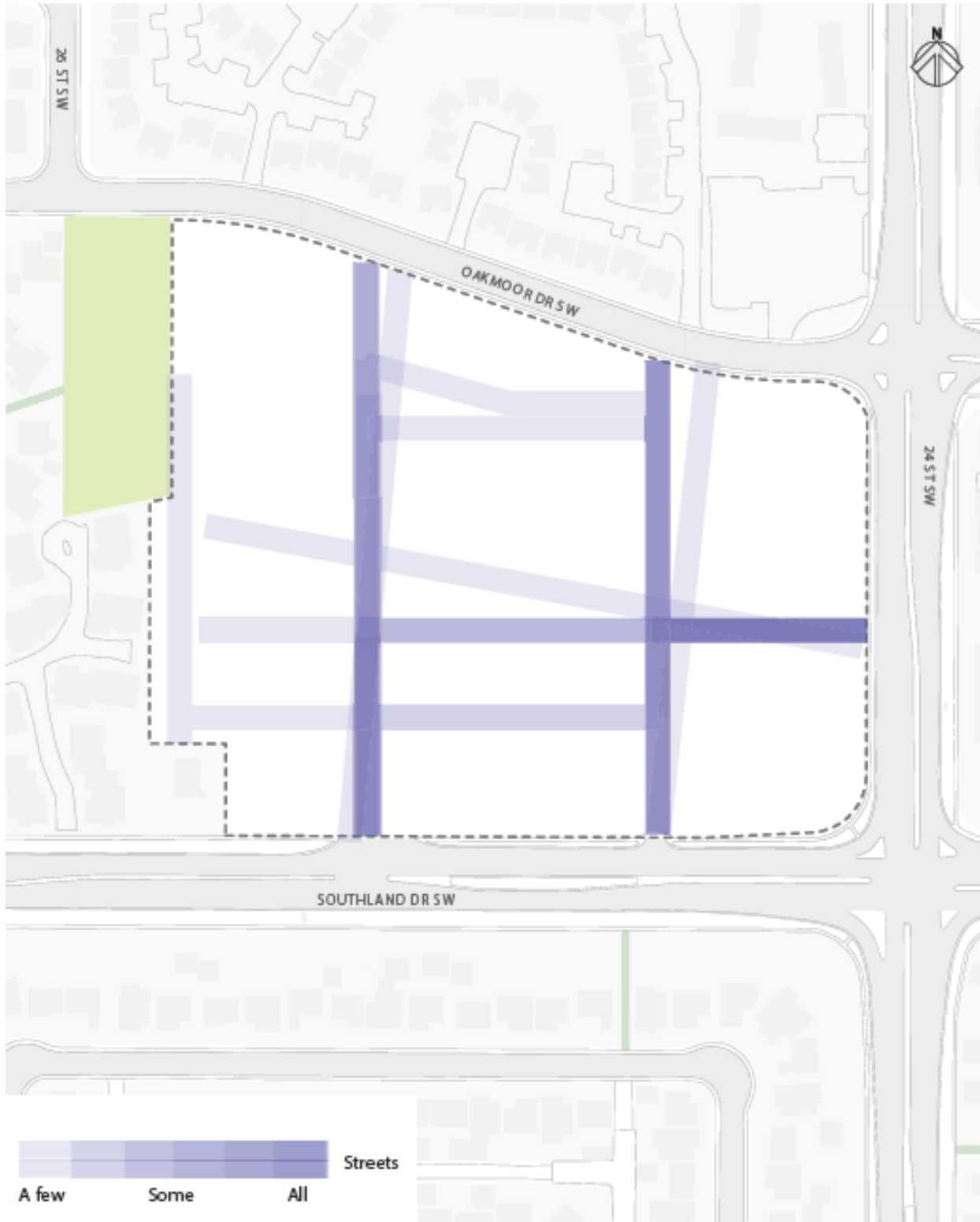
The concept plans developed by each table were analyzed to find commonalities within the groups and to help determine important development characteristics shared by the community. These analyses looked at the following aspects of development: connections (vehicle and pedestrian), location of parks,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

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

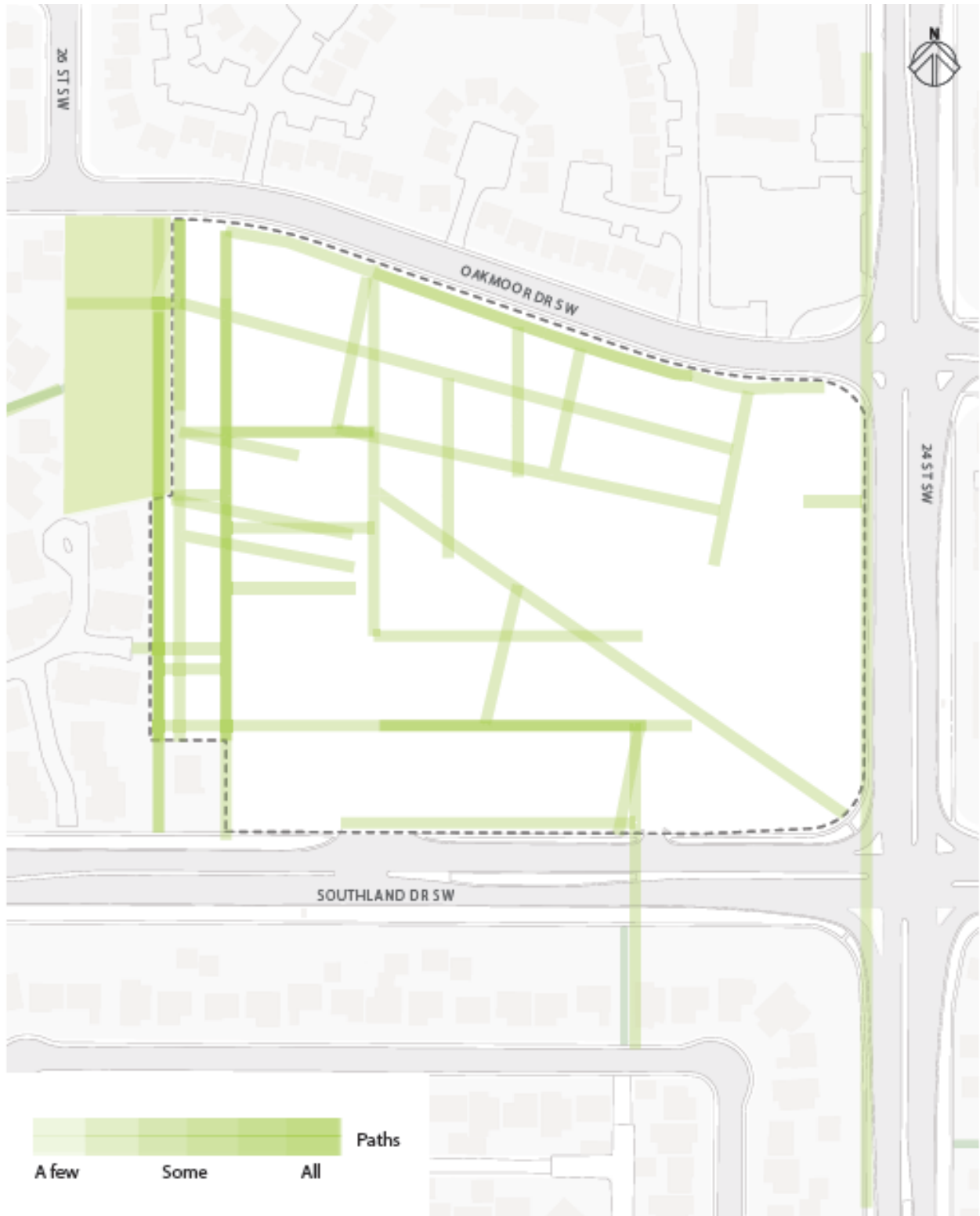
- Street heat map
- Pedestrian pathway heat map
- Parks and plaza heat map
- Street, path and enhanced crosswalk heat map
- Street and active retail frontage heat map

All heat maps are shared on the following pages.

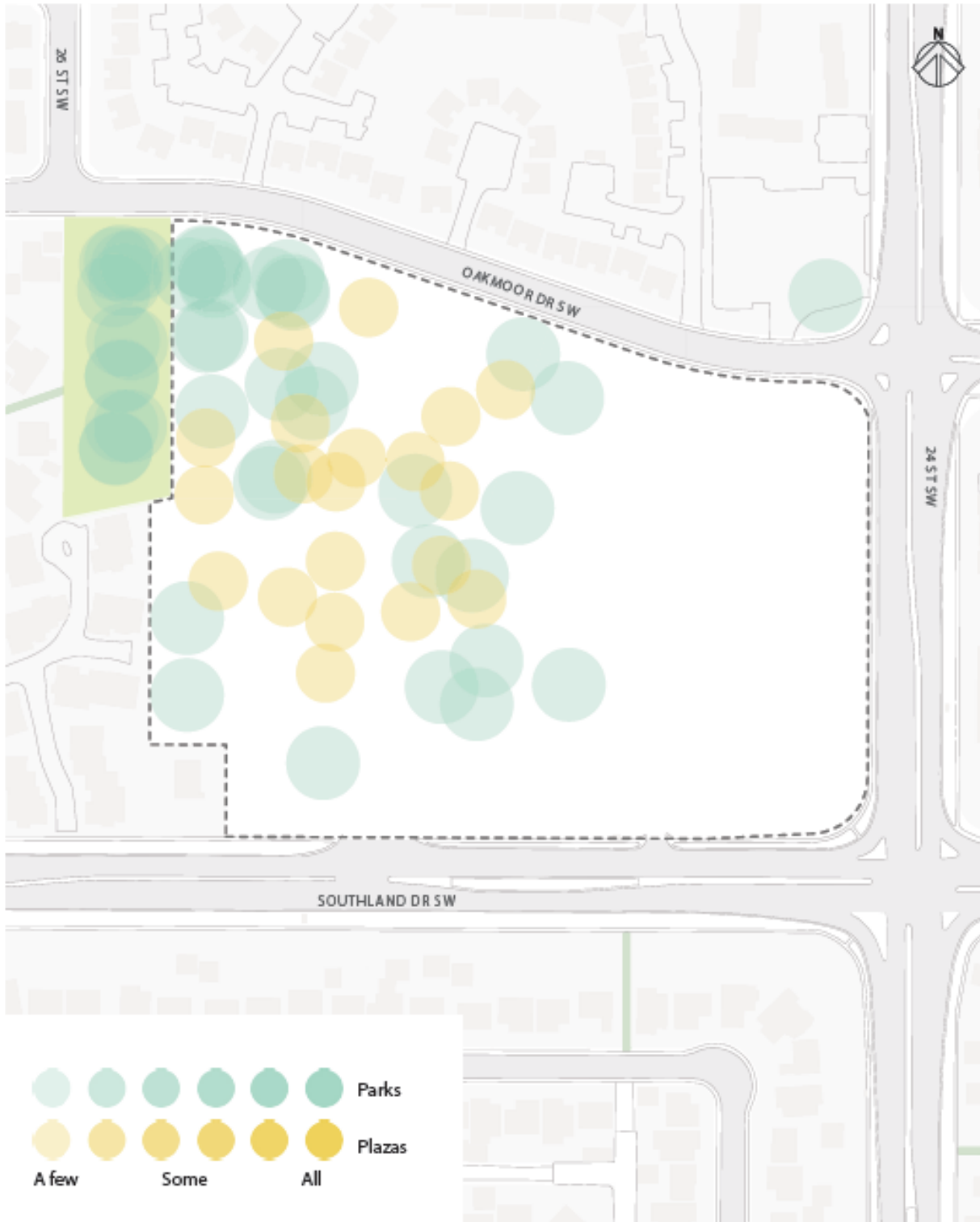
Street heat map



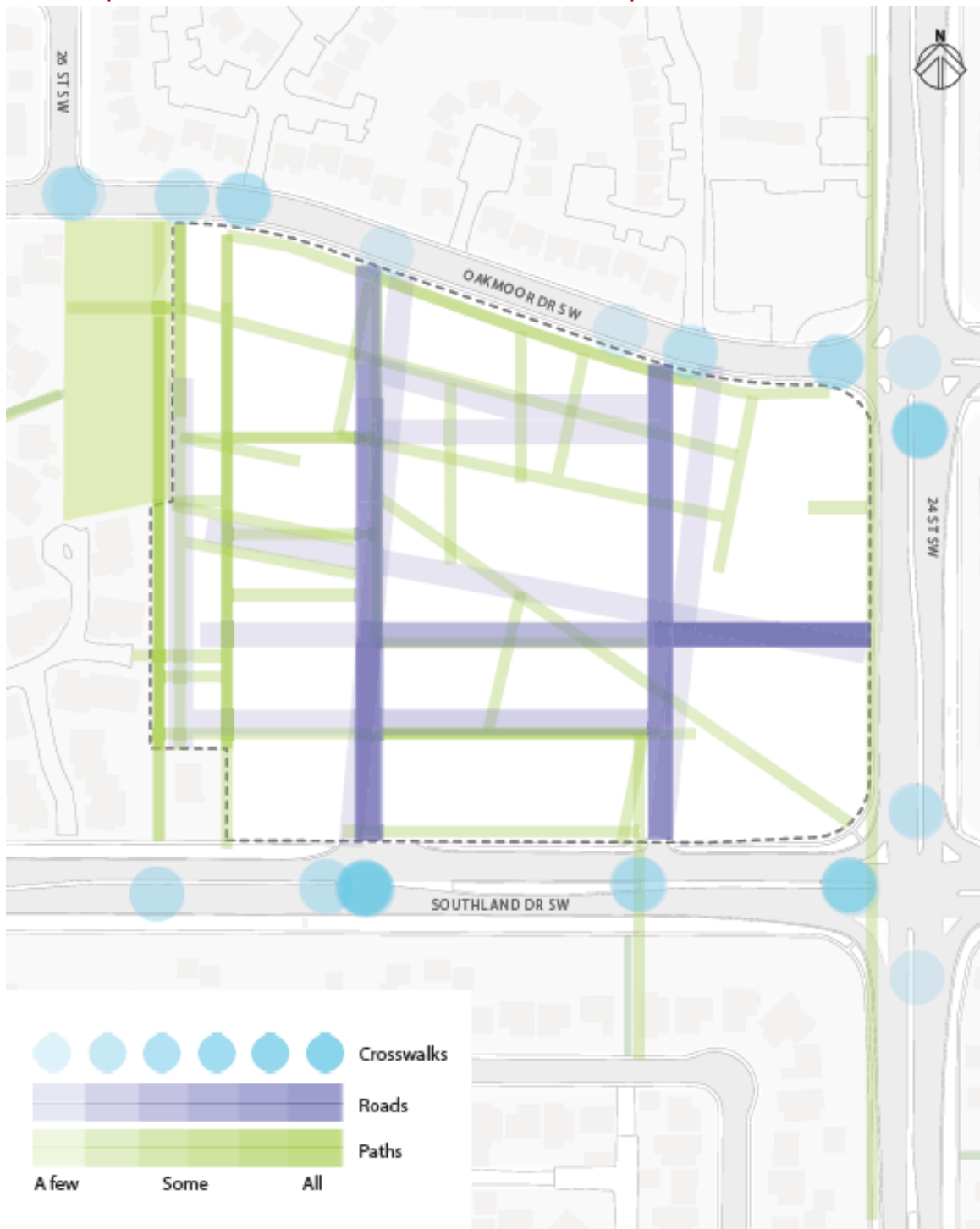
Pedestrian path heat map



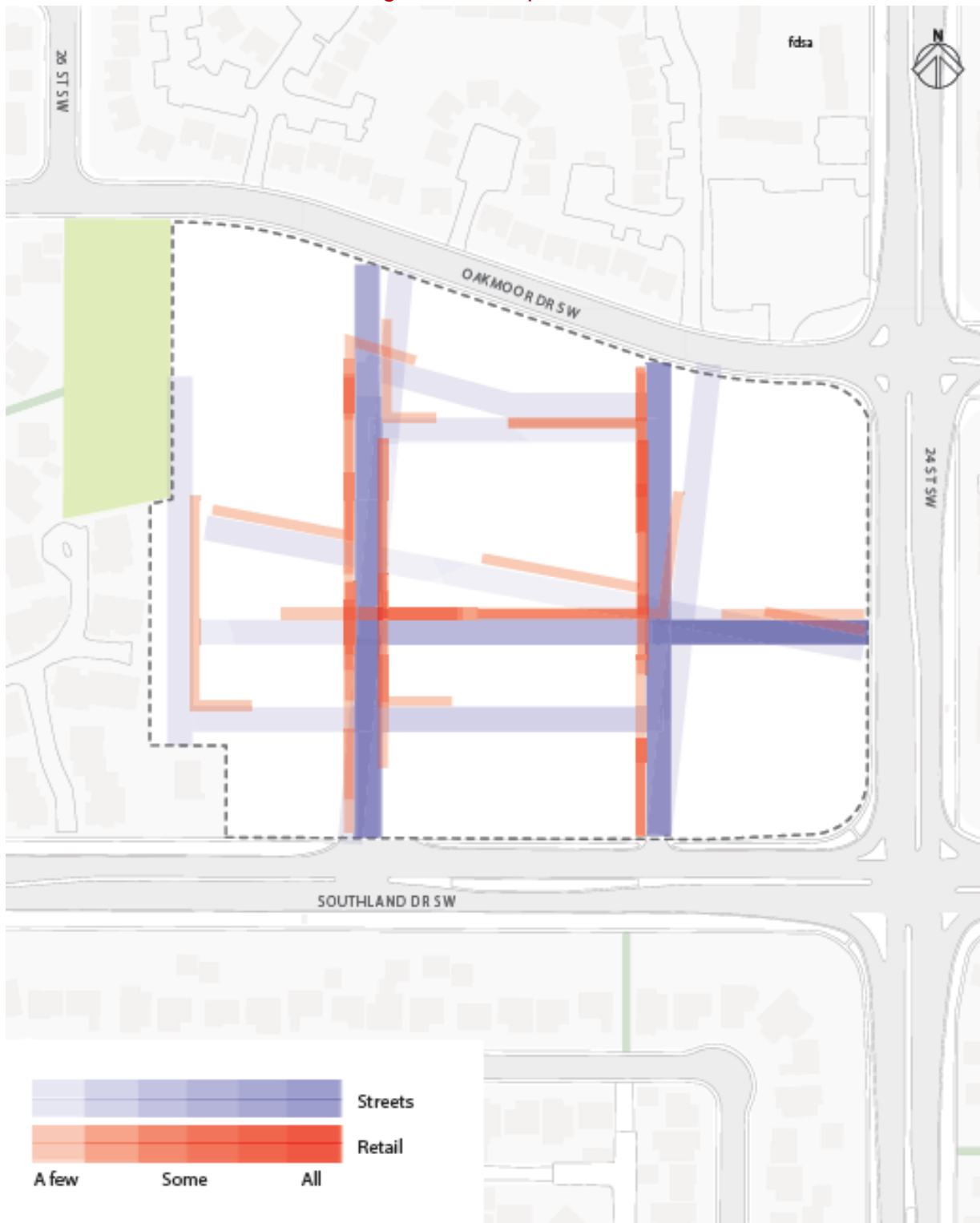
Park and plaza heat map



Street, path and enhanced crosswalk heat map

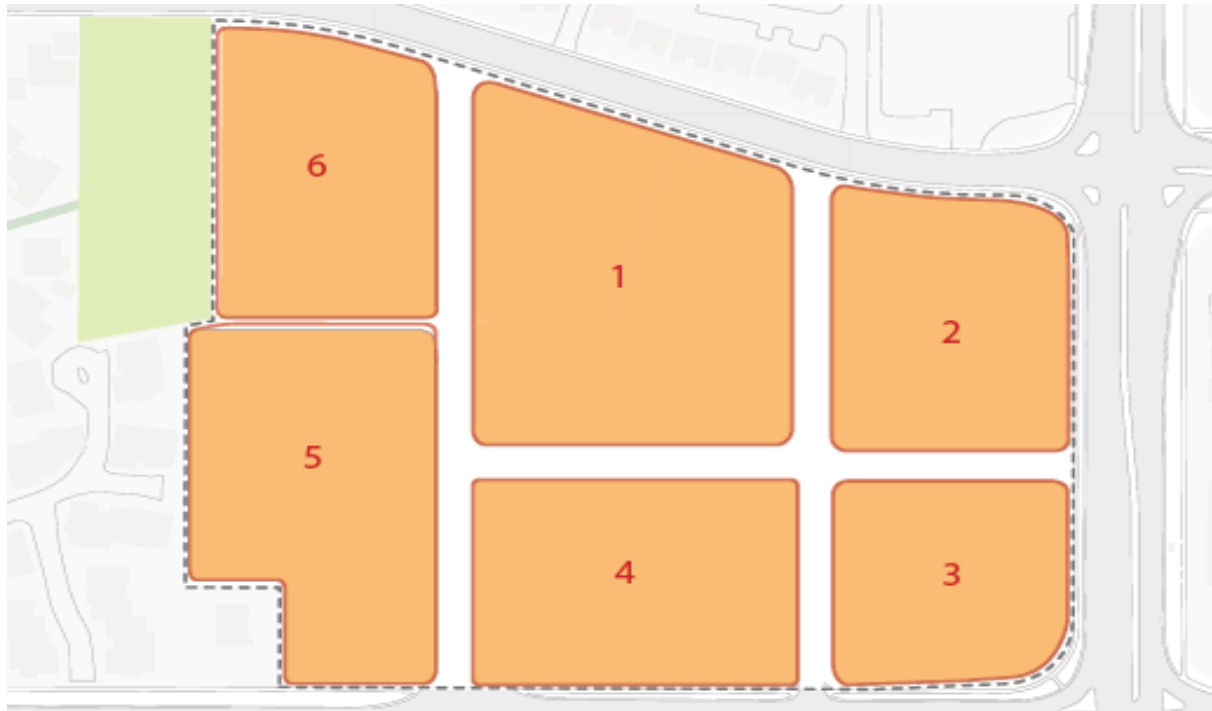


Street and active retail frontage heat map



Concept plan focus areas

Concept plans were further analyzed by breaking down the plan into six 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 13						
	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	Grocery store Apartments (200 units, 4 storeys) Restaurant Affordable and seniors housing Bike station Surface parking	Grocery store Apartments (40 units, 5 storeys) Seniors housing Farmers market Surface parking Gathering place (library / coffee shop)	Grocery store Apartments (200 units, max 9 storeys) Seniors housing Surface parking	Grocery store Apartments (280 units, 5 storeys) Seniors and affordable housing Daycare	Shops Restaurants Surface parking	Shops Restaurants Medical office Surface parking
Focus Area 2	Apartments (80 units, 5 storeys) Restaurant Offices Medical office	Apartments (40 units, 5 storeys) Shops Daycare Surface parking	Apartments (40 units, 6 storeys) Medical office Restaurant Surface parking	Medical office and offices (4 storeys) Surface parking	Grocery store Apartments (80 units, 5 storeys) Offices Medical office Surface parking	Apartments (40 units, 5 storeys) Restaurant Surface parking
Focus Area 3	Gas station Car wash	Gas station Car wash	Gas station Car wash	Gas station Car wash	Gas station Car wash	Gas station Car wash Farmers market

Focus Area 4	Liquor store Apartments (80 units, 4 storeys) Shops Farmers market Surface parking	Liquor store Offices Restaurants Surface parking	Liquor store Shops Offices Surface parking	Liquor store Surface parking	Liquor store Shops Surface parking	Grocery store (straddles focus area boundary) Liquor store Shops Surface parking
Focus Area 5	Apartments (40 units, 5 storeys) Shops Offices Medical office Restaurant Surface	Shops Restaurants Medical office Surface parking	Shops Restaurant Farmers market	Shops Surface parking	Apartments (40 units, 4 storeys) Shops Restaurant	Grocery store (straddles focus area boundary) Offices Apartments (160 units, 3-6 storeys) Shops Restaurants Surface parking
Focus Area 6	Apartments (160 units, 4 storeys) Affordable housing	Apartments (160 units, 4-8 storeys) Shops	Apartments (40 units, 5 storeys) Offices Shops	Shops Surface parking Pop-up farmers market	Apartments (160 units, 4-9 storeys) Shops	Apartments (80 units, 3 storeys) Shops Restaurant Surface parking

Workshop 2 – May 17						
	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	Grocery store Offices Shops Restaurant Daycare Farmers market Surface parking	Grocery store Apartments (120 units, 5 storeys) Affordable housing Restaurant Offices Surface parking	Grocery store Apartments (120 units, 5 storeys) Seniors and affordable housing Shops Surface parking	Apartments (240 units, 5-8 storeys) Affordable housing Daycare Shops Restaurant	Apartments (80 units, 5 storeys) Seniors housing Shops Restaurant Surface parking	Grocery store Apartments (200 units, 5 storeys) Seniors and affordable housing Shops
Focus Area 2	Apartments (80 units, 8 storeys) Restaurant Surface parking	Offices Medical office Restaurant Surface marking	Apartments (40 units, 7 storeys) Office Medical office Restaurant Surface parking	Medical office Restaurant	Office Medical office Surface parking	Restaurant Surface parking
Focus Area 3	Gas station Car wash	Gas station Car wash	Gas station Car wash	Gas station Car wash	Gas station Car wash	Gas station Car wash
Focus Area 4	Liquor store Shops Restaurant Offices Medical office Surface parking	Liquor store Shops Farmers market Surface parking	Liquor store Apartments (40 units, 5 storeys) Shops Surface parking	Liquor store Apartments (200 units, 5 storeys) Shops	Grocery store Liquor store Apartments (80 units, 5 storeys) Seniors and affordable housing	Office Medical office Surface parking
Focus Area 5	Apartments (80 units, 4 storeys) Seniors and affordable housing Restaurant	Apartments (40 units, 5 storeys) Seniors housing Restaurant Surface parking	Shops Restaurant Surface parking	Restaurant Farmers market Surface parking	Shops Restaurant Surface parking	Liquor store Restaurant Farmers market Surface parking
Focus Area 6	Apartments (200 units, 4-12 storeys) Seniors and affordable housing Surface parking	Apartments (160 units, 5 storeys) Seniors Housing Daycare Shops Restaurant	Apartments (160 units, 5 storeys) Seniors Housing	Shops Surface parking Restaurant Farmers market	Apartments (80 units, 5 storeys) Shops Restaurant Surface parking	Apartments (80 units, 5 storeys) Shops

Table report backs

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

Workshop 1 – May 13	
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>
Oakridge Park Terrace (Table 1)	5 Stories Max w/ multi-use (commercial)
	Connectivity at all levels (Terraced)
	Green space, Open Space, nature, landscaping is important
The Village (Table 2)	Traffic flow - accessibility
	Parking - Ped friendly
	Appearance - size, green community integration
Oasis Oakridge (Table 3)	Having a plaza is important. Builds community, can be used all year. Friendly space
	Parks and greenery. Community garden is useable and pretty
	Lower height is a better scale than 2 - 13 story towers - 5 storeys max
Practical Rationale Density (Table 4)	Practical - Walkable, driveable
	Rationale - this fits the community
	Density - added density
Destination Oakridge (Table 5)	Community connection and blending
	Lower height (5 stories), more amenities
	Incorporating green space, walkability, blending communities
Diversity (Table 6)	Placement of housing, shops
	Traffic & parking (esp. spillover parking)
	Height of buildings
Workshop 2 – May 17	
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>
Oakridge Park (Table 1)	Emphasis on green, parks, plaza spaces
	Keep traffic on Southland + 24th (not on Oakmoor)
	Residential focused on West Side (not too tall)
30 years + / organized chaos (Table 2)	West side is walkable/parks/buildings
	Lots of underground parking
	Complete streets throughout

	Christmas tree lot in December, Farmers market in Spring/Summer
A place to be in Oakridge (Table 3)	Adequate parking min 1.5/resident unit + visitor + commercial
	Max 5 stories (inclusive of retail + residential); mixed use for seniors + others - lots of shops
	Good landscaping/green space + trees
Our New Neighbourhood (Table 4)	Reduced height to 4-6 stories max
	Parking underground when possible
	All inclusive - Destination, Connection, Green space
Community Connections (Table 5)	Better utilization of space (Apt) Heights
	Better transition to Community
	Better & more attractive community
Oakridge Oasis (Table 6)	Max 5 stories - minimize Skyline impact
	Centralized plaza
	Green spaces linked by pedestrian walkway

Comment and event evaluation form

64 of the 83 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 are concerned about the proposed density and building heights and feel it is too much for the community and have suggested a range of 5 – 9 storeys.
- Citizens are concerned that this development may have insufficient parking and/ or spill-over effects of parking in the community.
- Citizens would like to see good connectivity through the site for all modes (pedestrians, vehicles and bicycles).
- Citizens would like new development to be sensitive to the existing surrounding development.

Event evaluation

	Agree	Somewhat Agree	Neither agree or disagree	Somewhat Disagree	Disagree
The session was a good use of my time	41	15	3	3	
I am satisfied with the opportunity to participate and provide input	45	10	4	3	
I received enough information to provide meaningful input	37	13	7	6	1

I understand how my input will be used	27	23	7	6	1
The format was an effective way for The City to collect input	37	14	3	5	

***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/oakridgecoop).

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 Oakridge Co-op site and its surroundings today? What do you value most?
Other comments:
Access to Grocery Store
Co-op stores & gas station, most friendly A&W I know
Coop wine store, and gas bar, medical facility
low density housing in this area
Current low density part of city with easy access
Wildlife and the wonderful environment created by Weaselhead & Glenmore Park
Question 2: What are the top three Negative traits or attributes of the Oakridge Co-op site and its surroundings today? What is not working?
Other comments:
Leave everything as it is!!

Height of building do not fit current community standards
Not enough interesting shops
"Empty property" refers to the former gas station on the adjacent site to the north
This is a misleading question. At this point, I believe that this complex is working, and does not meet the needs of the community. Any changes implemented will have a negative impact upon the community at large.
There are really no large negatives. Large spaces such as this are very positive
Congestion on 14th street. No plan for feeder buses at the stops for the upcoming BRT (The city plans for intense traffic through 90th avenue and Southland Drive onto 14th street because of the ring road. This will cut off safe access to Glenmore Park and the ring road will have a terrible impact on Weaselhead. Adding shops and traffic to this neighborhood will not improve this neighborhood.
Question 3: Think of Oakridge 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:
We bought here for the peace and quiet being that it was the edge of the city. We don't want to be disturbed with more buses or high rise apartments that attract low income people and crime
Leave things as they are - hopefully you will get good feed back plus we don't need more traffic with the extension of Southland Drive, thanks to the reserve giving up their land at our expense!!!
Library, school
If any changes must occur (?), changes should focus in on the seniors of our community. This means any housing apartments being built should be senior residences. Absolutely no other housing.
housing specifically designed and planned for seniors
I hope there will be more affordable housing in the new development and choice in housing for seniors and handicapped citizens. I hope there will be innovative architecture, LEED buildings, community garden space.
Question 4: Think of Oakridge 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:
Addition of social services such as Meth clinics
Actually all of the options would be negative considerations. I believe all of them to be intertwined
Question 5: Is there anything else on your mind regarding Oakridge Co-op site redevelopment that you want to share?
This development is simply not required and the Developer has not been forthright and honest in the proposal, ie density no consultation with Braeside, Palliser, or Cedarbrae, assertions of property valuation increases.
Do not make another glenmore landing, I hate that parking lot.
We don't want to see high rises in the middle of our community. The coop needs a face lift but outtinf in a high rise is not the answer. That will take away parking block views and sun

and congest the area. Transit runs efficiently and in fact you can get a seat during rush hour no problem. Ridership is under 10%. We bought here for peace and quiet with no heavy traffic. We'd like to keep it that way.
I am very concerned about traffic congestion on weekends. This is already a problem.
My backyard is on southland drive directly across from the openings into the co-op complex. My backyard is already very noisy from traffic. If co-op makes these changes it will greatly increase traffic in the area and the residents along the stretch of southland from 24th St to the end of the complex MUST get a sound wall or our quality of life/ability to enjoy our backyards will be ruined and our property value will drop.
I think parking problems will be a huge issue. Why not put a covered parkade on the roof of the Coop with an elevator. It would help seniors in the winter time.
Are there any plans to develop an entire "community plan" for this area (Oakridge/Palliser/Braeside)? Any guidelines on building height maximums? A development of a "main street" area, as per Marda Loop, etc?
How will this development make our community better?
this is a co-op uni and self service, cash-in-the-pocket for co-op and a farce to say it is community orientated.
Could you please include a community garden and walking and bicycle paths, with art gallery/community meeting space.
Would like to see community input into the design and layout of the project. The design currently is focused on a large aspect of housing and little on design
My number one concern is car parking. Both for residents of the towers and for Coop shoppers. Too little parking for the Coop store should be a major concern to Coop organization too, as it will drive customers away.
The redevelopment of the downtown Co-op was fantastic. I hope to see our local Co-op store looking something like this one with lots of wonderful offerings.
Thanks for engaging with the community proactively, I can't help comparing this undertaking with SW BRT and wishing the City had been equally proactively with that development
A more comprehensive way of advertising what the city's intentions are. A short sign which explains nothing is not sufficient. What happened to the idea of using the media i.e. television news specifically to express to the public what the plans are. There are too many people that are not informed. I am wondering if this is intentionally done by the city?
I think creating a hub of small businesses, medical offices and housing is an excellent idea if thought is given to the connecting road/access in and out of the site, parking and affordability of the homes (apartments, condos, townhouses) that are built. Make it safe, accessible, affordable and environmentally sustainable. (And attractive!)
This survey is making the assumption that redevelopment is a done deal in much the way it has been proposed. I suggest if there is redevelopment that better affordable housing for seniors with amenities for them is what should be put in this space. We do not need more apartments just to house more people. There is a great opportunity to do something very special on this property.
I am VERY concerned about the construction noise. I live right across 24th from where the construction will be and am

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

Co-op closer to 24 to allow drivers easy access f/24th
--

Co-op closer to 24 to keep activity further from most homes
Co-op closer to 24 to allow for better public use of the centre
Height should stay closer to the co-op corner
Senior housing (4 story) adjacent to the co-op and medical
Centering the higher stuff, then flowing out toward the park
Disrupting the peace in backyards of houses along Southland Drive
Opportunity to make better use of the park that's currently there
Underground parking to allow for more space for 'people' to use the space
Opportunity to connect to the Glenmore Res.
Major attraction for winter parking
Surface parking for in and out
Combination of surface/underground parking at Co-op
Concern around the location of the A&W dictating where things/the Co-op goes
Community green bins (current) may not fit the future use for this area; should go where they won't disturb everyone's peace; sugg. Move to south Glenmore Park
Designated parking; family, seniors, handicapped - at the Co-op (short-term designated parking at the Co-op)
The area with shops, restaurants and green space is designed to leverage the park and create a destination/hang-out space in the NW corner
Plaza is not on top of shops, it's surrounded by shops
Scaled from Co-op type businesses outward to community space in NW
12 stories on 24th makes sense - some say 4 floors, or 8; density = traffic flow issues
Apartments on top of Co-op & integrate low-cost market housing
A place for community - ie Scouts to sell xmas trees etc.
Distance btwn Co-op & liquor stores
Concern noone would use roof top garden or park
Are residential units for sale or rent - owners only
Traffic flow needs to be considered: Glenmore Landing is an example of poor traffic flow; driverless cars
Liquor store could be combined w/ Co-op grocery
Traffic will increase with ring road
Consider where parking is for seasonal market over Southland ped bridge
Connection - walking btwn Co-op & liquor store
Multi-purpose - seniors (affordable housing), childcare; 30-40% senior housing = 15% low cost seniors housing
BRT needs to be incorporated into the dev. so that access is easy - all year
Parkade under Co-op
Need to consider how people are getting in & out cars, bike & ped.s; 24 & Southland; 24th Oakmoor; Southland & Cedarbrae; Traffic flow
No spots for people to hide - safety; Sometimes ppl need to be moved/lifted up out of poverty
Where will we park w/ added density? 250 is too many
Who's idea was this - Co-op or developers? Who owns the property on 24th & Oakmoor?
Incorporate green space into Plaza areas.

Have safe crosswalks from medical to Co-op
Could have seasonal market in title plaza
Lots of construction - noise and interruptions for years.
No street parking for Co-op on Oakmoor, as adjacent condo developments use street parking. All parking needs to be on site. Accommodate staff/customers
All planned retail will take away from retail in adjacent communities? Think about Braeside/Cedarbrae/Palliser
Apartments in adjacent communities are partly empty, do we need many units with this in mind
What value is this? - aggregate themes
Need to think about large vehicle access as well
Have a pathway between site and park on West side
No shops aside from Co-op. We don't use existing shops, and don't want to steal traffic from adjacent community shops
North side of Co-op for large truck access
Permit system for parking in the area
Medical centre is in the right location
Park space for socialization
increased traffic lights around the site (25th & Oakmoor)
Concern w/ high buildings being added
Quarry Bay numbers are disengenuous; too many units in the area (52% more high density)
Crime increases
Parking is full currently; street parking overflows
Property values might drop near location
Shops should be low (1-2 levels) w/ pedestrian access from surrounding residences
Need enough parking for residents
worried about lots of new residents on the site; concerns about too much density; Maximum units should be 150 units
No massive towers
Need for day care
Limit to current access/entrance ways to the complex
Sidewalks along "thoroughfares" through the parking lot
Playground/garden exist in parks; need connects to these areas
Soil type is an issue and needs to be considered as part of development
Preference of some table members is that nothing happens and that the status quo remain
Low level townhouse on Oakmoor
Design quality of residential development must be high
Opportunity for residential on top of Co-op; doesn't create canyon affect
Opportunity for increased seniors housing
Need enhanced crosswalks to access BRT
Construction dust, noise, safety
trade off to consider high density means better
public space for the community

parking underground
quality development
townhomes main level
Affordable housing important
Senior housing important
variety, diversity of housing throughout not just concentrated in one location
Multi-generational throughout
Connections to underground
Elevated residential above road / connections (+15)
Want village feel
Good landscaping
Residential feel
Brownstone feel row house facing Oakmoor
Make sure low rise (max 4-5)
Not pedestrian friendly now
Pedestrian connections for transit; don't want to walk all the way around
Gathering space important
Residential facing green space
Spread out height - central - then spread out to edges
Connected residential (bridges)
Landscape buffer for loading; landscape perimeter around whole site
Diversity of housing (smaller units)
Restaurants second story patio on green roof
Underground parking for grocery w/ escalators for carts
Sun, shadowing; not too high
Concern with street parking (Oakmoor)
Opportunity to upgrade/enhance park areas & accessibility to those areas
More choice and variety (ie restaurants, upscale coffee shops)
Seniors integration w/ school age children / no segregation
Opportunities for downsizing w / aging population
Density & increase traffic, increase congestion
Increase crime (potential for increase crime b/c of lower cost housing)
Plan to increase density but no increase in police
decrease home values (esp. b/c of proximity to lower cost housing)
Will change nature of community as mature, older place w/ single family dwellings
traffic / parking / congestion is already a concern
Will need to ensure recreation choices fit demographics (ie. Apartments will attract 'teenagers' - will need skatepark in that scenario)
Like "Aspen Landing" type concept for walkability / shops / restaurants
If apartments brought in, prefer seniors
Opportunity for "European" feel - sense of community w/ lower apartment buildings - this will reduce traffic by keeping height to minimum

20 minute parking stalls/ short term parking
Impact on sunlight to surrounding properties
Concerned about huge increase in people w/ 3 bdm. Units (1000+ people)
The higher you go (apts) you lose touch w/ the ground
Concerns w/ visitor parking & increasing traffic from apt. visitors
One participant at table interested in highrise building to move into when his kids go to university
like "stepped" design for apt. building
Best location for high rise is the south (for shadow consideration)
If AH is brought in, need to define what that means
Terraced housing
Concerned that community may be "lost" in this (ie: w/ new dense developments)
There is already a big daycare on the corner of Oakmoor & Southland (don't want to take away from existing small business by adding new one to Coop site)
No tiles were for "Police" or "Fire" to account for increase in population
Senior complex - connect to the grocery store / above Co-op
Pedestrian friendly site - connectivity from Oakmoor Dr to Southland
Not opposed to the proposal, worry about traffic/parking
Central plaza for residents
Adjacent park space for residents
Height of apartment / not too high
More people, traffic congestion
Loading dock - can it be moved / front of store
Parking
Ring Road / BRT - access in morning
Max 3-4 stories residential, commercial ground floor
24th and Oakmoor Crosswalk - safety
24th and Southland Crosswalk - safety
Driving through Co-op site to get to Southland Dr
SWBRT route - 24th to 90th?
Accessibility to grocery store
Lower towers - not too much height
Underground parking
Maybe less density
Walkability important
Community feel needs addressing (gathering)
Destination for wider community
More amenities
Increase affordable housing
Middle congestion in Centre; where is loading for Coop; access + parking; street parking on Oakmoor; park not centralized; 24th street corner; Coop backup to 24th street
Oakmoor is quiet street currently - more residential

Join Coop with liquor store
More park in N.W. corner for bigger open space
Put parking under Coop (more underground)
increase green space (even small)
Medical office close to Senior Housing
Limit height of building (no towers)
Need connections for residents to other places in community
24 St SW crossing needs to be safe for pedestrians (especially with BRT)
Impact of additional number of residents;
2033 end lease thinking and Now
Wide parking stalls
Entrances depend(?) as turning from streets (access)
What about community centre type area
Senior/affordable housing on the Co-op to provide easy access
Community garden in SW corner for maximum sunshine
Like the videos, wide, tree-lined walkways
Need to be cogniscant of snow removal and storage
Concern about too much height but some mixed opinion, 5-7ish range
Some concern about increasing traffic on Southland Dr. due to SW ring road
Need to consider flow of sun
Time for an update! Very outdated now
Connect Co-op to liquor store to align with legislative changes (likely) and maximize parking efficiency
More height in the south-west corner
Putting people by the park
Suggest some parking under the co-op to maximize surface space. But keep some parking on surface as well.
Concern about parking - lack of parking (e.g. Glenmore Landing); interference with semi-trucks (on street, current); access/egress to major thoroughfares
A&W would be good to be gone. Shouldn't drive the plan
Should push apartment traffic entrance/exit towards Southland, not Oakmoor Dr.
Keep the Scout Christmas tree sales in lot.
Shading
Parking (how many parking spots in there)
Existing buildings are the ugliest part of this site
Rental/condo rights, who owns the condo / who sells
A wise idea that it would have been nice to know that we are playing a game
It would have been nice to know all the questions
"Oakmoor Dr S.W" prevent parking for Oaktree Village
Co-op parking needs to serve itself
Development pub is a parking (not minimum) 1.5 spots per unit - above minimum requirment
Put Co-op in SW corner of the lot

Apartments with shops below or country garden, playground + dog park on the side of/next to Oakmoor Dr.
Parking will be an issue
Access now & in the future; loading bays, access to Coop & liquor
Snow shoveling is an/can be an issue if there is a playground in the middle
Above Coop have 4 stories unix use, we don't want a "box" looking building
Need to incorporate "green" as much as they can
SW corner put shops, 3 tiles
NW corner (currently garden, playground, dog park) + plaza
Not open to Coop in the centre, its taking valuable space, we need area to play, centre spot
266 is too many units, under 200 is good
Worried about traffic, ppl parking on my Oakmoor Dr.
Living accutar minimum 1.5 parking; two bedroom apartment X 2 parking; three bedroom apartment X 3 parking
NE corner, bldg, office & medical centre (4 floors)
Outdoor space would be beneficial (caffé), preferably in the middle
Use existing park (City park) & turn the place into a park
Oakmoor Dr. plant trees on the north east coner
Shadowing is a concern
NE intersection bend & the existing medical office is a challenging intersection
No agree tile for the daycare
Seniors housing is important for the area, lots of ppl in the area are in need of "new" housing, downsizing or Viquit sizing
Need two plaza's, need a place where we can get out and enjoy the outdoors, have a gathering space; the perimeter of the lot needs to be a green space, whole perimeter needs to be green; Plaza's to be landscaped
City park needs to be rehabilitated & included in the future development
You can not stop progress
I believe in densification
Stormwater management very important; sewage run off must not go to Fish Creek - must fix sewage!
Christmas lot 'must' stay
Need good housing for seniors
Parking 'must' be adequate
Too many roadways, parking lots, driveways - must build up!
Divide & conquer
High density is a concern
Senior wants to densify, wants to downsize not live in Big house
Improve transit
What are limits to this space? Parks vs. buildings etc.; How much has to happen to make it economically viable
I would like current businesses to continue
Like shops below apartments

Is high density necessary?
Seniors could be self sufficient for longer
Younger people moving in
Like to use rooftop
Underground parking is better
Lots + extra parking for apartments
Want no housing at all; Don't think it's the right place for family
Traffic circle
Lets expropriate the green city land on west side
Living green walls/apartments
Restaurant w/ roof top patio
Utilize city park space
Connect park to development
Quality landscaping / green space incorporated into commercial development
Balance in respecting space; consider active / fit park / all ages green spaces
Ensuring density / height is internal / central
Like residential facing the park
Lower height preferred - nothing too high
Affordable seniors housing mixed throughout - not specific location
Parking under the store
Parking concerns: restricted for commercial users; visitors / excess parking made available
The park adjacent should be more accessible (remove retaining wall)
Concerned about interface w/ Oakmoor Drive existing residential
Internally facing retail
Park / green space buffer between development and Oakmoor Drive
Residential focused on West side
Pedestrian connections important
Greenspace for residents

Comment and event evaluation form

Question: Is there anything else that you think the project team should know?
At least one moderator was too interfering. Had to keep him at Bay
Re: Presentation 1.) Consider a portable sound field system for presentors - hard to hear at back of room. 2.) Ground rules tile - add a sub point to draw attention to "Listen to learn". Re: survey 1.) "Low quality development" might have been confusing - survey may not be accurate; Have you considered engaging local schools (Game boards) with this activity?
Presentation from IBI group presented some less than analogous examples for this project, ie Portland, Vancouver; Need to ensure sufficient infrastructure to support, ie traffic control, water, sewer, etc.

1.) Street parking along Oakmoor Dr SW 2.) No more than 5 levels higher residential along Oakmoor Dr SW 3.) Traffic lights - intersection of 24 St SW & Oakmoor Dr SW 4.) Underground parking in the mall - save space
enjoyed the discussions - very constructive great to find the design is not feed ever existing structures
An update of our Co-op is required! Many residents are driving greater distances to access new updated offerings / facilities
Positioning of buildings i.e. high rise. Ie. Effect on surrounding residential. Per traffic, access, parking, daylight; Gathering spaces - inside & out; Additional space put in place as part of a structure i.e. Co-op building - to be allocated for future use; Stepped design for high rise could also be utilized in a building with residential units above medical, office, restaurant
As a very close resident of the proposed development I do NOT feel my opinions were considered; We were forced to incorporate 7 apartments in our game - no option; I am concerned about light & shadow; I am concerned about lack of police and fire tiles!! there were none to be found; Noise increase to surrounding residents; Design alternatives - option to terrace or less than 4 stories
Key issue - traffic & spillover parking height - the development should not be high less than 4 stories; There were a lot of city staff
Adding trees & park space so its not just concrete buildings; For the affordable housing try to sell 2 bedroom apartments for no more then \$180,000 for low income single people and families.
Importance of softening the development with green landscaping; Spreading out the living 5 years. No tall towers; Underground parking, inviting pleasant space where people really want to go. Name: Oakridge Park Village
Well presented - I appreciated the update
This could effect people's lives (& health - noise/dust) please remember this - thanks
Keep car access to major roads; minimize height; maximize connectivity - different dwellings; mixed use; pedestrian access; well run workshop!
Please keep "A community village concept". No higher than 5 stories; Street access important; BRT needs to have a station on this block. Seniors (& others) do not want to cross Southland, which will become busier.
I felt like it was a bit of a sales pitch for the TOD concept, similar to a "this is coming; the way of the future" So deal with it or be involved; I don't won't to see anything above 4 stories high; Traffic is a major concern, how are we getting cars into this place with the increased density
This project really needs to address all aspects of society eg. Seniors, low cost less fortunate. Do not segregate the housing; The project needs to be design sensitive our group was more concerned about density and not about how it looked visually; No connectivity to the green spaces, more access to the public spaces pedestrian should be more emphasized
I think density is good vs. urban sprawl; do not want to see parking nightmare like Glenmore Landing.
I am still concerned about the amount of parking for "street" parking. I would not like to go to an underground parking lot with my groceries; Area for community people to meet (indoor centre - ie courses entertainment); Plaza area - good coffee shops & good interesting shops; important to include the "community services" & incorporate classes etc. (all ages); work with Co-op on this; Build better food - restaurants, coffee shops, etc.; Good to have medical & work out services) in Central area. Keep their leases close to, if not, what they are paying now; Keep the \$ store; Make sure that the people (Boy Scouts?) that sell Christmas trees have a spot.

Thank you, I appreciate the opportunity to provide input; Maintaining green space & enhance the neighborhood; Avoid the high rise development, 5 stories max. Though I came with feelings of trepidation, the workshops eased some of my dismay at this develop & project
I think regardless of what the layout of new complex looks like a sound wall must be put in for the residents of Cedarbrae area that may have their backyards on Southland drive directly across from the complex so that it decreases noise and increases privacy. I think it is very important to keep any building more than a story high not directly across from peoples back yards.
Well facilitated. I liked that the concept of engagement was inclusive, participatory. and that the final design was not presented. - Open
I think the primary resounding concern for existing residents is 1.) sufficient parking on-site without impact to residents (i.e. overflow on to residential streets) and 2.) impact to traffic/access due to density increase. Otherwise is a interesting project.
Repeat! Lots of parking space for residents that they will actually use, and not try to park in business parking because it's easier. Seniors are going to be looking for smaller housing options in the near future and if we want them to age in place (in condos/apartments) you have to provide a wide range of stores, optical, medical, shoe repair, coffee shops and restaurants to entice them to live there. Lots of trees, shrubs and benches. Perhaps a big chessboard or table and chairs attached for board games and cards?
1.) Infrastructure req'd to sp. Respon of City* Cost + increase to take; 2.) Coop current Bus. Tax + Revenue / Projected Bus. Tax + Revenue; 3.) Safety & Protection / Security Plans; 4.) Req'd, negotiations of tenants to move to altn loc.; 5.) City planned / projected - School, leisure, medical, nearby commercial, combined costs bar (+Atco gas line) + Ring Road access & Tsu-Tina commercial plans + Ring Road Commercial plans; 6.) Projected costs individual projects + total at para5; 7.) Traffic safety & control; *TFC control, security control, utility service: a.) elec, b.) water, c.) sewage, d.) at apar5; c). schools, etc.
I dislike divide & conquer workshops. The question of parking and traffic was expressed as a concern by several people and it was not addressed. I could have been addressed at the beginning. The policy (?) of just listing the comments that are most numerous can often leave out the most important additions to a neighbourhood if it is something that does not come to mind in this season. See divide & conquer above.
Avoid traffic flowing onto Oakmoor Dr. SW; Keep high-rises to 6 stories or less; Sufficient underground parking for residential & commercial; Plan for snow clearing late Oct - Mar, it currently displaces surface parking
There needs to be more information from all the community that will be affected by the project. Many residents are not informed at this time and therefore more valuable feedback could be provided for the developers
There are still people in our area that do not know about Oakridge Crossing. Communication has been very poor.
The placement of the long term tenants (Boston Pizza, A&W, Panther) unfortunately limits the ability to create a design that hangs together, pleasing to the users and staff, functional and allowing as equate traffic and 'resting' places
*Loud and clear - almost every group wants no building higher than 6 stories - this is the voice of the community. Loud. Clear. * What/when is the next step?
The height part is important to me. Access and traffic is worrisome. Affordable housing is key. Walkability to these resources improves green spaces. Consider more than the economy - green space & the like can improve health.
Unfortunately I didn't do the first survey. Would like to participate; Possible larger room for outside parking; Ample underground parking

It is so important to reflect the character of the community - park-like, walkable, this is a true centre to the community of 4 neighbors; Consider development as integrated with potential changes to streets (complete streets!); Question - why was the design/development permit application completed prior to engagement process?
No tall bldgs! Nothing over 6 stories
Make sure parking is addressed; Need quality green space; Prefer original plan with maybe highrise a little lower; Make use of city greenspace for park & playgrounds; No residence above Co-op, use for garden space
Since we are finished well before the designated time, there should be time for open ?'s & answers
Traffic should be diverted to 24th & Southland as this will be the main route to the ring road. Also with traffic diversion it will keep the Oakridge community along Oakmoor Dr. gov't and not pollute our air space and view. We do not want highrises overshadowing Oakmoor Dr.; Parking is a major concern. We do not want the development to spill onto Oakmoor Dr. traffic congestion is a concern, entrances and exits, should be place along high traffic roads not Oakmoor Dr.
All tables presented concerns about parking. No tall towers and less impact on Oakmoor Drive - please listen to this. This was an interesting way to brainstorm and it brought out some really good ideas - all members of our table were totally involved; We want to spread the housing over more of the lot so it becomes a community - not an enclave on the west edge.
Residents are <u>really</u> excited about the prospect of a much better, more diverse and multi-use complex that will be inviting to so many different community members. Housing (multi-story) is very welcome but preference for several buildings up to six stories rather than one or two monstrosities. Green space and walkability very important.
Hopefully the area where community garden is designated will work out.
Excellent session! Really want to see quality product in the end. Nice shops, green space, outdoor patio options that will bring community together
Re-examine parking. Did developers provide adequate parking? This would impact those people trying to park at the Co-op to buy groceries. Co-op may lose business!
I finally support higher housing density. But not much greater than 5 stories including retail podium. Use u/g parking for Co-op and retail if at all possible to maximize other surface uses. A circle route for internal road if possible 1-way, would be more interesting visually and have less vehicle/pedestrian conflict.
Concerned about traffic at Oakmoor & 24th St. Need a light; Buffer loading/unloading zone on Oakmoor Drive; Ensure as much parking on-site rather than street; parking needs to be by permit on Oakmoor Drive & 26th St.
Would be nice to have 3-bedroom rental 'affordable' units; Good use of space to enable public spaces/plazas, was well facilitated to help guide conversations
Please consider all future users of the space - including those with mobility concerns or other disabilities.
Make sure there is pedestrian orientated development; Fix intersection at 24th & Oakmoor Drive SW!!; The lack of access for disabled participants was unfortunate.
Parking on the street - Oakmoor Dr SW should be eliminated or restricted.
Parking is still a big issue: Residential, commercial, visitors, doctors offices; More small shops; At present the Co-op has 18 commercial retail - I would like to see 20 more stores; Will it not be as hard to find a parking spot as a Glenmore Landing.

How will you address the parking for residents in the proposal towers, commercial employers and upstairs? Oakridge village is concerned because Oakmoor Dr is already at a max for street parking and used by residents for excess parking commercial vehicle parking. It should be considered that most homes have a minimum of a 2 vehicle and Oakmoor Dr can't handle more cars it will cause a lot of neighborhood altercations.
How will traffic be controlled in the commercial lot at Southland and on Oakmoor Dr. will lights be added in? How will you address the noise from the proposal development in a quiet established community?
like: diversity of uses; mixed use/ dynamic neighborhood streets & connections to neighborhood assets /destination; don't like far back side at corner more pane like
The height of the 2 proposal towers 13-14 stories is too high. Oakridge Village residents are concerned that the amount of density of the proposed 260+ units is over the top for the space and will overshadow us. What is the expected start date? How long will the development take?
Event Evaluation Question 1: The session was a good use of my time
Other comments:
[Agree] Appreciated the opportunity to help decide. This Coop is doing the right think
[Agree] Absolutely
[Agree] I liked that I could have an opinion on how to design
[Neither agree or disagree] The instruction was that we had to use a certain # of tiles vs. we could use any #
[Somewhat agree] I think more time was required
[Agree] Yes!
[Agree] Nice to arrive and find the design was not a fix!
[Agree] Lots of good ideas, things to consider
[Agree] Good ideas heard. Hopefully some, at least the ideas are seriously looked at
[Agree] It was good to exchange ideas with other community members
[Somewhat agree] It will be interesting to receive feedback on how well received all the comments have been in with Quarry Bay Dev. & the Calgary Coop.
[Neither agree or disagree] Lets hope the city actually listens and supports community suggestions
I will wait to see if any of our comments/concerns are addressed in the final plans
If our views are actually accounted for then it would be a good use of my time
[Somewhat disagree] Didn't know this was meant to be a vision session
[Agree] Excellent! I am now <u>more</u> excited about the prospect of this space than before I came!:)
[Somewhat agree] I appreciate community involvement but a certain level of planning would make the process more effective
[Somewhat agree] I expected a chance for direct questions
Only if our comments are taken into consideration
Event Evaluation Question 2: I am satisfied with the opportunity to participate and provide input
Other comments:
[Agree] Hope our points will be heard & listened to
[Agree] Yes, thank you!

[Agree] Needs a charrette next
[Agree] Session was sold out. Suggest you increase sessions to accommodate interest in feedback
[Neither agree or disagree] Depends on the outcome
No questions were answered - Many people asked relevant questions but instead of answers we played a game
[Somewhat agree] Too many people in the session - run 3 sessions instead to spread them out
[Somewhat agree] As this whole concept was not "effectively" communited to the SW area from the beginning
[Agree] I hope this is an engagement method that will be used in the future
[Agree] Loved the board game and <u>creating</u> the community space
I need more information to engage in these activities. There is definitely a lack of communication
[Agree] It was good oppportunity to share ideas
[Somewhat agree] Opportunity was not accessible as it should have been.
Event Evaluation Question 3: I received enough information to provide meaningful input
Other comments:
[Somewhat Agree] Missing was design constraints as per legal requirements. But it was great to keep it open to innovation.
[Somewhat Agree] We needed a list of what areas to look at instead of going so random
[neither agree or disagree] Somewhat guarded approach
[Agree] Very well done
Not - really - forced use ie - 7 apartments; no added safety & security
[Agree] I appreciated the presentations before the exercises to increase understanding of the project
[Agree] Need more
[Neither agree or disagree] I came with more information and background knowledge than the average citizen
[Neither agree or disagree] Felt that the city would still liked to manipulate what our input was
It would have been good to set expectations in advance of the session - (work??)shop doesn't equal game)
[Somewhat disagree] It seems that what we want does not really mean anything, ie... "their vision" will go ahead no matter what we say.
[Neither agree or disagree] Not confident that information will be shared to give the communities confidence that this development won't be an eyesore and won't cause headaches to live here
[Agree] Our table facilitator was great! {personal information removed} - thanks! There was so no way to ask for construction methods that will be good for the environment (low waste, LEED(?) sited for Solar?)
[Agree] Good presentations. Would have been helpful to specific no questions from the floor as the opening comment to avoid the banter
Would have liked more question/answer period
{personal information removed} was the best facilitator!
[Agree] Facilitators helped guide us









Event Evaluation Question 4: I understand how my input will be used
Other comments:
[Neither agree or disagree] Feel that the input will still be slanted towards the developer. The design needs to be a priority
[Somewhat agree] The developer is in it for money, so my interaction with them seemed to reflect a "push to get it done."
[Agree] My hope is that our community input will be used and that "The City" will not be too greedy for revenue that our concept will not be eroded
[Somewhat Agree] I hope so
[Somewhat Agree] Not sure about this
[Agree] It was very clear!
[Somewhat Disagree] Very vague!!
[Somewhat Agree] Hopefully, it will
[Somewhate disagree] I suspect that there will be enough difference between the 12 board games that not much will change
[Somewhat neither agree or disagree] It will be interesting to see what becomes of our input
[Somewhat disagree] I'm concerned this is tokenique that our thoughts won't be considered
[Somewhat agree] I would like to hear results
[Neither agree or disagree] I don't feel our input will be considered it will be whatever makes the most money for Co-op and the developers
[Agree] I really hope City Planning and Co-op will listen!
[Somewhat agree] No sure how the results will influence decisions
Event Evaluation Question 5: The format was an effective way for The City to collect input
Other comments:
[Somewhat disagree] Somewhat better than the transit situation
relatively but I feel we should have asked about concerns or what excited people the most; Very concerned about negative impact on value of existing single family dwelling.
[Agree] But... those involved are a small percentage of community residents. Hopefully info gathered will be shared/communicated
[Agree] Needs a charrette next
[Somewhat Agree] Consider a digital option of your game board where individuals could submit site plans
[Somewhat disagree] This process would have been more useful before the architectural vision was published
Board game makes assumption that participants understand design concepts such as this. I feel that input regarding specificities of what one wants to see or not see and having professional rendering would be more useful. From the professional drawing we could choose what makes sense to us and suggest changes.
I hope so - but no an effective way for me to collect information
[Somewhat agree] Need a follow-up to comment on submitted info
[Agree] Thank you!
[Somewhat agree] I hope the city will ensure that traffic and parking will be adequatly addressed
[Agree] Yes, thanks! Next time do back to back printing please - one piece of paper.

[Agree] This was the best community engagement session I have ever attended (and I have been to many)
? How do I know if it will be used effectively
[Agree TBD] will depend on results etc. Final input being implemented
[Neither agree or disagree] The "game" was useful, but I would have like to have also had a collaborative (table) discussion on the pro's/con's of the developer's proposal. Something more in-depth than the open house and online submissions, where there was no opportunity to develop community consensus.

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.	14 (560 Units)	7 (280 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 including medical clinic.	1	1
	Restaurants bring people together and help to keep the neighbourhood centre active throughout the day.	3	2
	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.	13 (325 Stalls)	n/a

Contraint sheet – page two

Calgary



Oakridge 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-level.	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
	A new or renovated Co-op car wash. This tile represents the area for the car wash and vehicle circulation space.	1	1
	An existing, renovated, or future new Co-op liquor store.	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.	6	3
	Each office tile represents enough space for about 30 jobs.	4	2

Oakridge game board

