



Oakridge Coop Land Use and Development Application

Stakeholder Report Back: What we heard
February 2017

Project overview

In December 2016, a Land Use Amendment application and development permit were submitted for an area located in the Southwest quadrant of the city at 2580 Southland Dr. S.W. (Oakridge Co-op site), in the community of Oakridge. The property is currently designated as Commercial – Community 2 (C-C2f0.32h16) District. The applicants are seeking to redesignate (rezone) the property to a Direct Control District. The rezoning would facilitate a mixed use development which would include a new grocery store, medical building, a multi-residential development and a mixed-use office tower. There will be a total of six new buildings and 266 units.

Engagement overview

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.” Feedback collected through the City-led engagement program will be used to help administration assess the application as they complete their detailed review of the submission.

The City-led engagement strategy was developed to facilitate multiple touch points and ensure inclusivity for all who wanted to provide input and learn about the project by providing in-person and online opportunities for participating.

An in-person open house was held on Thursday, February 23 at Oakpark Church from 5:00 – 8:00 pm. At this session, we had project information and City staff on hand to answer questions. Citizens were also given the opportunity to share their comments on the application by completing a feedback form. We had 377 people attend this session and received 30 completed feedback forms.

An online survey was made available from February 22 through the 28 on the project website calgary.ca/coop. Citizens were provided with the information shared at the in-person open house and were asked to provide their comments on the application by answering four questions. These questions were the same as those provided at the in-person session and are provided in the next section of this report. We had 154 click throughs to the survey and received 77 completed responses.

It should also be noted that the applicant conducted their own engagement prior to submission of their application to the City. This engagement was separate from the City-led engagement.

What We Asked

We asked residents to provide feedback on the proposed development through the following questions:

1. Do you have any comments on the proposed buildings in the development application?
 - a. Building A
 - b. Building B
 - c. Building C
 - d. Building D
 - e. Building E
 - f. New Co-op
2. Do you have any comments on the number of residential units being proposed for this site?
3. Do you have any comments on the proposed commercial uses or are there any commercial uses you would like to see added?
4. Do you have any other ideas or concerns regarding the proposed development application that you would like to share with the City?

What We Heard

Overall, there was a high level of interest in the proposed application and a wide range of input was received from the community.

All of your feedback has been reviewed and a summary of input has been compiled to reflect the diversity of opinions that were shared by the community. These opinions were used to create high-level themes for each question. Since many of the comments represented opposite or varying points of view, we are unable to provide an overall characterization of positive, negative or neutral sentiment towards the application in its entirety.

Some of the main themes that emerged through all of the comments were:

- Citizens are concerned that this development may have insufficient parking and/ or spill-over effects of parking in the community
- Citizens are concerned about the impact that additional density combined with other projects (i.e Ring Road) may have on transportation infrastructure
- Citizens require more information on the future use of the development (i.e. rental properties, commercial tenants, condo sales, green roof access etc.)

For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.

For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Next Steps

Citizen feedback provides Administration and Council with valuable local knowledge of the community and the proposed development area. The citizen input provided through our engagement program will help inform administration’s first detailed review of the application.

Administration will be sharing this report with the applicant and we will be using your feedback to inform our recommendations to the applicant and the City’s next round of engagement

Future engagement sessions and revised versions of the proposed plan will be posted on the City’s project page as they are made available. 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/coop)

Once Administration is ready to make their recommendation for the application, this input will also be used in reports provided to Calgary Planning Commission and City Council.

Summary of Input

Below is a summary of the main themes that were most prevalent in the comments received. Each theme includes a summary and examples of verbatim comments in italics. These are the exact words you used. To ensure we capture all responses accurately, verbatim comments have not been altered. In some cases, we utilized only a portion of your comment that spoke to a particular theme.

<p>1. Do you have any comments on the proposed buildings in the development application?</p> <p>(Building A, Building B, Building C, Building D, Building E and New Co-op)</p>	
Theme	Detailed explanation and sample comments:
<p>Buildings (ALL)</p> <p>a. Citizens are concerned with parking</p>	<p>a. Citizens are concerns with the impact of this development on parking and/or feel that there is inadequate parking onsite. This was a common theme for all buildings.</p> <p>Sample Comments:</p> <p><i>Ensure adequacy of surface parking</i></p> <p><i>Is there enough parking for all the resident in this building? One stall per unit does not reflect reality these days. Where is the overflow going to go? On the street or into the lot in front of Co-op.</i></p> <p><i>Not enough parking spots for everyone. The numbers projected reflect one vehicle per residential unit. The vast majority of families/couples have more than one vehicle. These will spill</i></p>

<p>Building C</p> <p>a. Citizens are generally supportive</p>	<p>a. Citizen comments were generally in support of this building.</p> <p>Sample comments:</p> <p><i>I like the low rise residential units and the court yard concept</i></p> <p><i>Nice design. Very trendy, yet classic.</i></p> <p><i>They look good, wouldn't change anything.</i></p>
<p>Building D</p> <p>a. Citizens are concerned with density impact on traffic</p> <p>b. Citizens are generally unsupportive</p>	<p>a. Citizens are concerned with the impact of this proposed density and additional residential on traffic infrastructure</p> <p>Sample comments:</p> <p><i>Concerns with any additional residential buildings due to traffic congestion and additional burden on existing infrastructure.</i></p> <p><i>Traffic is a huge concern. Especially when there is any issue on the other feeder roads. The ring road will not help as much as you think.</i></p> <p><i>We do not need more people and more traffic to congest Southland Road and 24th Street S,W</i></p> <p>b. Citizen comments were generally unsupportive of this building</p> <p>Sample comments:</p> <p><i>We are opposed to any residential development.</i></p> <p><i>Not needed nor required in our neighborhood.</i></p> <p><i>I am not in favour of this building and oppose having more residential buildings.</i></p>
<p>Building E</p>	<p>a. Citizens feel that the proposed building is too high and does not fit within the neighbourhood.</p>

<p>a. Citizens are concerned with proposed building height</p> <p>b. Citizens are concerned with density impact on traffic</p> <p>c. Citizens are concerned with building aesthetics</p>	<p>Sample comments:</p> <p><i>A building of this height on the corner of the development without anything else around it will make it appear even taller than the proposed 13 storeys.</i></p> <p><i>Again, I am totally against any high rise style buildings being built in this area.</i></p> <p><i>This building is too tall and in an odd location.</i></p> <p>b. Citizens are concerned with the impact of this proposed density on traffic infrastructure</p> <p>Sample comments:</p> <p><i>Again a huge NO. This will create huge traffic issues and congestion.</i></p> <p><i>So much density next to an intersection that is already overloaded. Serious traffic upgrades, more lights have to come first.</i></p> <p>c. Citizens are concerned with the visual aesthetics of this building specifically related to its location on the site</p> <p>Sample comments:</p> <p><i>A shorter tiered design, similar to the proposed design of Building B will reduce the ominous feel of the building and better match Building B</i></p> <p><i>This is creating a huge eye sore in the neighbourhood.</i></p> <p><i>This building is bizarre why would someone design a 13 story building in the corner of a lot.</i></p>
<p>New Co-op</p> <p>a. Citizens are generally supportive</p>	<p>a. Citizen comments were generally in support of this building</p> <p>Sample comments:</p> <p><i>Can't wait until this happens as this Co op is really in bad need of an upgrade</i></p> <p><i>Fantastic as this store is a dump and eyesore.</i></p>

	<i>I like the idea of the new Co-Op -the building look will fit into the neighborhood.</i>
2. Do you have any comments on the number of residential units being proposed for this site?	
Theme	Detailed explanation and sample comments:
Citizens are concerned with density impact on traffic	<p>Citizens are concerned with the impact of this proposed density on traffic infrastructure</p> <p>Sample comments:</p> <p><i>Concerns with any additional residential buildings due to traffic congestion and additional burden on existing infrastructure.</i></p> <p><i>traffic - grid lock is quite common in the area in the rush hour as it is and we don't need to add to the problem.</i></p>
Citizens are concerned with proposed density	<p>Citizens are concerns by the proposed density numbers and/or feel that it is too much for the area.</p> <p>Sample comments:</p> <p><i>I think the number of residential units is too high for the site</i></p> <p><i>This seems like a lot of additional residences. I certainly hope that you do not increase the number in the final decision. I understand the need for densification, but not at the expense of existing neighbourhoods.</i></p>
Citizens are generally supportive	<p>Citizens are generally supportive of the proposed density</p> <p>Sample comments:</p> <p><i>I like the density! Could even be higher</i></p> <p><i>It is wonderful like the idea</i></p> <p><i>I am happy with all of the proposed residential units</i></p>

3. Do you have any comments on the proposed commercial uses or are there any commercial uses you would like to see added?

Theme	Detailed explanation and sample comments:
<p>Citizens are concerned with building heights</p>	<p>Citizens are concerned with the proposed building heights overall</p> <p>Sample comments:</p> <p><i>The zoning should be for a lower maximum height</i></p> <p><i>Should not allow for 14 stories</i></p> <p><i>The maximum height is too high for the proposed re-zoning.</i></p>
<p>Citizens provided specific commercial tenant recommendations</p>	<p>Citizens provided specific examples of commercial tenants they would like to see occupy the development.</p> <p>Sample comments:</p> <p><i>We need the bank, grocery store, small commercial businesses and increased medical facilities</i></p> <p><i>I would be happy to see a new Dollar Store go into this development.</i></p> <p><i>Community Arts Centre (for exhibition, gallery, performance etc.)</i></p>

4. Do you have any other ideas or concerns regarding the proposed development application that you would like to share with the City?	
Theme	Detailed explanation and sample comments:
Citizens are concerned about parking	<p>Citizens are concerned with the impact of this development on parking and/or feel that there is inadequate parking onsite.</p> <p>Sample comments:</p> <p><i>“Please ensure enough underground parking for residents (1.5 spots per unit) as well as employees of commercial units so remaining parking is for visitors/ customers. Otherwise love it!”</i></p>
Citizens are concerned about traffic in the area	<p>Citizens are concerned by the additional density and its impact on traffic infrastructure in combination with other projects such as the Ring Road.</p> <p>Sample comments:</p> <p><i>“How will the additional traffic from ring road access roads (90 street, southland?) affect traffic passing 24st. Add these new traffic flows together and 24 street could be a majorly plugged every day”</i></p>
Citizens are concerned about proposed density	<p>Citizens do not want additional density added to the area and/or are concerned by the impact of additional density in the area.</p> <p>“Sample comments:</p> <p><i>I strongly disagree with adding more residential residents to this area.</i></p> <p><i>I think that when people moved into this area, some over 40 years ago, a primary draw was the feeling of openness and space. The degree of densification shown in this plan completely destroys that feeling, at least for this immediate area</i></p>
Citizens are generally supportive	<p>Citizens are generally supportive of the proposed application.</p> <p>Sample comments:</p> <p><i>“I think this is really positive for the area and will help maintain area services. I welcome the change!”</i></p>

<p>Citizens are generally unsupportive</p>	<p>Citizens generally disagree with the proposed application and do not want redevelopment</p> <p>Sample comments:</p> <p><i>“Leave this area as it is. It is just fine as it is. This proposal will only bring more traffic to an already congested area. This proposal is a very poor idea.”</i></p>
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Verbatim Comments

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

<p>1. Do you have any comments on the proposed buildings in the development application (6 Questions)</p>
<p>Building A</p>
<p>Great</p>
<p>Traffic flow - are there going to be extra traffic lights to allow entrance/exit from area - already very busy & no residential developments yet.</p>
<p>All Good</p>
<p>No comment</p>
<p>PARKING?</p>
<p>DON'T NEED! <u>WASTING OUR MONEY!</u></p>
<p>ARE THESE GOING TO BE CONDOS OR RENTAL UNITS?</p>
<p>Restrict height to 8 floors. All new residence with employees will need underground parking</p>
<p>More could be done with this building (green grass on roof etc)</p>
<p>New professional building</p>
<p>Office - ok but not 14 stories!! Add 4-6 stories only! Should not be a Direct Control 20 zoning! Should be C-C2 20 zoning only!</p>
<p>This appears to be too close to the Oakwood Lane Condos directly west. As well as crowd the existing condos, it would block current access to the Co-op parking lot. Current condo is "garden" format; this ugly office building intruding <u>so</u> close to the condos will seriously detract.</p>
<p>Underground parking for all offices?</p>
<p>How am I to remember which building is which Why isn't that info on this sheet. Very Poor set up!</p>
<p>Overall plans look satisfactory. Anxious to have more details about residential units.</p>
<p>NO *(PERSONAL INFORMATION REMOVED)* CALL ME</p>
<p>NO</p>
<p>acceptable</p>
<p>ensure Adequacy of surface parking.</p>

Again the traffic concern can not be overlooked as Oakmoore and 24 st will be a nightmare. Not to mention 24th to 90th to 14 street will be a solid line many mornings in rush hour.
An elevator will be needed for some patients needing access to the medical offices on the second floor. Judging from the current site of the medical building - the parking is inadequate.
Are any of the current tenants expected to stay? (I frequent a number of the businesses, and my current bank is at the plaza.)
Between the 2 existing buildings, medical, dental, denturist, chiropractor, & the newly renovated medical building, both floors should be filled as a medical facility. Elevator? Why should medical have to be on the 2nd floor? With commercial & retail on the 1st floor, parking will be an issue.
Building A takes the place of the Scouts & Guides Xmas tree lot. We just request a new location. Possibly to the East of the current liquor store, as the new plan appears to have space there.
concerned about extra traffic in the area
Do not build, it.
do not want this building in this ocation - it will block any view I have from my front window, would like to see this building located elsewhere or incorporated into building E
Good choice and excellent location
Good placement on property. Love the walkway from townhouses
Hope the new development might still allow room for the Scouts/Girl Guides Christmas tree lot in November/December, which is a popular and a great fundraiser for those groups.
I am against any re-zoning
I am against this re-zoning
I am in favour of a new Professional Building.
I am really happy with all of the proposed buildings
I don't know what building is which, but I like the design for the whole development and how it makes the community "current" again!
I like where this is on the property and how it allows them to keep existing businesses on site. Its a good size too and wont block view of the town houses behind
I really like this building.
If this building will increase available medical and dental services in the new development, then I'm all for it. If not, then this whole project will do nothing more than increase population density on the existing land with the accompanying parking and retail congestion. DO WE REALLY NEED IT?
I'm really looking forward to this one. Wondering about parking, as it's between Boston Pizza (that overflows into coop parking) and new retail/condos. Will the tree's really be there? Or is that just to make images nice and they'll be paved when there's no more space?
In view of the whole project, it appears that there will be inadequate parking as the number of stalls is decreased and already an issue at times. In consideration of the staff that will be in this building, a significant amount of the available parking will be used prior to clients trying to park.
Looking forward to a nice, new professional centre with added retail. Talk about updating!
Love the density of this side of the site. Filled in, feels carried through and complete. Why is this the commercial? Wouldn't the commercial make more sense on building E's site.
move medical building to proposed building E and limit it to 5 floors

My biggest concern is that it takes the space currently used by Scouts Canada and Girl Guides of Canada to sell Christmas trees in December - a major fundraiser for Scouts and Guides, a community tradition and community service. Can we get assurance that there will be space for the tree lot?
No comments or questions.
No concerns.
Parking is biggest concern. Developers predictions WAY too low re number of spots needed. Doesn't account for staff sucking up spots allotted for 'the public'. Perfect example - Glenmore Landing. Go there and see how tough it is!! Staff parking should have been underground!!.
Please have the developer bring in some restaurants or cafes on main floor.
Regarding the entire development, install covered bike parking at multiple locations.
Remember all medical offices must be wheelchair accessible. You have to put an elevator in a two storey building. AND PARKING
Sounds good.
The entire green space that is city property needs more trees planted around perimeter now to give the current residents more privacy as well as new condo residents. This will also act as a noise barrier to the endless building. The mock drawings show way more green trees than there actually are
The staff present didn't seem to know how many parking spaces currently exist on the total site and how many will remain when the development is completed. Seems as though that ought to be an important piece of info.
There is no underground parking proposed for this building: parking is going to be a problem, especially since some of these businesses will be attracting older clients or customers who won't be walking, riding their bikes or taking transit.
This appears to be an improvement on the current medical building that was once occupied by Blockbusters.
This building fits the site and isn't too tall so it is acceptable. Retail and medical offices are a good use of the land.
This building is set in an odd location that would make it difficult for people to access both from the new development and the surrounding community. I'm not certain that commercial businesses will be successful at the back of a parking lot behind a Boston pizza.
This is what we should be seeing, not in conjunction with 14 story buildings. This is appropriate and similar to Glenmore Landing.
Too big
We are opposed to the proposed changes. Keep the C-C2 and eliminate the DC. There must be adequate parking for both the professional staff and visitors.
We do not need more people and more traffic to congest Southland Road and 24th Street SW
Why is this hidden at the back of the lot? Maybe trade it's place with building e
Would love to have retail business that brings community together. Coffee, food(more gourmet/local type) not fast food and not a gross chain restaurant!
You are losing a couple of rows of existing lot parking with this building. How many parking stalls are going to be used by employees in this building? This will take away from client/customer access to services. Put solar panels on the roof of every building in the complex.
Building B
access to 24st? A lot of pressure on oakmoor - lights needed on 24th

Tower- too tall - about 2/3 the height. Exterior should be more similar looking to the low rises beside it.
Residential building -hi rise. How much new parking for all the condos?
why not taller?
Rec - <u>13 stories</u> - <u>not good</u> . Too intensive. Maximum 4-6 stories!! Only
Like it, nice to see some density. Hope that the tower will be architecturally attractive from Southland Drive.
Too much residential in an already dense in a multi-residential area.
How am I to remember which building is which Why isn't that info on this sheet. Very Poor set up!
Overall plans look satisfactory. Anxious to have more details about residential units.
NO *(PERSONAL INFORMATION REMOVED)*
NO
acceptable
I have concerns with the height of these 2 buildings
Are these going to be rental units or condos. How much underground parking is proposed. What is the mix of 1, 2, 3 bedroom units.
13 storeys is a bit too high for this area. It shouldn't be higher than 10 floors and integrate better into the overall architectural scheme. It looks like an eye sore at the moment. More modernity is needed. Energy efficiency and more trees and landscaping.
13 Story building are too tall for this neighborhood . Zoning should not change, current zoning allows for lots of opportunity. Not in favor of such a drastic increase in population density in an area that is far from "inner city." People choose to live here to get away from high rises.
Absolutely do not want this built. One of the features when we bought in the Oakridge area was that it was one of the areas with low density housing now to build this is to ruin this area.
Building B and Building E are way too high...5 stories should be the max. The traffic that an extra 532 people (only 2 per residential unit) will create is just not viable. I would not object if high rises were lower. NOW I see why city wouldn't talk to us re buses at glenmore landing.
Building B is too tall for the space and community we live in. I am glad the architects have stepped it back somewhat from the street but it must be shorter. 13 storeys will overwhelm the area. Surely less density can be accomodated. I want to see affordable housing in this development also.
Building should be no more than 6 stories tall
concerned about the height and the extra traffic that it will bring
Concerned with parking
Concerns with any additional residential buildings due to traffic congestion and additional burden on existing infrastructure.
Do not build it
Excited for the residential opportunity!
From the renderings, this looks like it will be a focal point and a great addition to the neighborhood.
Hopefully there is enough underground parking planned for this building! If not, all those spaces out front will be gone in a hurry!
Hopefully there will be enough underground parking for each tenant and their multiple cars. Don't want them all taking all the Co-op parking and parking all over the residential area and in front of everyone's house.

I am against this re-zoning
I am concerned about the height of this proposed building as it will be facing our back yard and we will have little privacy. There will need to be a traffic light installed at Oakmoore dr and 24 th street as traffic gets bottle necked there now. I can't imagine what it's going to be like
I am opposed to this high rise building
I am opposed, I think it will reduce property value and reduce the "traditional " neighborhood feel
I am really happy with all of the proposed buildings
I am totally against having the high rise buildings in this complex.
I believe the "approximately 13 storeys" will be too high. If I wanted to live with highrise complexes in my neighborhood - I would have opted to live downtown. Also I am very concerned about the parking in the area - with this building have enough underground parking for all of its owners?
I believe the maximum height should be 4 storeys.
I do not want more residential buildings in this community as parking is already a concern and traffic in this area is already extremely heavy. I live within a block of this development and I am concerned with the amount of sunlight that will be blocked.
I feel this building is too tall. I would prefer to see no more than 8 in this location.
I feel this will be too tall. It does not "fit" the neighbourhood aesthetic. People are repopulating this older area because it is has large yards older trees and is not congested. Visually I believe it is a mistake. think if there is a limit to the amount of people in residences will help traffic.
I like how this is designed. I like that there are many levels to it. I think this would be a great building to move to in my retirement.
I like the angling of this building as displayed. Great part of the site for high density. These units are great and I'm sure this will sell well, especially on upper floors.
I think this building is ugly and unnecessarily tall, but could see the appeal of a building directly attached to the coop to seniors
If this is to be 13 stories tall I would hope that some of these units would have a mountain view?
I'm all for densification, especially along transit routes, but can see 13 stories might be intrusive to the residents living in the immediate area. Is 13 stories appropriate for this neighbourhood or should it be something less?
Is indoor parking incorporated in the residential buildings?
Is there enough parking for all the resident in this building? One stall per unit does not reflect reality these days. Where is the overflow going to go? On the street or into the lot in front of Co-op. If they are parked in front of Co-op it will be a PITA and I will go elsewhere to do my shopping.
It vaguely reminds me of the mountain and foothills landscape. It appears as though a lot of thought went into the project to make it fit into the neighbourhood yet stand out.
Like the terraced approach
Love it. Maybe i'll move in someday. That seems high for our very-flat neighbourhood but i love the way you designed it. Again, what's the parking ratio per unit? 1.x? Where do visitors park? what ammenities will the units have? swimming pool? or health club?
maximum height of 9 floors
None of the residents currently living on all 4 sides of the proposed development wants a 13 story building looking down upon them. Some residents will have some sunshine taken away from them during the day. Parking problems are anticipated.

Not enough parking spots for everyone. The numbers projected reflect one vehicle per residential unit. The vast majority of families/couples have more than one vehicle. These will spill out onto the street or suck up spots you've counted as the 'public' needing-residents sucking up customers spots.
Not needed nor required in our neighborhood.
Regarding all the residential buildings, more residential parking spaces than required should be strongly considered.
Thanks for the step-back, and the eye-on-the street concept. 13 stories will be a major change in the neighbourhood, but this minimises the impact.
This building is visually unappealing and seems to be in contrast to the other buildings proposed.
This is too tall. 8 stories seems much more reasonable.
too high a complex - would prefer to have maximum of 3 stories similar to building C
Too many residents and too tall
Very concerned with the parking situation. When Co-op has a major sale, parking is at a premium now. With all of the new resident units parking will be a disaster unless it is increased over current plans
Want to know more information about effect of additional residences on local infrastructure (water, drainage, etc.) as well as a shadow study on how this will effect neighbouring existing residences.
We are opposed to any residential development. Keep the C-C2 and eliminate the DC. There is too much traffic in the area as it is and more units will make the traffic worse. Creating towers will destroy the skyline in the surrounding area and these towers will be visible from Glenmore Park.
We do not need more people and more traffic to congest Southland Road and 24th Street S,W,
What parking arrangements will there be for the residential units? Will the residents need to park in the existing above-ground spaces for the Co-op? How will the extra residential units impact traffic flow on Southland Drive and 90th Ave SW?
Too tall((but cool scaffolded design!)
All Good
No comment
PARKING?
<u>DON'T NEED! WASTING OUR MONEY!</u>
ARE THESE GOING TO BE CONDOS OR RENTAL UNITS?
All new residence and employees will need underground parking
love the stepping of floors
Building C
Makes sense
All Good
No comment
PARKING?
<u>DON'T NEED! WASTING OUR MONEY!</u>
ARE THESE GOING TO BE CONDOS OR RENTAL UNITS?
All new residence and employees will need underground parking
like the commercial @ grade and residential above-grade in Calgary

access to 24st? A lot of pressure on oakmoor - lights needed on 24th
These residences don't visually match the tower enough to be aesthetically cohesive - colours, exterior finishes, etc need to be <u>more similar</u>
Residential building - low rise
4 stories ok - but not more than 4 stories!!
Scary ugly!! Has a low end tentament look. Please please please make these architecturally attractive. No balconies full of junk please!! Make sure somehow that the condo association limits anything that can detract from general high end look.
Too much residential in an already dense in a multi-residential area.
How am I to remember which building is which Why isn't that info on this sheet. Very Poor set up!
NO *(PERSONAL INFORMATION REMOVED)*
NO
acceptable
again too high a complex - should be maximum of 3 stories
Beautiful development. Whoever designed this development did a great job. Very ascetically pleasing.
concerned again about the extra traffic not just cars but people
Concerns with any additional residential buildings due to traffic congestion and additional burden on existing infrastructure.
Do not build it
Excited to have more room for retail in this area. Hoping retailers will be carefully selected to provide maximum community building/usefulness.
Great building. I think this type of residential will sell well and fit in well with surrounding neighbourhoods. However, I think the parking lot will be an eyesore for these units/would impact me personally purchasing one. Wish more of this type filled the parking lot in front.
Has there been any plan to set apart a section of units for assisted living. There are many seniors who come to cooo for their groceries. I suspect an assisted living area would be very much desired
Hopefully there is enough underground parking planned for this building! If not, all those spaces out front will be gone in a hurry!
Hopefully there will be enough underground parking for each tenant and their multiple cars. Don't want them all taking all the Co-op parking and parking all over the residential area and in front of everyone's house.
I am against this re-zoning
I am really happy with all of the proposed buildings
I believe the condo style buildings will be just fine, as long as there is adequate parking provided for them.
I do not want more residential buildings in this community as parking is already a concern and traffic in this area is already extremely heavy.
I have concern about the significant increase of use of green space (city property. There needs to be no off leash sign and deceptively for dog droppings as I believe new residents will use this for dogs to use the toilet.
I like the low rise residential units and the court yard concept but again my concern is the number of parking stalls to accommodate all residents. If there is not enough then it will spill out into the neighbourhood and create stress and problems for existing residents.

I realize the City wants to add density to existing neighbourhoods but this small land base will be very crowded. Will there be greenspace (is the Co-op roof useable to play on for families?) There must be a number of affordable and accessible homes/apartments included. Part of the end homelessness.
If this building is to house condominium apartments- my concern would be what type of parking structure and the access point to that parking, in relation to onsite commercial traffic
Is there tie in between the residential space and the brt? (Transit centred development, easy access to the station etc)
It will decrease property value
Like the courtyard and layout
Major problem will be caused by the parking of the people in the 96 units
Nice design. Very trendy, yet classic.
No comment. As per building B, this will be a change but I understand the need for densification.
No more retail is needed nor required. We need to support the retail that is within our 4 communities, not bring in more competition. Absolutely no to the 96 units. With the nation's plans for their retail, we will have more than enough choices.
No, we don't want this high density housing.
ok as is
Parking!!! Your projected numbers are horribly low!! See above comment.
Same
Same questions as Bldg. B
See B
so even more retail. Are these "new" vendors, not just the displaced ones that currently have space in the mall? If so, what parking will be dedicated/available? Will town home owners have outside parking for visitors?
Sounds good.
The green space beside the proposed site needs to have more trees planted
They look good, wouldn't change anything.
This building would fit in with this neighbourhood
This fits in with current zoning and could make sense if the residential units are built to high standards that fit in with community needs. I could see how this would be an appealing place for seniors to live given access to stores and medical clinics.
This is also nice. I like the courtyard. It has a nice community feel and make Oakmoor Dr at that end seem much more residential rather than the ugly side of the plaza we see now
Too many residents
Want to know more information about effect of additional residences on local infrastructure (water, drainage, etc.).
We are opposed to any residential development. Keep the C-C2 and eliminate the DC. There is too much traffic in the area as it is and more units will make the traffic worse. There is not enough surface parking.
We do not need more people and more traffic to congest Southland Road and 24th Street S.W.
What parking arrangements will there be for the residential units? Will the residents need to park in the existing above-ground spaces for the Co-op? How will the extra residential units impact traffic flow on Southland Drive and 90th Ave SW?

Building D
makes sense
All Good
No comment
PARKING?
DON'T NEED! <u>WASTING OUR MONEY!</u>
ARE THESE GOING TO BE CONDOS OR RENTAL UNITS?
All new residence and employees will need underground parking
no Comment
Residential building - low rise
3 stories - ok
Same as Building C
Too much residential in an already dense in a multi-residential area.
How am I to remember which building is which Why isn't that info on this sheet. Very Poor set up!
NO *(PERSONAL INFORMATION REMOVED)* CALL ME
NO
should not be built - too high, too many units -> parking, traffic congestion, noise pollution
Overall concerns RE density of population in a small area, parking and traffic flow.
Concerns with any additional residential buildings due to traffic congestion and additional burden on existing infrastructure.
Do not build it
Do not want this built.
Fits in well with the rest of the development
Good!
Hopefully there is enough underground parking planned for this building! If not, all those spaces out front will be gone in a hurry!
Hopefully there will be enough underground parking for each tenant and their multiple cars. Don't want them all taking all the Co-op parking and parking all over the residential area and in front of everyone's house.
I am against this re-zoning
I am not in favour of this building and oppose having more residential buildings. Parking and traffic is already a concern.
I believe this building is comprised of town homes situated above commercial businesses. My concern would be the access point to parking and whether it would conflict with commercial customer traffic and parking.
I have no quarrel with the plan to increase the density as I feel Calgary already has too large a footprint. However, I do not want to see any green space lost to development, and I am concerned about the parking.
I think with adding these multi unit housing projects you increase crime and take away the neighborhood appeal
Looks good
Looks great on paper
No comment. As per building B and C, this will be a change, but I understand the need for densification.

No concerns.
no issue with this building
Not clear on the difference between retail and commercial. Hoping for restaurant space, but parking will be a consideration - don't want retail/commercial parking spilling out onto neighbourhood side streets.
Not needed nor required in our neighborhood.
ok
Same
Same answer as for "Building C"
Same as Building C
Same as building C? Im confused by your descriptions
Same question as Bldg. B
See comments above re grossly underestimated parking. Cars from residences will suck up spots for customers. Bad for customers= bad for business.
Sounds good.
These units are on existing parking lot area. What's their parking allotment? Underground? on street? (the street already has parking from the townhouses opposite, so that's not a great solution)
Three storeys is much better! Parking and traffic entering/exiting this site will be a huge problem. The City and the Co-op must be respectful of the community, the access roads and parking in the immediate area. This building looks liveable and doesn't overwhelm anything.
Too big
Traffic is a huge concern. Especially when there is any issue on the other feeder roads. The ring road will not help as much as you think.
We are opposed to any residential development. Keep the C-C2 and eliminate the DC. There is too much traffic in the area as it is and more units will make the traffic worse. There is not enough surface parking.
We do not need more people and more traffic to congest Southland Road and 24th Street S,W,
What parking arrangements will there be for the residential units? Will the residents need to park in the existing above-ground spaces for the Co-op? How will the extra residential units impact traffic flow on Southland Drive and 90th Ave SW?
what type of retail and more traffic concerns
When one reads description of building C and D, there appears to be little difference in use. It is difficult to see what building is what from the unclear sketch you have provided. Pics are good, but not labelled as building "?"
Will there be gardens, parks or green areas associated with the residential buildings?
Building E
Too tall (potential to be an eyesore, unlike B)
All Good
No comment
PARKING?
DON'T NEED! WASTING OUR MONEY!
ARE THESE GOING TO BE CONDOS OR RENTAL UNITS?
All new residence and employees will need underground parking
no comment

access to 24st? - lights need on 2X
NE corner -retail/residential
Residential building - hi rise
14 stories - <u>not good</u> - SID 4-6 stories only.
So much density next to an intersection that is already overloaded. Serious traffic upgrades, more lights have to come first.
Too much residential in an already dense in a multi-residential area.
How am I to remember which building is which Why isn't that info on this sheet. Very Poor set up!
NO *(PERSONAL INFORMATION REMOVED)* CALL ME
NO
should not be built - too high, too many units -> parking, traffic congestion, noise pollution
I have concerns with the height of these 2 buildings
Overall concerns RE density of population in a small area, parking and traffic flow.
13 Story building are too tall for this neighborhood . Zoning should not change, current zoning allows for lots of opportunity. Not in favor of such a drastic increase in population density in an area that is far from "inner city." People choose to live here to get away from high rises.
A building of this height on the corner of the development without anything else around it will make it appear even taller than the proposed 13 storeys. A shorter tiered design, similar to the proposed design of Building B will reduce the ominous feel of the building and better match Building B
Again a huge NO. This will create huge traffic issues and congestion. Leave things alone. This is creating a huge eye sore in the neighbourhood. The last thing we need is to create a mess like all the newer areas have with these types of shopping centres & the headaches that go along with them.
Again, I am totally against any high rise style buildings being built in this area.
As for building B, I'm all for densification, especially along transit routes, but can see 13 stories might be intrusive to the residents living in the immediate area. Is 13 stories appropriate for this neighbourhood or should it be something less?
Biggest concern here is the pedestrian access across 24th. People already speed through that crosswalk. Increased traffic is a safety concern with the current access near Oakmoor drive.
Building B and Building E are way too high...5 stories should be the max. The traffic that an extra 532 people (only 2 per residential unit) will create is just not viable. I would not object if high rises were lower. NOW I see why city wouldn't talk to us re buses at glenmore landing..
Building E - I have the same thoughts as Building B. I believe this is just too high of density for this urban neighborhood. I would like so see a maximum of 4 -5 storeys only. Once again - there will be issues with parking.
Building E is too large for area. Area is already densely populated & adding such a large building will create even more traffic congestion issues. There is an empty lot on the NE corner of Oakmoor Dr/24 St that will be developed & this needs to be considered. Building is aesthetically unappealing.
Concerns with any additional residential buildings due to traffic congestion and additional burden on existing infrastructure.
Do not build it.

Hopefully there is enough underground parking planned for this building! If not, all those spaces out front will be gone in a hurry, and Co-op customers may not even have a chance to park there.
Hopefully there will be enough underground parking for each tenant and their multiple cars. Don't want them all taking all the Co-op parking and parking all over the residential area and in front of everyone's house.
I am against this re-zoning
I am not in favour of this building. Parking and traffic is a major concern already. Also, I live within 1 block from this development and I am worried about the amount of sunlight that will be blocked.
I am opposed to this high rise building
I believe the maximum height should be 4 storeys.
I feel this will be too tall. It does not "fit" the neighbourhood aesthetic. People are repopulating this older area because it has large yards older trees and is not congested. Visually I believe it is a mistake. think if there is a limit to the amount of people in residences will help traffic.
I like the concepts of commercial, office and residential in the same building. If there is enough parking to accommodate all employees and residents the great. If not, then you need to add more underground parking.
I love it.
I would prefer a shorter building, but I understand the need for densification.
Liked the whole development
move residential building to proposed building A with a maximum 4 storeys with commercial on main floor just like building C
No to 13 storey buildings in this development! Are families going to be able to purchase any of these condos? What demographic are you aiming at? What about the impact on local schools and parks? Does every building have underground parking adequate for the number of units? Definitely too tall!
Not enough designated parking!! See above comments. How about being progressive and adding solar panels on ALL the buildings. Shame on the City of Calgary for ignoring this potential!
really concerned about the height, location and the traffic congestion and just extra people
Restaurant on the main floor. Offices on the 2nd. Residents on 11 floors. Parking for the restaurant, offices, visitors, A & W, main entrance to Co-op will not be enough. Entrance will be congested with access for supply trucks for Co-op. High noise volume for residents. Not needed nor required.
Same comments as building B-D
Same concern as building D.
Same questions as Bldg. B
See B
See comments listed of building B as they apply here also
Should be no more than 6 stories tall
The entire development will update the area and make this a "go-to" spot for shopping, socializing, walking, etc. Will definitely increase the walkability score for the area.
This building is bizarre why would someone design a 13 story building in the corner of a lot. Why do the people living in this building not have a direct connection to the co-op. What about the townhouses across the street, won't the sun be blocked.

This building is too tall and in an odd location. Why not include more townhouse type units or place the medical clinic here? This would be more in keeping with the neighbourhood and be more visually appealing. The position in the corner of the lot seems to make the entire complex less accessible
This building seems to feel out of place: too tall, sticks out like a sore thumb.
This is a good use of space and I like the underground parking. will there be a restaurant put in? I am hoping for something other than boston pizza and A&W/ More local and organic?
This is too tall. 8 stories seems much more reasonable.
This part is my issue. This building appears to be floating, it is higher than its surroundings and different than the flow of the street. Seems to have been placed here because there was space. Possible fixes: include a similar density building on the A & W site or move this density to site A.
Too many residents
Too tall and isn't integrated very well with the other buildings. Shouldnt be able higher than 10 storeys...should be made energy efficient and better landscaping such as more trees and benches on the main level.
Want to know more information about effect of additional residences on local infrastructure (water, drainage, etc.) as well as a shadow study on how this will effect neighbouring existing residences. Also, sight lines for the existing pedestrian crossing (safety) as well as access for pedestrians.
We are opposed to any residential development. Keep the C-C2 and eliminate the DC. There is too much traffic in the area as it is and more units will make the traffic worse. There appears to be NO surface parking for residence and visitors. Creating towers will destroy the skyline.
We do not need more people and more traffic to congest Southland Road and 24th Street S.W.
What parking arrangements will there be for the residential units? Will the residents need to park in the existing above-ground spaces for the Co-op? How will the extra residential units impact traffic flow on Southland Drive and 90th Ave SW?
would like to see the professional offices incorporated into the ground floors of this building
Would prefer to see no more than 8 in this location. 13 is too tall.
New Co-op
Want more info on roof ... will there be access to walk around up there! * maximize green spaces for the whole project
All Good
No comment
Put a parkade on top of the Coop instead of greenspace. Move greenspace to roof of parkade *(personal information removed)*
REMODEL THE STORE ONLY
No Comment
All new residence and employees will need underground parking
like the grass on rook would like to see bigger greenhouse, maybe public access park/ community garden
will need to see
A new Co-op is good use of the land, the present Co-op is a major shopping destination for our communities. Will it be built to LEED standards? (I hope there are expectations of

sustainable construction and energy use for all the buildings.) Make the green roof accessible as park space.
About time! Cutting edge, energy efficient, green, the list goes on. Finally!
Can't wait until this happens as this Co op is really in bad need of an upgrade
Co-op might as well not be there as there will be no surface parking available for people wanting to buy groceries and the supposed residents for the proposed site won't be enough to support the Co-op. Better to plant the marijuana on the "green" roof for the person that thought up this idea
Excited
Excited to have a new and modern store. Well thought out plans all around
Fantastic as this store is a dump and eyesore. Let's hope all this new construction does not include massive hikes in everything at the Co-op as they are the most expensive grocery store in the Province already.
Good part of the site. I'm worried about the traffic flow around this building as there is currently an odd bend in the turn in to the site behind the new CO-OP and next to building E that could become very difficult to navigate with more traffic.
Grass roof is a fantastic idea.
Great!
How big is the store now so we can compare. Why does it need to have a green grass roof and greenhouse. Is it solely for aesthetics for all the residential units proposed. It appears Co-op is just getting greedy and not caring about the community which they say is so important.
I am very excited about the proposed green roof and green house! Will it be open to the public? Will the gas bar and carwash remain, I would be concerned if not?
I appreciate the green look, but am against the construction or changes that are being suggested here. The community as a whole cannot accommodate this new development and it will only add more congestion to an already congested area. Reject this. I certainly do.
I have concerns about the number of parking around the CO-OP and don't feel there will be enough stalls for general shopping as well as for people in the businesses around the area.
I hope they keep up with the standard of quality in the produce section and that the bakery is still good if not better. The grass top and greenhouse sound like a great idea.
I like the idea of the new Co-Op -the building look will fit into the neighborhood.
I look forward to seeing an improved layout within newer facilities. Would it not be prudent to add a second story for possible future recreational facilities?
I support a new Co-op
I think that a green roof is a good start at being green; however, to be even more sustainable the vegetation should be drought tolerant and planted with native species to attract local birds and insects.
I totally believe that we should have a new Co-op building - I have heard there are numerous troubles with the old building.
I've been shopping here a long time. Im excited for a store that will be nicer like the Macleod one or some of the north ones. Im also very happy the store wont close until the new one is built. Shows Co-op cares about its members
Leave as is
Looks good
Losing employee parking at rear of complex. Put underground parking for all employees of the complex. i.e. for Co-op, BP's, new retail office and medical employees. Keep the lot open

for clients and customers only. Is the grass on the roof usable by the residents? If not, then install solar panels.
Love the green roof and green house concept!
Love yhe grass rooftop. Nice touch. And a greenhouse...lovely. Can people go up tgere to sit in the sun?
Needed. Green roof? Ridiculous. Expense of maintenance. There are now 7 entrances with accessible parking for each entrance. Again, congestion of traffic & parking.
Not sure that a green top roof is needed in this plan- no one at the meeting could give a reason or purpose for this. What use would it be to the public? Picnic area? Doesn't seem practiced. And, the flat roof adds to problems of drainage and roof leakage.
Oh, i'm really looking forward to this! I did think that the green roof wasa park for the people who lived there. That would have been #awesome! Maybe you should do that and "park-ify" it with some trees. you'd have a jewel of Calgary there...with lighting. Think weddings...could be beautiflu.
Parking looks inadequate for a busy Saturday at the Co-op.
Public access to green roof area?
Seems adequate, unsure of the utility of a roof top garden. Overall I think the placement of the buildings in this design seems haphazard and poorly thought out. The large sections of parking lot between everything are not going to be helpful for anyone
Slowest store in the city. Won't notice bc I won't shop there.
So excited for there to be a more efficient, green space coming soon. It would be amazing if produce could be grown on the roof for sale within the store below. This is forward thinking!
Sounds good.
Sure, if the Co-op believes they need a new building (and from pictures looks like it will fit right into the neighborhood) then I support it. Their new building is within reasonable height and looks attractive.
The green roof sounds like a good idea. Will there be public access to the greenhouse - i.e. a winter refuge - or is this intended to grow produce?
The store will sell the same items as they do now so the renovation is of no significance to me.
There should be parking allotted for Co op and business' staff (preferably underground) - before you allot spaces for the public. To glop them all together to create a # is a distortion of what's really needed. There won't be enough spots to go around. Customers will go elsewhere!!
There would have to be a stop light installed at the entrance to coop parking lot on southland drive. The intersection at southland and 24 is already a very dangerous intersection and this is going to create more traffic problems. A traffic signal in southland may alleviate some but not all.
This is the only idea that I think makes sense. There is no need for any more residential buildings, especially town homes. Calgary already has a high occupancy rate when it comes to corporate real estate. Why would we need more?
Waste of money
We are opposed to the proposed changes. Keep the C-C2 and eliminate the DC. Keep the existing COOP. There is not enough surface parking in the proposed new COOP development.
We have winter here. Who cares about a grass roof. Ridiculous expense. I go to get groceries and gas, AND support my local coop. Otherwise, I would never go there. Is the greenhouse

use to sell plants, grow veggies or just to sit and read? Or is this your tithe to environmentalists?
welcome a new co-op - great idea to have a roof top green house
Will it be the same floor space as the existing Co-op? Will the outdoor parking be reduced
Will the rooftop green house be used? If not what about a neighbourhood green space on the roof for local residents or a soccer field or something?
With at least 266 new residents for all of the new buildings combined, how will that affect parking for coop? For the community as a whole? My worry is if there is not enough parking for everyone (family's or couples usually drive two cars) they will overflow. It will cause frustration
Would like to see a more pedestrian friendly set up.
loading bay - I have concerns about truck noise for residents of "E" and existing townhouses across from Oakmoor (north side of street)
ok
Wow it will be busy
We could just use a larger Co-op store!
How am I to remember which building is which Why isn't that info on this sheet. Very Poor set up!
NO *(PERSONAL INFORMATION REMOVED)*
NO
needed
SUMMARY: no consideration of parking issues, traffic flow, traffic easing, congestion, safe walk zones for children, already extremely high levels of noise pollution. *(PERSONAL INFORMATION REMOVED)*
For all - it looks like parking will be <u>very</u> scarce parking spaces/unit (residential)
2. Do you have any comments on the number of residential units being proposed for this site
Sounds like a lot
Please ensure adequate parking for the units
Increase the density by 50%
Make sure electric plug stations are installed for electric cars
Make sure there are 1.5 dedicated parking spots per unit! Additional visitor parking for 10% of the unit count
Parking - I know you still have underground parking for SOME of THEM
UNNECESSARY MORONS ENOUGH CONDOS IN <u>OUR AREA!!!</u>
I like the density! Could even be higher
there will be 260+ units. They supposedly have own parking separate from COOP parking other current business parking. All this parking (or most of it) will have access to 24th using Oakmoor. Lights will be needed on 24 and Oakmoor further holding up rush traffic
More planned parking - 2 parking spots/unit. Transit may improve with the BRT but citizens are used to driving and won't be giving up a vehicle.
Seems like a lot of units - ...parking? ...traffic flow?
why 299?

Too many units. Should be 1/2 as many on such a small site in a residential community. 14 storey building destroys the ambience of the neighbourhood. *(PERSONAL INFORMATION REMOVED)*
Too many, can't imagine traffic can handle it. And won't be enough parking. Look at Oakmoor drive now - it is jammed with parked cars. There is no overflow available. These many units if parking and traffic issues are addressed seriously and <u>particularly</u> up front. Too much mumbo jumbo at this point. One parking spot per unit - seriously?
Like the idea.
Did not get enough info to make a comment. 14 stories looks pretty tall for area.
More small businesses not franchises
It is wonderful like the idea
Satisfactory
NO
What will the residential areas be rental? Condos? Lo rentals? Senior? No info yet on how many of each.
Too dense, too high, don't address traffic flow, congestion, noise pollution
Lot North of Oakmoor on 24 St should be bought by developer and converted into overflow parking.
Nearly 300 units will add over 200 cars to already overloaded street parking. Increased med/bus office parking requirements. Reduced grocery store parking will overflow on Street. Resident permit parking needed. More than one stall per tenant will be needed as many residents will have two cars. Traffic lights will be needed at Oakmoor and 24 St to handle traffic leaving complex or other lights to get traffic off NW corner of 24ST Southland complex. Consider additional traffic from Ring Road expansion. That is A CITY ISSUE. That should coincide with coordination with the province building Stony (Southland to connect).
266 units is too much for the site.
Adding more people in the area will create additional problems especially with parking (residents, visitors, staff, and customers) and traffic - grid lock is quite common in the area in the rush hour as it is and we don't need to add to the problem. The towers are too high and not appropriate for the area as this will dramatically alter the skyline and these towers will be visible from Glenmore Park and an eye sore.
additional parking issues, traffic issues, spaces in the local schools, additional noise,
Again, adding more residential to an area which is already creating nightmares from a traffic perspective is asinine. There are times at 8 am it takes me 30 minutes to drive 1.5 km's to 14th street sw. Not a responsible decision to the environment as Oakmoor dr will be full of cars on either side and create more traffic on an already over congested set of roads.
As long as parking and road access are well designed, the number of units does not concern me. If this becomes a bottle neck for Southland or 24th, it will have a major impact on my daily life. Are the tall buildings being set to minimize shading of surrounding residential streets?
At a total of $92+32+46=170$ units could be population increase from 0 to 170/340 or more depending on the number of residents in each unit Understand that parking is provided for the residents, but what about parking for guests and or situations of multiple vehicles per resident

<p>At the open house the poster boards should be elevated above head height so that they are viewable when people stop to read them. There was no flow of the lineup once the first visitors stopped in front of the poster boards. We left at that point. The developers open house at coop included shadow plans but no mention of the traffic studies. It sounded like the traffic studies did not include any information that may be included from the ring road traffic studies that may increase traffic.</p>
<p>Attica provides lovely lodge care for seniors. Private company. Staff are lovely. Bakery on site at SE location. Higher level of care than assisted living. But not a nursing home Nothing like it in this area. We want to stay here...near our family.</p>
<p>B and e are too tall.</p>
<p>Building B - too tall a building and too many residences. Would like to see it with about 50 residences. Building E - Far too tall for this location. Would like to see it scaled back to 8 floors and less residential suites available.</p>
<p>Concerns with any additional residential buildings due to traffic congestion and additional burden on existing infrastructure.</p>
<p>I am concerned about how many units will be ownership & how many will be rental.</p>
<p>I am happy with all of the proposed residential units</p>
<p>I am very concerned about an increase in residents. Traffic is very heavy and there will not be enough parking available.</p>
<p>I dont have an opinion really. Its hard to visualize 266 units but the way the drawings show the buildings look nice to me</p>
<p>I think it is great for a growing city to have more places to live.</p>
<p>I think it needs to be an absolute priority that the residences use only 100% of their own parking so that residents and visitors do not spill into retail/commercial parking and onto area side streets. That will likely require abundant visitor parking for the residents.</p>
<p>I think it's a great step forward!</p>
<p>I think that the addition of this residential units is fantastic. I think it will be great for the older folks in oakridge who would like to down size, but remain in the community. However, 13 stories is way too tall, and I think there will be additional congestion with that many additional units.</p>
<p>I think the number of residential units is too high for the site and the road access. It is already a busy intersection. The BRT doesn't even go past here for better transportation choices than cars! Are there plans to increase transit? The 13 storey buildings are too large and result in too many people living on this lot. 266 units total could mean over 500 people!</p>
<p>I think this development is a concept whose "time has come" plus the opportunity to own new construction in an established community is very appealing - especially for those of retirement age who wish to "age in place". Again parking and traffic would be my main concern.</p>
<p>I think this is going to really congested the area. As I understand it thenpublic schools are at or over capacity in most grades. I am VERY concerned about what that will mean to residents who specifically bought in these areas pumphill Palmiere bayview and Oakridge for the schooling and the leas congested areas. If we wanted a dense area we would have bought in the new areas.</p>
<p>I think this number will help with the dwindling numbers in the area. This should help the crumbling infrastructure in the area by updating it. Hopefully if creates a ripple effect.</p>

I would like there to be more. It is a huge site, why is only 1/3 to 1/2 of it being used at this density? When the ring road opens, this will be essentially a inner city neighbourhood, near a massive park. I think this site could be move developed and redeveloping parking lots or existing retail should be considered. This site is quite well used by those in Tsuu T'ina communities (being a very close grocery store). Is there any plan for some low income or socially thoughtful housing spaces?
Just not sure why we need to cram even more people and more cars. Overcrowded already and now with the BRT transitway nightmare, good lord! Our neighborhood is taking a huge beating. I understand the Co-op being rebuilt but to add condos/crime/more cars/ etc is a little puzzling to me. Retail will need parking as the BRT park and riders will all use the parking lot, we all know that. The hideous pink condos on Oakfield across from the Co-op will all have a view now of other condos, niiiice!
Less is better as there are a lot of vacancies in the surrounding areas.
Looks great. Glad to see this space better used to bring more vibrancy to the community.
My only concern would be the flow of traffic entering and leaving the complex, and whether or not there would be adequate parking spaces. Also a bit unsure of the type of demographics of the people that would buy/rent the condos. I think more information is needed.
No concerns. This is an appropriate amount of housing to add to the area and will provide more options for housing than are currently available to area residents. More could actually be added
No more then 90 new units should be allowed, less if looking at multi occupancy dwellings. The amount being asked for is outrageous.
None are needed nor required.
Not interested in having any residential units built. Oakridge has some of the lowest high density housing in the City. That is important to us. What you are proposing will create such congestion much like all the other shopping centres where money is all that matters. Leave our community the way it is, Co-op should not have the right to ruin it just to make more money
Not the number of units but the number of parking stalls for the units. I dont think one stall per unit reflects the number of vehicles in todays society. Just go down any street with condos and look at the number cars parked on the street.
Parking stalls allotted are not nearly enough. 266 residences and 252 stalls is only half of what would be needed. How many families/couples only have one vehicle??!! The overflow will plug up the ground level public parking making it congested. Don't need to look far to see this down the street at Glenmore Landing- every day, before it opens, the staff have filled half the lot. We all know how hard it is to find a spot there Proposed stalls # is not adequate - unacceptable and preventable!!
Please - no towers !!! We do not need more people and more traffic to congest Southland Road and 24th St S.W. We can barely get out of Oakridge as it is with traffic backed up from 14th St to 24th St. This is a ridiculous idea.
Please see the previous section for my comments.
See previous comments. No objections, just questions.
Seems fine. Ensure enough parking.
Seems like too many buildings for the site, also 13 stories too high. Will end up with too much congestion and more zoo like. Would like to see a building for seniors, say 55 years and up. A lot of seniors in this area who are looking to sell their homes for something smaller.

The amount of residents is OK because of the sw brt and adding some density but the height of the buildings is concerning. They look out of place for the area. They should be limited to 10 storeys.
The appetite for condos in Calgary should be strongly considered. Currently, there is a major surplus of condos in the City. Empty condos don't make for flourishing communities and thriving businesses.
the area is in a transition with families that raised there children and now have moved out . the people that are buying the homes from these families are younger with young children or just married and are planning to have children. the area is in a transition period.
The development will suit singles, married, families and retirees the same. Who ever designed this deserves a commendation!
The rate of densification looks too ambitious to support either parking or road infrastructure in this area. Even if underground parking takes into consideration the tenants, what about visitors who wish to drive here?
There are far too many residential units being proposed in the building of 13-14 story apartments. Building A and B are far better suited to the surrounding neighborhoods. High rise building are an eye sore, create more traffic issues along 14th street which is already above capacity. I also have concerns regarding our current sewer lines. They have flooded many basements in previous high precipitation years and may be at maximum capacity.
There are too many - the roads will not be able to handle the extra capacity of traffic or parking. I would prefer a cap on the storeys of 4-5.
There is no need for any residential buildings. This area is so beautiful why ruin it with more smaller housing options. There is plenty on both sides of the streets that are having a hard enough time selling
There should be no residential units built here at all. This area should stay as is. This proposal is a very poor idea.
Think it is a positive for the community
This area does not need or want this high density development
This is a large number of new people being introduced to this neighbourhood. There will be definite impacts to parking (likely on oakmoor drive) and traffic on both Southland and 90th. Will there be connections to area bike paths from this development?
This is a very large number or people. There will definitely be impacts on parking on oakmoor drive. Will there be a light that will enable them to turn out onto Southland? Will the pedestrian crosswalk on 24th be impacted? Is the volume of traffic on 24th anticipated to increase? Or is it anticipated to decrease overall with the ring road and brt?
This is already an extremely populated area with several townhouse complexes adjacent to the proposed project. I would like Building E eliminated all together. Building E looks like an after-thought to an otherwise well designed plan. Realistically, the area likely can't handle any more than 100-130 residential units.
This seems like a lot of additional residences. I certainly hope that you do not increase the number in the final decision. I understand the need for densification, but not at the expense of existing neighbourhoods.
To many additional residential units
Too high density for this residential neighbourhood.
TOO MANY UNITS! The buildings proposed are not slightly higher...they are a lot higher.

Very hard to believe that they are talking about this many new residential units - the parking & traffic in the area is going to turn into an absolute nightmare. I understand that there is to be underground parking for the residents of the complexes but, what about visitors & owner's excess vehicles, staff parking and the number of parking spaces that are being eliminated? I can see people using Oakmoor Dr. & 26 St. S.W. for parking with no recourse for the existing residents.
Want to know more information about effect of additional residences on local infrastructure (water, drainage, etc.).
Way too many people.
We believe most of the negative comments and feedback will be of extra traffic to this already maximized area. there is only 3 ways out of this area and they feed onto 14 th street which is congested at most hours of the day. The new widening and connection to ring road will NOT alleviate the traffic that already exists, as the majority of the residents will be using 14th street, and Anderson and lastly Southland. The new residential tower that is now on 90th ave has made the traffic heavier.
We have no objections to any of the proposals! The entire project is a great idea and a worthwhile upgrade of the area!!!
when you scale back buildings B and E to six stories it will be an acceptable number of units
Would prefer that the new Co-op store be an upgraded co-op store like the one on Macleod Trail.
Yes - way too many for the space. Will cause nothing but problems for the tenants and the surrounding community with the most obvious problem being tenant parking on Oakmoor Drive and 26 street.
Yes!!!! way too many people in a small area. I moved here because of the quiet now what
3. Do you have any comments on the proposed commercial uses or are there any commercial uses you would like to see added?
Community Arts Centre (for exhibition, gallery, performance etc.)
Make Coop provide underground parking
Adequate access to medical & transit tie-ins
Good concepts
IT SUCKS ROCKS IDIOTS
Biggest concern - I do NOT want low income housing
How long will coop be out of use as well as attached banks, medical offices, business and such
Keep the dollar store. It's an independent - not a chair! Very important.
There are currently issues with barbage and recyclnig trucks coming between 10PM and 7AM; i.e. not obeying the noise bylaws. Please ensure that this situation doesn't get worse.
I'm wondering if you would consider building Building A first. This might provide a sound barrier for the townhouses along the Western Boundary of the property for the remaining construction activities. In a future email, could you provide information on whether the residential units will be rentals or condominiums? Also it would be great to see the results of the traffic study. Thank you.
restaurant/bar / café / space in the commerical areas?
Restaurants are good. There are already 5 shopping centres close to this development. Development (to this degree of excess) should be limited in its scope to fit the community.
no

no
Satisfactory
NO
Could not tell where First Calgary will be. Apparently not decided yet. No specific place to learn this. Waiting...
no
14 storeys seems a little high for maximum height. 10 seems more appropriate.
A post office would be useful. That is currently the retail destination that I use my car for the most.
As long as the tower keeps the terrace design it should be fine. 13 stories closer to oakmoor drive would increase the shadow
Building is too Big
Commercial changes would be acceptable. The community cannot hold the hundreds of new units being proposed.
Commercial use is great as it is not too great an impact on the area.
Developments like this will keep the City from the Urban Sprawl that we've been experiencing in the last 10 years in Calgary.
Disagree with increasing the maximum height per proposal, it does not align at all with existing infrastructure.
Do not change the zoning !!!!!!!
Do we need yet another convenience store located within a major grocery store?
Do we really need all this here when it is available elsewhere nearby
Food kiosk? Not entirely sure of the value of that. I do know that as a community we really need a good (or more than one) sit down community meeting place such as a great coffee shop and/or better restaurant(s).
Given the increase in traffic, I am concerned about bike accessibility for the businesses, and bike/pedestrian friendly design in the parking lot. I frequently walk and bike to the coop/plaza.
Hopefully, CIBC bank and Wild Rose will remain in this location as well as the medical clinic and other professional offices currently in the Co-op complex but as mentioned above do not want the two-story professional building blocking my view on the west side. All I will see is a wall.
I am not opposed to commercial use of this space.
I believe this plan is too ambitious as shown. One stand alone office building (E) in the corner of the lot is tolerable, but extending building B to 13 storeys is excessive in terms of what the infrastructure in the area can comfortably handle.
I have significant concerns about the height.
I see this as an opportunity to build a 4 story building for senior housing and possibly care. It could surround a courtyard area and offer seniors some more choice in a great area of Calgary. 14 story high rises are not something that fits into what makes this part of Calgary so sought after.
I still would like to see no buildings higher than 4 storeys.
I think the zoning is fine. Can the zoning be extended to the open lot across from the old blockbuster building? I could see an additional tower there someday.

I understand we could use some more retail in the area but certainly not condos or high rise apartments to block everything and just bring in more cars. The BRT transit way will be taking all the parking so where will the patrons park?
I would be happy to see a new Dollar Store go into this development.
I would like to see a UPS type store for mailing packages etc. A Sports type store would interest me!
I would like to see First Calgary bank stay.
It is unacceptable that any commercial use building be at a higher elevation than the existing residential buildings. I purchased my townhouse for the backyard privacy and I will not have people now able to see into my yard/house.
It would be nice to bring jobs to the area as well as some restaurants and cafes.
It would increase traffic in the area unless they are upgrading the roads to accommodate this increase it will be frustrating for both customers and people who live near by
It's time for Calgary to grow up and start going up, rather than out. Hopefully this revitalizes the area.
Keep the C-C2 district as is and do not add the DC. We are opposed to any residential development on the land.
Looks good
Maximum height too high. Sore thumb comes to mind. Blend in to the neighbourhood.
No
No comments.
No concerns
No problems with the commercial uses.
No. This doesnt really make sense to me but Im sure whatever is needed will be done to make this C-op great
None need to be added. No doubt Co-op will lose a number of current commercial business
Not interested at all in having buildings up to 14 storeys. That is ridiculous. Keep these types of developments in the downtown etc but not in our community. Oakridge is not yours to ruin.
Please see the previous section for my comments.
Should not allow for 14 stories
The buildings are too tall!! Too many people pouring out onto Oakmoor Drive. Traffic lights will need to be installed at 24th St and Oakmoor Drive.
The height of the development is of concern to me. Is there alternate zoning which would not allow such high buildings?
The maximum height is too high for the proposed re-zoning.
The proposed commercial uses under (DC) are not much different than what is there now so that is fine. We need the bank, grocery store, small commercial businesses and increased medical facilities are good use of the space, as long as there is enough parking and/or better transit.
The should be no commercial businesses added to this area. There are enough. Traffic is high enough as it is. This proposal is a very poor idea.
The zoning should be for a lower maximum height
This is a good fit.

Too tall.
Want to be ensured that the maximum height is adhered to, if not lessened.
We are a community that does not have storied buildings, including Braeside & Cedarbrae, with the exception of the towers on 90th in Palliser, we do not need nor require these buildings. They will not blend in with the character of our neighborhood. Where will City recycling & Good Will with enough space for the trucks go? Garden Centre - spring, summer only. Where are the supply trucks for all the retail stores going to park & unload? Parking will be a huge issue that needs to be addressed.
We do not need an eye sore for the residents who have a beautiful view of the skyline and sunset. As our yard backs into the green space and is adjacent to the coop parking lot this will create a lot of. Once and disturb the serenity of our family time enjoying the outdoors in our yard.
We do not need any commercial buildings. We have the ones currently there, and Calgary is suffering enough with not being able to fill commercial real estate spaces. Why are we providing more?
What does a Food Kiosk mean? I think of what I'd find in a mall. Not sure how this fits into the proposed development. I'd like to see car share parking added. I'd like to see redevelopment of the south end and A&W. These areas are not making the best use of space. They make navigation cumbersome.
4. Do you have any other ideas or concerns regarding the proposed development application that you would like to share with the City?
No
Concerned about construction. This is quiet residential neighbourhood, for the most part and access to parts of the site will need to be maintained throughout.
Should be more units - 3 to 4 storeys and taller. 100 - 150 units or more
Parking
Hello I like the concept but I am very concerned that parking will not be adequate. I understand that there will be underground parking but already there are days that parking is already an issue. You will be adding close to 200 residential suites with the possibility of 2 cars per unit Plus the cars for all the retail outlets. There are a large number of senior citizens that need to park close to the stores. Do you want the Coop to be like Glenmore landing? Most people avoid Glenmore Landing during more of the day due to lack of parking, just try getting a parking spot near the bank or the doctors office during the day. I have tried to get into your open house on Feb 23 but the lineup was too long so I could not stand outside in the cold for long time. The open house was 3 hours long. Is it possible to have a second open house? Please add my comments to this project.
MAKE *(PERSONAL INFORMATION REMOVED)* PAY THE BILLS HE DESERVES IT
SUCKS ROCKS JERKS
ABSOLUTELY <u>NOTHING!</u>
BRT at the same time as this project will create traffic delays where will we park at COOP
NO LOW INCOME HOUSING
It must be low density
Much more staff is needed to field questions
Please ensure enough underground parking for residents (1.5 spors per unit) as well as employees of commercial units so remaining parking is for visitors/ customers. Otherwise love it!

Am disgusted that developers and the City haven't included solar panels. Perfect opportunity to set an example re you touting green initiatives. Forget the green grass ontop of the Co-op. Solar panels should be in the mindset of all you city planners and make developers follow your lead!
As mentioned earlier, I have concerns regarding capacity of the sewer system as it has had major issue during high rainfall in previous years filling basement up with its back flow. City has done a terrible job of advertising this project. Shocking to see how well current SW BRT signage is so that we can add comments to a "done deal." Important public consultation like this appears to want to be avoided. The city has lied once again in saying that they adequately informed the community.
As the city proves with every project, what our concerns regarding developments don't matter.
At the Open House on Feb 23, a City of Calgary representative *personal information removed* interrupted a conversation that I was having with the representative of Quarry Bay, the developer, in order to pick a fight with him, and then dragged him away to a private corner of the building so that he could continue to browbeat him out of the public eye. Astonishingly rude and inappropriate behaviour on the part of the City employee. It actively interfered with the purpose of the Open House: informing the public.
Because the sw brt would also be in the area, long term parking should be monitored and ticketed so that residents in the area have enough room to park here. Also, the residential streets in the immediate 600m radius should have parking permits enforced so other people don't park there either other than residents.
Between the changes that will be coming due to the Ring Road and this proposal, this area would be disgracefully changed. This is just the Co-op wanting to make money on behalf of this community.
Do you really have to destroy the neighborhood as it is now?
Has vehicle access off Oakmoor on the NW been eliminated? the remaining Oakmoor access must be efficient e.g., straight line from entrance to SE corner of co-op. Currently and proposed require a right turn at a stop sign. 24th access currently and proposed requires drivers to deal with the commotion at the gas station. Greater emphasis on bike and pedestrian access. Add Bike and pedestrian access from NW corner past residences. Plan seems be lop sides with tall building to the north.
Highest density should be along arterials, not tucked behind the parking lots. Any current or existing transit users have to walk through a big parking lot for no reason and doesn't create a sense of community or a nice place. Density, height and number of units are fine, orientation of the buildings are not. As it is currently designed, it's poor urban design and won't create a nice place
I am concerned that with the increase in commercial/retail space, the parking left on the surface for users of those businesses may not be adequate. Has thought been given to parking under the Co-op??
I am deeply concerned about the city not seeing the value in established neighborhoods
I am very concerned about the number of residential units and size of the buildings to house them. 13 storeys is too tall. A maximum of four or five storeys mixed with the 3 storey units suit the area better. I want to see affordable housing included as well as housing for homeless people, especially families. I expect the City to require new developments to include this type of housing! Will existing water/sewage and gas/power systems meet the needs of this large development? BRT connection?
I doubt you'd read them anyway. I'm talking with the trash barrel. I'm sure Mayor Nenshi knows what's best for the SW. I've never seen him visit down here. He will do what he wants. Moved our local police station to the NE.

I like it and would like to see other areas follow by example.
I really do like your proposal minus all the condos/apartments. They will just become eyesores and use all the parking as where will all the people visiting these people park, oh yes, they will all use up all the co-op parking stalls. Where will all the motor homes/junk to the dump trucks/everyone's second and third vehicles park as all use the co-op parking lot now? Parking and all the cars is a massive concern
I strongly disagree with adding more residential residents to this area. Oakridge already has very congested traffic and parking will be very difficult for new residents with more than one vehicle.
I think that when people moved into this area, some over 40 years ago, a primary draw was the feeling of openness and space. The degree of densification shown in this plan completely destroys that feeling, at least for this immediate area. I think if I lived within 700 meters of the north-western edge of this proposed re-development, I would be really concerned. If there is insufficient parking for this site, the surrounding neighborhood will take the brunt of any overflow parking.
I think this is really positive for the area and will help maintain area services. I welcome the change!
I think this whole idea is horrible. The only one that makes sense is the CO-OP upgrade.
I would like to see the developer, Quarry Bay, use energy saving materials in the building process and incorporate Eco energy systems such as roof top solar cells. Passive energy systems could also be considered.
I would really try to balance what is good now about what the proposal brings to the table. Way less residential. Maybe another duplex condo project and a smaller tower. Less total residences but some new area for people to move into the area. I understand that the developer would like to cram in as much revenue as possible but the intersection at Southland and 24th dangerous in the best of times (maybe you can look into it and a set of lights necessary at Oakmoore drive and 24th.
Im happy this is happening. I think its good for my community and I know a lot of people who may want to buy here. Thank you co-op!
I'm sure you've looked into it but please ensure parking is provided for these new residents as the street can get quite busy on Oakmoor Drive.
I'm very concerned by the lack of knowledge of your community planning staff. I attended the open house and the one gentleman could not answer any of my questions. Don't plan an event unless you are prepared to speak to it.
It looks like there will be more sets of traffic lights that would have to be installed at the entrance off southland drive ? As well as on the north side from oakmoor drive onto 24th street? And then Further west at the intersection of oak field drive and southland, we are told yet another set of traffic lights to be installed for the expansion of the ring road. It's just more and more stop and go, traffic congestion.....
Last year I looked at condos on all 3 sides of this proposed complex. I'm sort of glad I didn't buy in the area. I live far enough away to appreciate the amenities, but not to deal with the traffic. I am looking forward to more information on the development as it proceeds.
Leave this area as it is. It is just fine as it is. This proposal will only bring more traffic to an already congested area. This proposal is a very poor idea.
More green space desired, there was NO consultation from the developer with neighbourhood before December 2016, contrary to their claims. Better streetfront presence (more "daring" design) is possible, this is not adding anything. Height of building sets a bad precedent for a neighbourhood with no existing overall development plan/philosophy. No buildings of that height close by this development, only 2-3 story buildings.

<p>Most residents in the area are still not informed of the proposed changes and the City should do everything it can to inform the residents via news media, flyers, telephone calls, email, posters and signs. The quality of life in the area will deteriorate (noise, traffic, and visual pollution). Residents were not properly informed. This processed seems to be rushed with concurrent applications for land use and development. We do not want any residential development and no towers.</p>
<p>My big concern is on-street parking along both sides of Oakmoor Dr & then north along 26 St. SW during construction & than after the residents move in. Resident's excess vehicles and visitor's vehicles will be parked along Oakmoor and along 26 St.. What recourse is there for existing area residents when this happens? Also, when everyone leaves the area during morning rush hour, the line of cars trying to access 24 St.off Oakmoor will be so long, drivers will cut through on 26 st.to Oakhill Dr.</p>
<p>My concern is that this will become like Glenmore Landing. The parking will be used up by employees and overflow from the residential units. Then it will be hard for customers to find parking and it will become inconvenient to shop there. I will drive farther to shop if it means less hassle to park and get into the stores. I think this is a prime opportunity for the City to force developers to install solar panels on everything they build. Lets generate some power back into the grid.</p>
<p>No concerns</p>
<p>No concerns whatsoever! Great proposal, can't wait for it to begin!!!</p>
<p>No, I have said my piece.</p>
<p>No. I do not live in Oakridge. The only businesses I currently support are the Co-op grocery store, Gas bar, Liquor store, A&W and Boston Pizza. The congestion I see coming at these outlets concerns me.</p>
<p>Oakridge needs some updates in the businesses and restraunts that are here. People in the community have no coffee or restraunts to walk to that are appealing for young families. Very excited for the change and hope some more modern and local businesses come into the neighbourhood!</p>
<p>Only parking like mention for the coop building I am concerned about.</p>
<p>Parking to the north of the project is already at a premium. It is currently used by the condo project to the north. I believe the street is oakmoor drive. The maps should include street names. There should be traffic control at 24 st and oakmoor drive as well. Turning right or left onto 24th st is already difficult.</p>
<p>Parking! When shopping for groceries...i would suggest that handicapped parking should have cart kiosk in it's middle...not five cars away. Many of us cannot walk to the kiosk to get a cart. On arrival in the store...the carts are not right there....another walk</p>
<p>Parking. We do not need the condos/apartments. Too congested for a 2 block area. Staff parking for all the retail, 2/retail. Potential shift change, offices, restaurant, medical personal.visitors to the units. Both sides of Oakmoor Dr. & 26th Street are critical parking for the 116 unit duplexes to the north of Co-op. No parking for anyone from the development on these roads.There needs to be assurance that parking, traffic & noise will not affect the surrounding neighbors. Crime will increase.</p>
<p>Please ensure that buses have a decent stop. Also, maybe a cel tower?</p>
<p>Please monitor the intersection of Oakmoor drive and 24th street. I'm in support of this development. I think it will be great for the community, however would like to see a smaller height restriction (8 stories max). Thank you!</p>
<p>Please stop the proposed development for reasons listed above in survey.</p>
<p>Stormwater capture and re-use is great. I wish this sort of thing was included in the poster boards, so the community could become informed about initiatives like this. Similarly, the co-</p>

<p>gen and energy saving construction initiatives are to be commended, but the average resident does not know enough to ask those questions.</p>
<p>The development is not one that is wanted by the community regardless of what the Community Association is saying in the tainted notice that they finally put out to the 400 Oakridge members and finally to the 2,500 Oakridge community in the February 2017 Echo. The OCA Board made a decision long before they finally tried to involve input from the community residents.</p>
<p>The traffic getting out of our areas in the morning can be absolute murder (especially in the winter) - I can't even imagine what it will be like with this many new residents moving in. Also, the communication for announcing this project was really, really poor. As someone who shops in Co-op probably 3 times a week, I never once saw or heard anything about the project. It was totally word of mouth from my neighbours that I heard about it.</p>
<p>The traffic is already a problem at times when trying to turn left onto 24th street from Oakmoor Drive. Traffic circles will need to be added to alleviate the problem that will be created by increasing the density of an already extremely densely populated area.</p>
<p>There seems to be a significant reduction in parking spaces. Are there enough to cater to the medical building and the COOP? I assume the residential will have underground parking.</p>
<p>There will definitely be a need for a traffic light at the corner of Oakmoor and 24 St SW. It is difficult to make a left hand turn or drive straight across 24th St. With the influx of new residents this will be next to impossible. I understand the city wants "gathering places" in lieu of parking spot. Bad idea! I don't want to relax in an area that close to lots of traffic. Most of the shoppers drive there. We have a good sized senior population that I expect will continue to be there.</p>
<p>There will need to be traffic lights installed on Oakmoore Drive and 24th Street otherwise you will be unable to access 24th St. - especially during rush hour. It is very difficult getting out of there now without adding all those extra proposed people/cars. What about visitor parking in this proposed development? Will ALL residents parking be underground? How many stalls for visitors? Will any part of this development be for seniors or will it be mixed ages? Children welcome?</p>
<p>This development could be designed so much better. I hope the city has the ability to make the developer consider a better thought out layout of buildings that would decrease the amount of parking lot people have to walk across. The design could really change whether people in this development are going to use transit or their own cars. I would also hope the city would consider limiting the height of the development to maintain the character of the neighbourhood.</p>
<p>This development overall is not very friendly to pedestrian use, as there are large stretches of parking lot between the buildings. It would be my hope that the development would have a more modern pedestrian friendly approach with the area looking more like a small community rather than a bunch of disparate buildings plunked down at random. I think the commercial businesses would see more use from the surrounding community and those living in the complex if accessibility on foot was considered.</p>
<p>This was the worst public engagement session I have ever seen. The space was woefully inadequate and we waited 20 minutes outside in the cold before we could even get in. The lines did not move, there was no presentation and to many I heard speak of it in the line up the perception was that the City wanted to discourage people from coming out, staying, and or asking any questions. I think for this to be the only public engagement on this project is shameful on the part of the City of Calgary.</p>
<p>This would be fine if it was a commercial redevelopment.</p>

<p>Too high density. Not enough parking currently. No point in having additional services if there is no access... unless no parking is the point. Seems to be an attempt to justify the BRT that no one wants either. You're destroying our neighbourhood.</p>
<p>Traffic - will be an issue, as well as parking. This is an older neighborhood and while I like the idea of new development, I think the high rise 13 storey buildings are too high. This area is already hard to get in & out of to the main arteries when there are snow or accident issues the added increase in residential homes will only make the issues worse. With regard to the open house on Feb. 23 - I found there was no new information available - I didn't find it beneficial.</p>
<p>Traffic flow around the site. The entrance from Southland between the liquor store and Boston Pizza is hard to exit now, will be worse with higher density, no light and new ring road off ramp traffic. The Southland turn off between the liquor store and the car wash could be a site thoroughfare but currently ends in an odd jag around the building to get off the site which often has confused traffic. As said before, the site would benefit from retail site or parking lot redevelopment.</p>
<p>vehemently opposed to this development and land use change is not acceptable</p>
<p>We've shopped at the Oakridge Centre for 20 years. My concern is about adequacy of surface parking for the Co-OP and additional office/retail space and the consequent significant increase in vehicular traffic throughout the site with the residential component. Currently there are 2 access points from Oakmoor---looks like this is going down to 1. Circumnavigating the proposed development is going to be much worse than at present.</p>
<p>Why is it taking so long? Is this the norm on how long it takes to get things done in Calgary?</p>