

What We Heard Report

sunnyside
AREA REDEVELOPMENT PLAN AND
LAND USE AMENDMENT



February 07, 2019

What We Heard Report



What We Heard Report

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SECTION 02
PROJECT OVERVIEW

The Project site spans 15 acres and is located in the community of Bowness just northeast of Sarcee Trail SW and the TransCanada Highway. The Project also borders an active railway line on the east side of the site.

The Project is envisioned to offer a variety of uses, including commercial retail and residential. Specifically, the site may include a grocery store; enhanced connectivity for pedestrians; cyclists and drivers; improved access; entrance features; and gathering places. ONE Properties submitted an ARP and Land Use Amendment application to The City of Calgary in December 2018. If approved, the amendment will allow for the development of both future retail and residential accommodations on the site.



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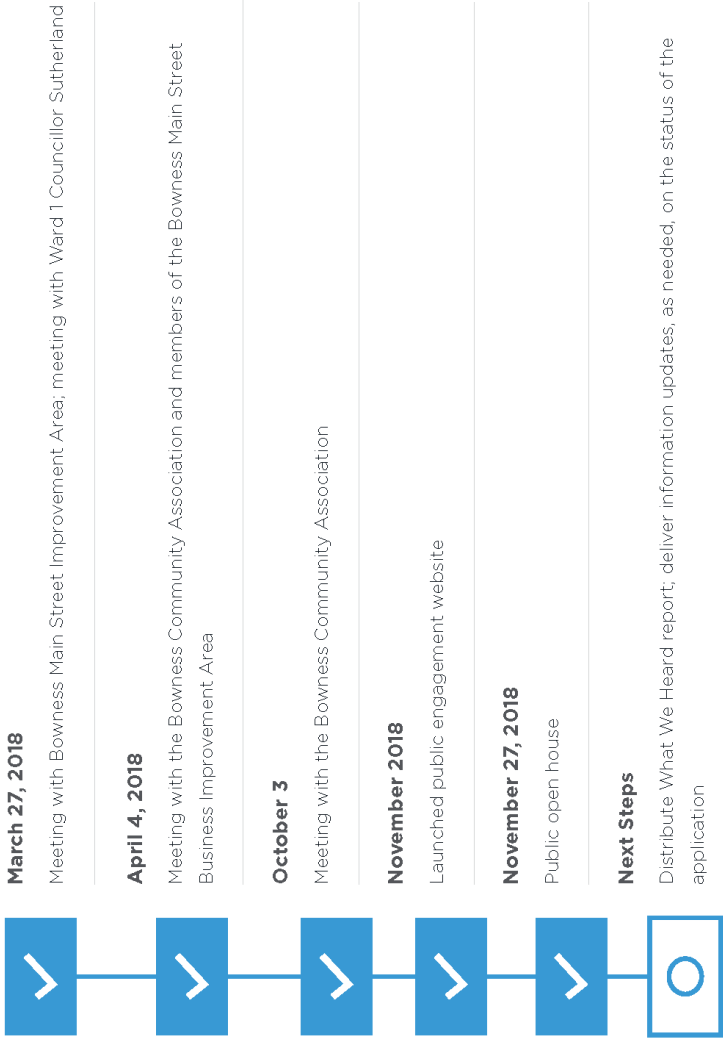
SECTION 03
ENGAGEMENT OBJECTIVES
AND APPROACH

- The communications and engagement approach is focused on informing and consulting (or, listen and learn according to the City's Engage Framework) with the community. The main goals of the overall strategy are to:
- ◆ Generate awareness about the proposed development and provide multiple opportunities for stakeholders to learn and provide input on key areas relating to the Project.
 - ◆ Ensure that all pertinent stakeholders are identified and included in the process.
 - ◆ Share relevant information about the Project in a timely manner.
 - ◆ Keep stakeholders informed, listen to and acknowledge concerns.
 - ◆ Ensure the engagement process is monitored and measured, and results are shared with all stakeholders.
 - ◆ Analyze input received and communicate back to stakeholders how such input was or was not included in Project planning, and why.



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SECTION 04
ENGAGEMENT PROCESS

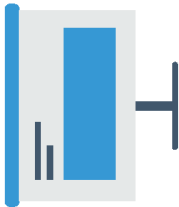


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SECTION 05

OPEN HOUSE AT A GLANCE

Following initial outreach with primary stakeholders, a public open house was held at the Bowness Community Association on November 27, 2018, from 5-7 p.m. Attendees viewed information boards which included details about the Project vision, the proponent and relevant policy, and also spoke with members of the team, including representatives from ONE Properties, B&A Planning Group, S9 Architecture, Bunt & Associates, and Tate Economic Research Inc. Attendees were also asked to fill out feedback forms prior to leaving the event.



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85% of attendees Strongly Agreed or Agreed that the information provided helped them understand the vision of the proposed development. *

76% of attendees Strongly Agreed or Agreed that the information provided through the display boards and the project team met their expectations. *

*Based on 88 responses



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SECTION 06
EVENT PROMOTIONS

- ◆ Project information flyers were distributed to targeted and adjacent stakeholders
- ◆ Post card mail drop invitations delivered to residences and businesses within a 500-metre radius of the Project site
- ◆ Project website was launched in November 2018 and included a posting about the open house
- ◆ Personal email invitations were sent to stakeholders that have already been engaged
- ◆ Two temporary street signs were placed in the community of Bowness



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Information Flyers



Postcard



Website



Street Sign

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SECTION 07
WHERE ATTENDEES LIVE AND
HOW THEY SHOP

As open house attendees arrived, they were asked to place a coloured dot on a map to identify where they lived in relation to the Project and if, and how, they access the Bownesian Grocer (the only grocery store in the community). The purpose of this activity was to get a sense of who attended the event and to assess shopping behaviors in relation to the proposed Project. Results from this activity showed that:



Of the approximate **200** open house attendees, **114** households were captured on the map.



21 said they shop at the Bownesian Grocer regularly, and when they do, they typically walk.



46 said that they shop at the Bownesian Grocer regularly, and when they do, they typically drive.

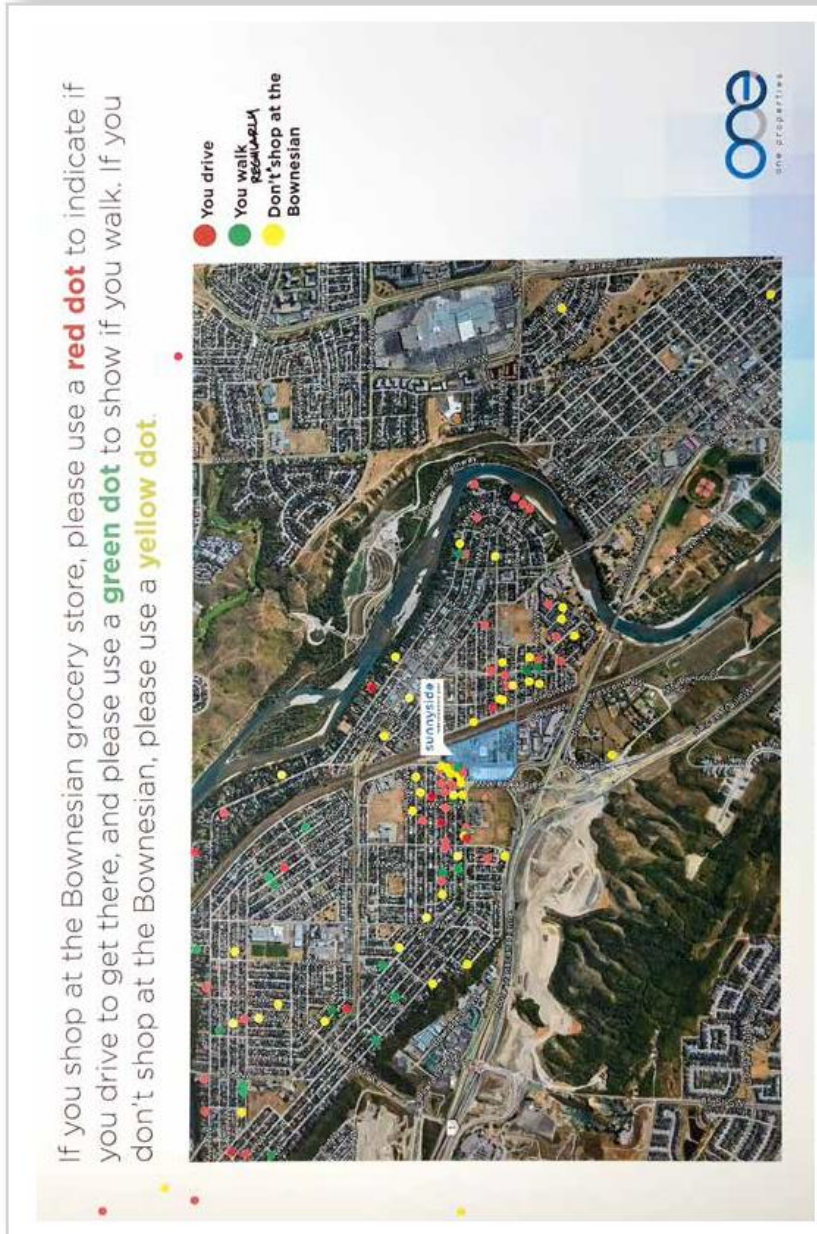


47 said that they don't regularly shop at the Bownesian Grocer.



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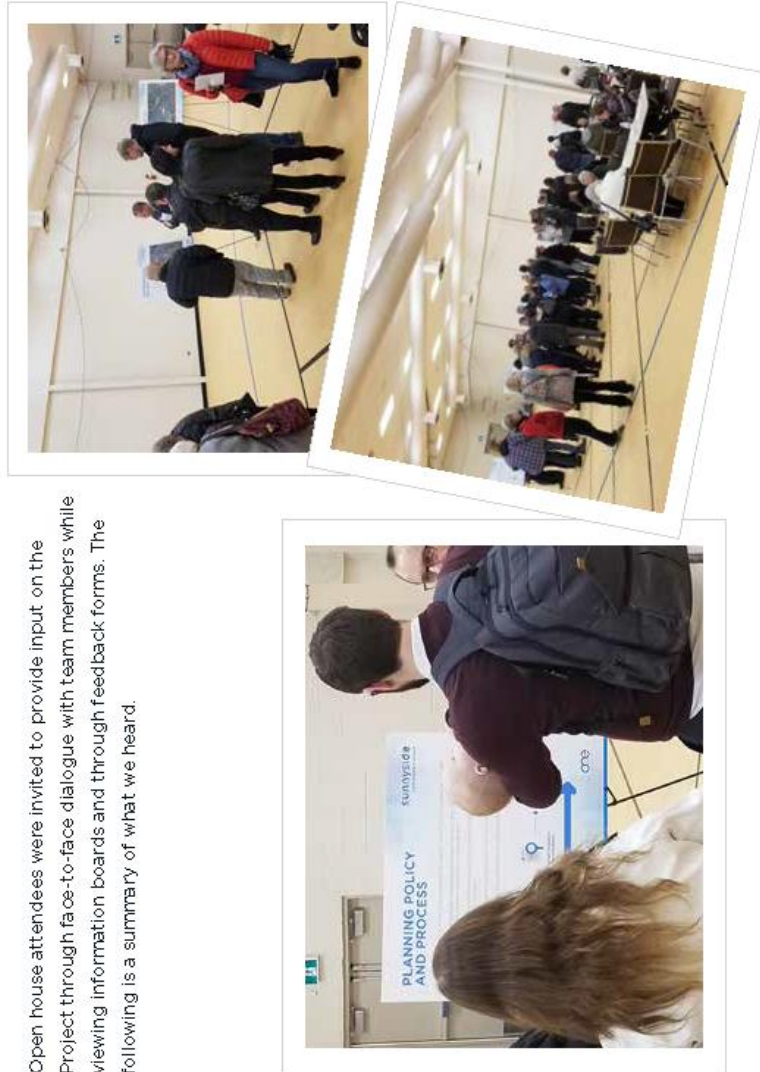
Attendees marked down where they live and how they shop with coloured dots



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SECTION 08 FEEDBACK SUMMARY

Open house attendees were invited to provide input on the Project through face-to-face dialogue with team members while viewing information boards and through feedback forms. The following is a summary of what we heard.



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OVERVIEW

General Support

Many expressed their support for the Project for a number of reasons including, but not limited to: positive opportunity for the area, walkability and pedestrian safety improvements; good use of space; improved infrastructure; and mix of uses.

Traffic

A number of comments cited existing traffic problems in the community and the concern that the proposed development would contribute to congestion and the lack of road infrastructure in place to handle more drivers.

Residential

Many comments were made in support of adding residential use to the site, while some specifically mentioned a need for affordable seniors housing.

Grocery Store

Many attendees expressed support for a grocery store, with some saying a small grocery store is preferred, while others mentioned there is no need for a grocery store at this location at all. Of all comments made specifically about the grocery store, a slight majority spoke in favour of it.

Density and Height

While many expressed support for the proposed density, most comments expressed a preference for a low-rise building to help maintain the look and feel of the community.

Look and Feel

Many expressed the desire to maintain the “small-town feel” of Bowness by designing a development that complements the existing built form in the community. Attendees would also like to see green space maximized.

Transportation Options

There is a keen interest in ensuring a safe and walkable pedestrian environment, and consideration of bike safety and connections.

Parking

A number of people believe the Project could potentially worsen the parking issues that already exist, however many also expressed support for underground parking.

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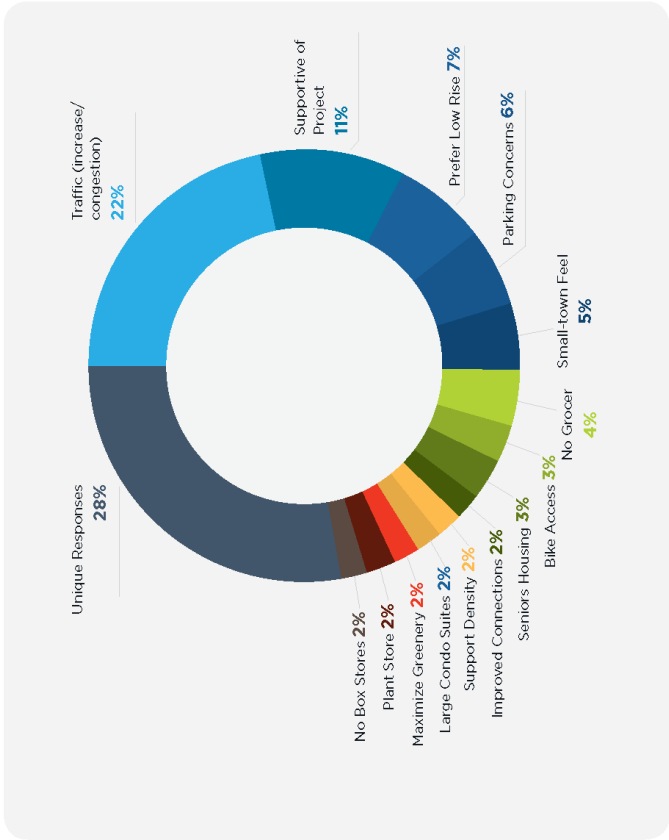
FEEDBACK FORMS

Attendees were asked to share their comments after reviewing the proposed vision for the Project. A total of 97 feedback forms were completed and a summary of this input is provided below. Each comment provided was transcribed, coded and summarized into the following themes.

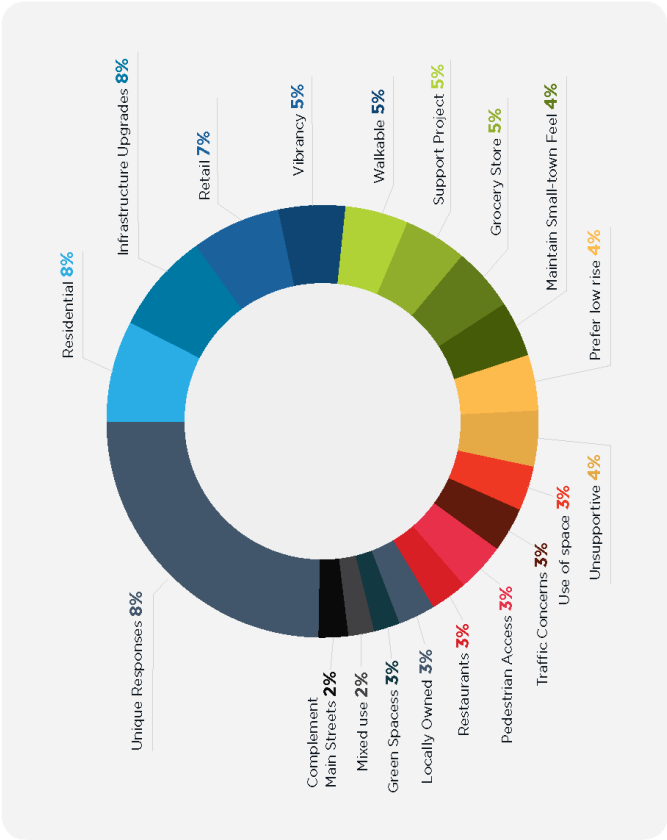
Question 1

Do you have any general comments on the proposed Project vision (a mix of retail and residential), considering its proximity to 16th Avenue and Sarcee Trail to the west and south, existing residential to the north and west and the adjacent and active railway line to the east?

Unique responses consist of various comments mentioned once or twice and include but are not limited to: support for a grocery store, support for underground parking, like access, want a small grocery store, like walkability, want diversity of residential options, want public art, want a dog park, dislike roundabout, and desire for an attractive Project design.



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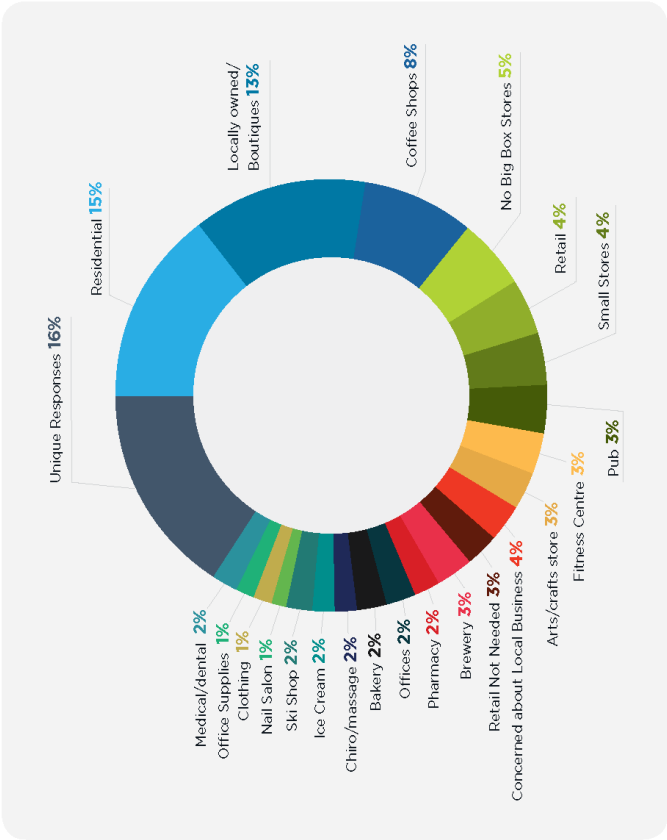


Question 2

What do you feel are the strengths and/or benefits of the proposed development (please identify and explain)?

Unique responses consist of various comments mentioned once or twice and include but are not limited to: seniors housing, employment, cross-shopping, parking, desire for an attractive Project design, pedestrian safety, chain restaurants, gathering spaces, bike access, new demographics, public art, preference for and dislike of affordable housing, and vibrancy.

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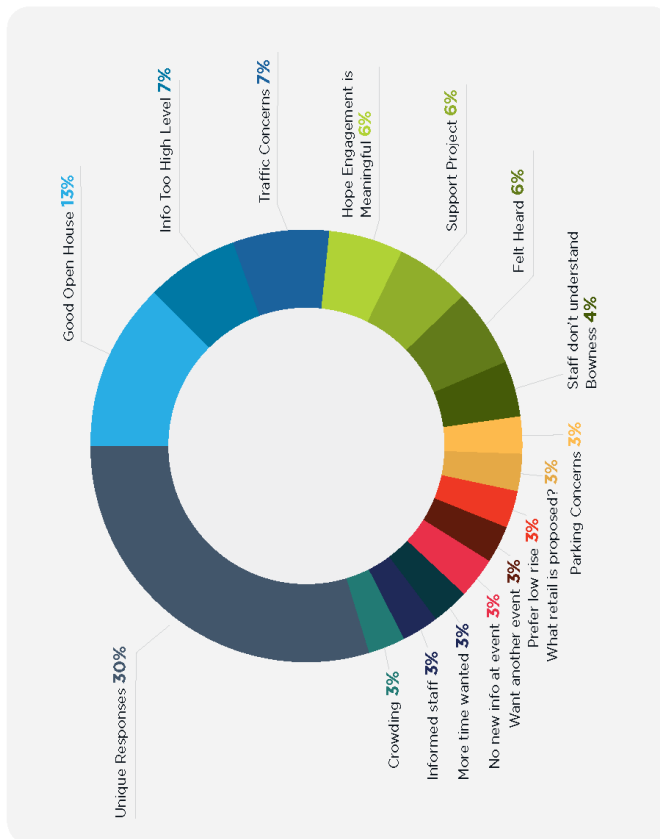


Question 3

In addition to the proposed grocery store, what other retail services would you like to see here?

Unique responses consist of various comments mentioned once or twice and include but are not limited to: gas station, Costco, hair salon, flower shop, park, theatre, vet clinic, Shoppers Drug Mart, a bank, liquor store, Dollarama, fast food, community space, roller rink, and a pet store.

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Question 4

Please list any additional comments about the open house.

Unique responses consist of various comments mentioned only once and include but are not limited to: friendly staff, curious about public art, like retail, want more streetscape information, good timeframe for open house, wanted a presentation, question about demo, concerns about safety and want rentals.

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NEXT STEPS

Following careful analysis of stakeholder feedback from the open house, ONE Properties prepared and submitted a Land Use Amendment application to the City of Calgary in mid-December for their review and decision. The City has since processed the application and circulated it to key stakeholders, such as those that reside immediately adjacent to the Project and the Bowness Community Association, among others, for review and comment. Once the review process is complete, the City will send their comments, along with public comments, to the project team. We will then review all input to see if any changes are needed to the application. At that time, we will prepare a second information session to advise the community of the changes, if any, and address many of the comments that were submitted both at our first engagement session and also through the circulation process. Once the City and the project team are comfortable with the application, the project will be scheduled for Calgary Planning Commission and ultimately will be heard at City Council at a public hearing.

ONE Properties may also submit a Development Permit application to The City concurrently with the Land Use Amendment depending on how planning progresses. The Development Permit would be reviewed by The City to ensure the project meets criteria set-out in the proposed land use and other relevant policies.

If you have any questions or comments about the Project, please contact the community engagement representative below:

Bridget Honch
Engagement Specialist
bhonch@bapg.ca
403.692.4364

Please also visit the website at www.sunnysideredevelopment.com for further Project information.



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