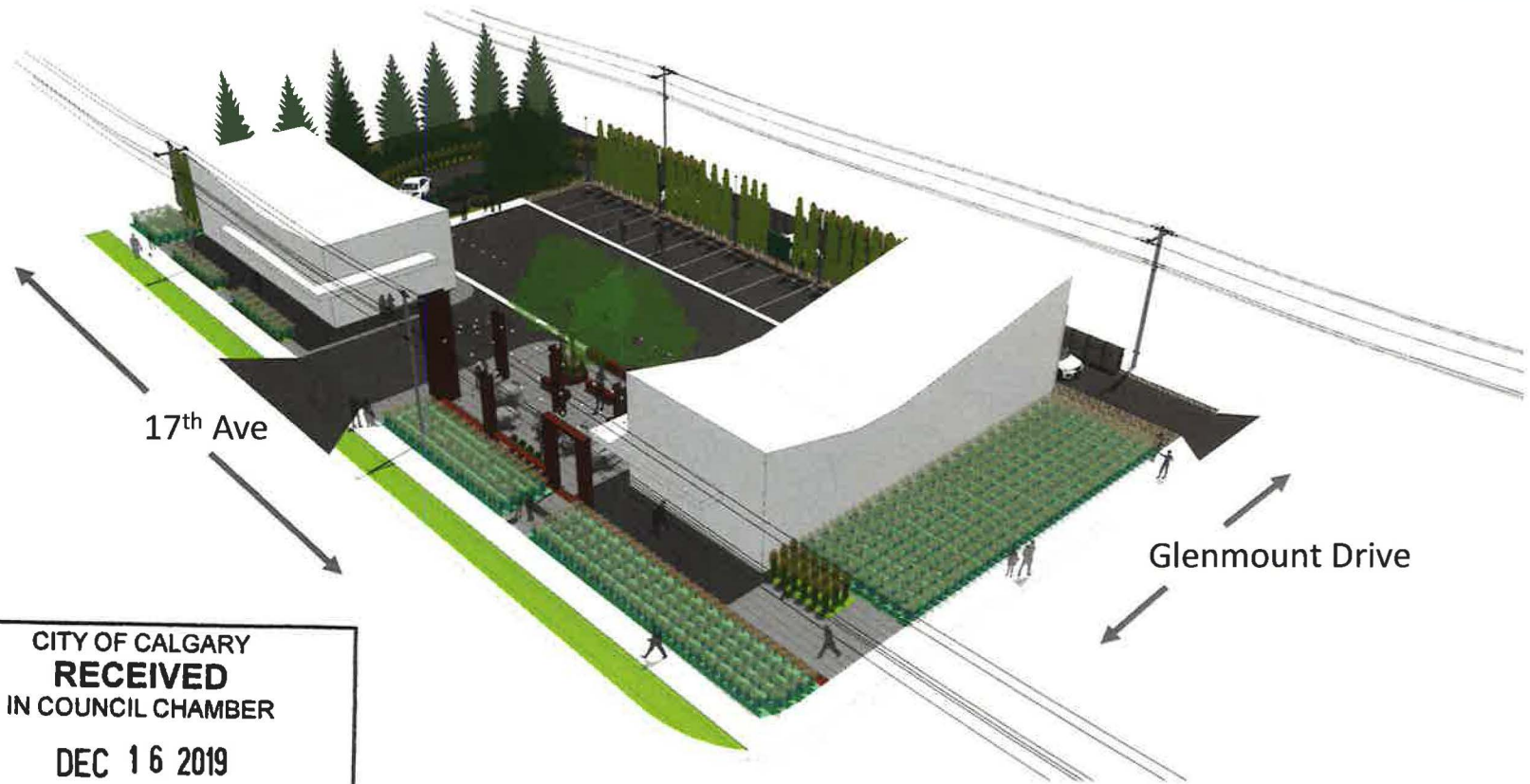


Glendale Commons

Creating a meeting place for the community



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 16 2019
ITEM: S.1.7(CPC2019-1112)
Public Distribution
CITY CLERK'S DEPARTMENT

The Team Who we are

Developers

Lee Dowd & Chris Jones

Design Consultant

Ben Barrington

Landscape Architect

SMM

Transportation Engineer

BUNT & Associates

Community Engagement

Intelligent Futures

BEN BARRINGTON
DESIGN CONSULTANT



[SMM]

SCATLIFF + MILLER + MURRAY INC



Community Engagement

We listened before we designed

- Two years of conversations within the community
- Community desires:
 - Walk-able amenities
 - Social gathering hub
 - Respectful building height
- **We listened** and designed based on **community feedback**



Community Engagement

Setting the bar high as the first mover

- Began in 2017
- Neighbours, CA, AGM, Ward 6
- Glendale Stampede Breakfast
open house with 1000+ residents
 - **400+** conversations
- **172** pamphlets
- **370** website visits
- Community newsletter
 - Delivered to **every home in Glendale**
 - August and November 2019
 - **1100 homes; 2700 residents**
- On-site signage since July 2019

EXTENSIVE ENGAGEMENT FOR A MODEST DEVELOPMENT

Community Engagement

What did we hear?

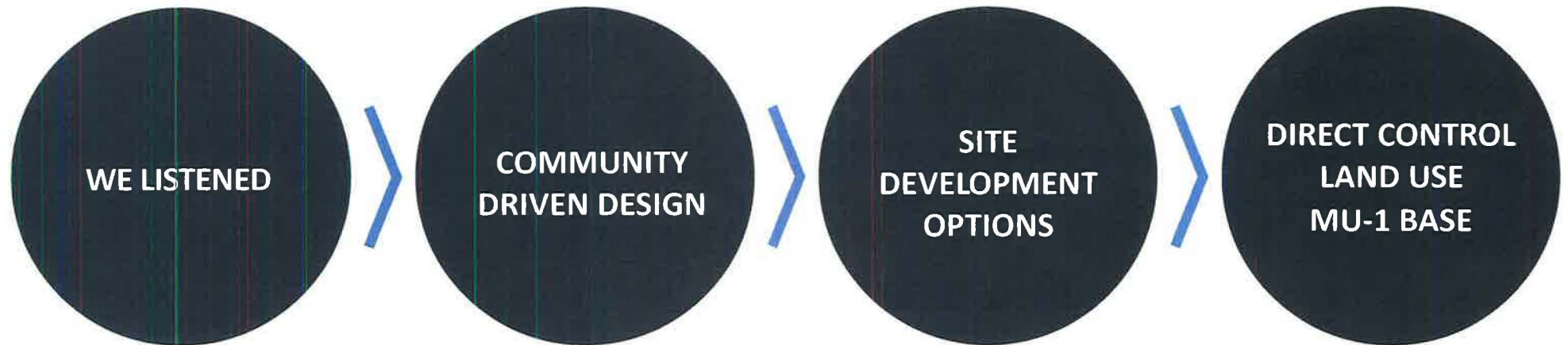
- **Excitement** for community gathering space
- **Retail wanted** near LRT
 - Coffee shop, bakery, exercise facility, ice cream
- Height aligns with Mainstreets on 37th St
- Concerns: density, crime, traffic
- Overwhelming **community support**
- 53 opposition letters (1.9% of 2700+)



LETTER OF SUPPORT FROM GLENDALE COMMUNITY ASSOCIATION

The Process

How did we get here?



First Mover

A catalyst for development in the area

- **Drive-thru** critical for success of first mover
- No developments since LRT began operation **7 years** ago
- Zoning **aligns with TOD** vision for the future
- Increases **property tax revenue and employment**
- Provides **immediate community benefits**
- Provides **community what they asked for**

MU-1 BASE ALLOWS FOR LONG-TERM TRANSITION
TO MIXED USE DEVELOPMENT



Thank You

Questions?

Neighbourhood Context Map

