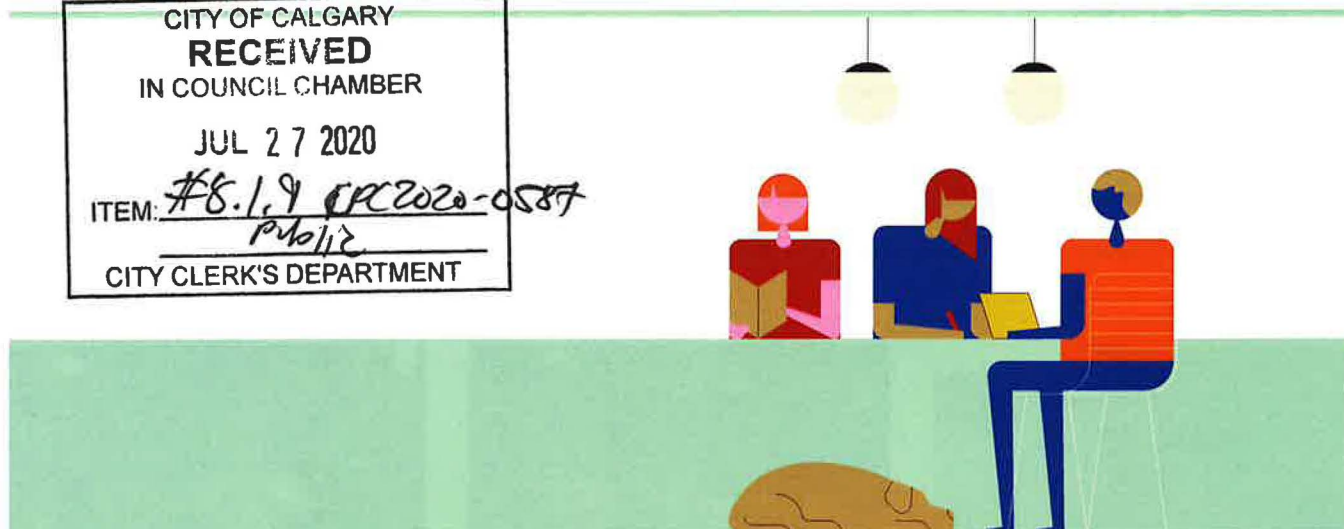


# RNDSQR BLOCK STAKEHOLDER OUTREACH SUMMARY



LOC2019-0188 / DP2020-0716

JULY 2020



## APPROACH

The RNDSQR project team is committed to being good neighbours and engaging with the communities where we build. The project team's community engagement process was designed to provide opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation.

## OUTREACH STRATEGIES



### Project Website + Feedback Form + Downloadable Brief

Dedicated project website ([www.RNDSQRblock.com](http://www.RNDSQRblock.com)), providing convenient 24-hour access to up-to-date project information, a downloadable brief with extensive project information, as well as a built-in feedback form.



### Project Phone Line, Voice-Mail + Email Inbox

Project phone line, voice-mail inbox (587.747.0317), and dedicated email ([info@engagerndsqr.com](mailto:info@engagerndsqr.com)) serve as a direct line to the project team.



### Postcard Mailer + E-Newsletters

Postcard mailers delivered to homes and businesses and e-newsletters sent providing notification of process milestones, and outreach opportunities.



### On-Site Signage

Temporary signage placed on the site notifies the surrounding community of the outreach events.



### Public Information Session

At the drop-in information session on December 10, participants were invited to learn more about the proposal and connect with other stakeholders.



### Face-To-Face Meetings

Face-to-face meetings throughout the process intend to foster open discussions with stakeholders and the project team regarding the development.

# STAKEHOLDER OUTREACH STRATEGIES

## FACE-TO-FACE MEETINGS

- Jun 05, 2019 - Inglewood Community Association Meeting #1
- Jun 25, 2019 - Inglewood Business Improvement Area Meeting #1
- Jun 25, 2019 - Ramsay Community Association Meeting
- Dec 04, 2019 - Inglewood Community Association Meeting #2
- Dec 09, 2019 - Inglewood Lawn Bowling Club Board Meeting
- Dec 10, 2019 - Public Information Session (Spolumbo's Italian Deli)
- Apr 08, 2020 - Inglewood Community Association Meeting #3
- Apr 16, 2020 - Inglewood Business Improvement Area Meeting #2



On-Site Event Signage



December 10, 2019 Information Session



December 10, 2019 Information Session



Outreach Website (>7,500 Views from >3,750 unique Visitors)



October 2019 Community Newsletter Advertisements



Instagram Posts Promoting Speakers' Corner + Event



>3,000 Postcards Hand-Delivered to Neighbours during October and November 2019

# SPEAKERS' CORNER

## OVERVIEW

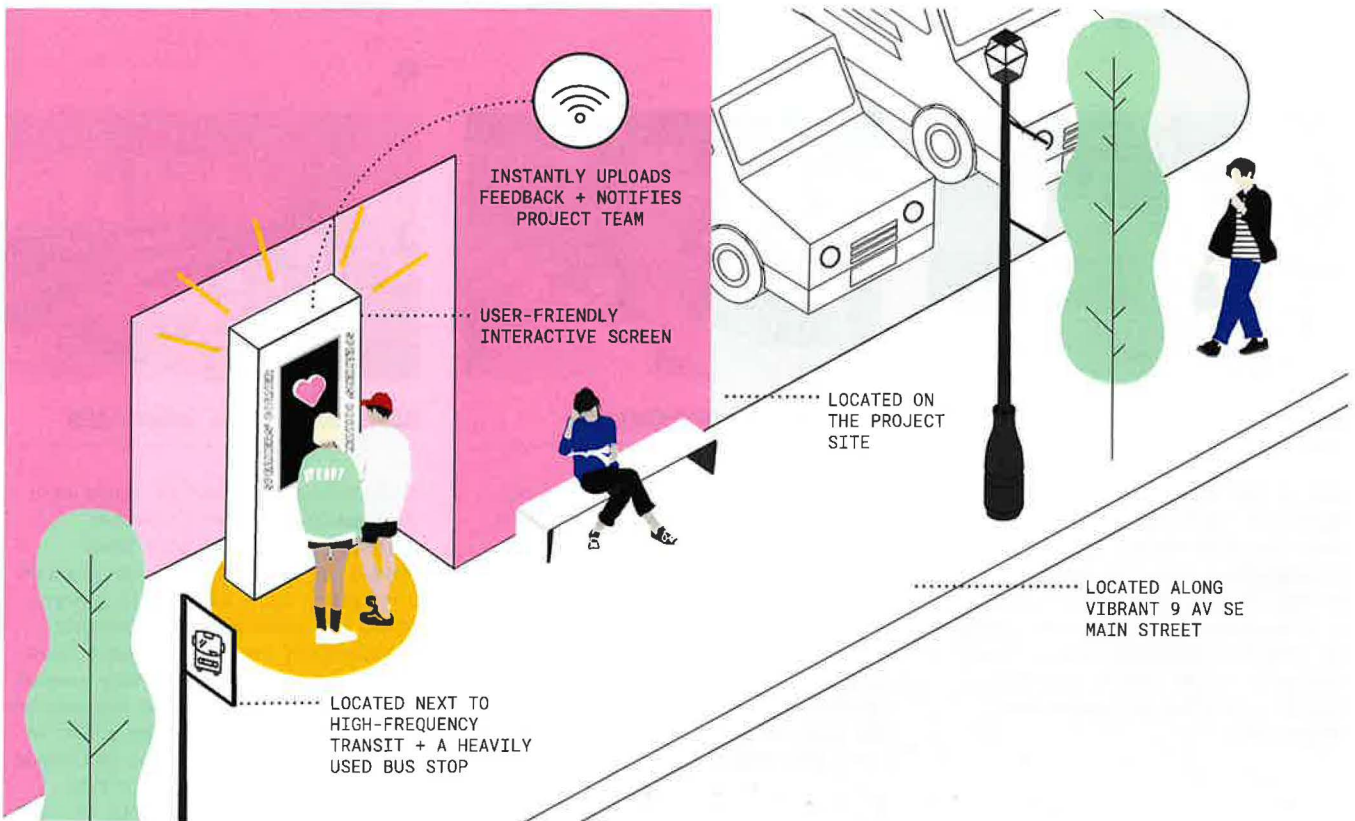
The RNSQR Block project team launched a user-friendly interactive digital kiosk, installed on-site where participants were invited to learn more about the project and record a video sharing their thoughts, comments, or concerns. Speakers' Corner was located on the project site, next to a high frequency transit stop along the 9 AV SE Main Street, drawing in pedestrians and transit users during wait times. This location was selected for maximum exposure and to gain feedback from a wide variety of Inglewood residents, employees, shoppers, visitors, and neighbours.

Speakers' Corner provided an overview of the project principles, context and posed three targeted questions for feedback. Each time a participant submitted their feedback to one of the questions, it was uploaded and the project team was notified that there was a new response. Members of the project team reviewed the video responses, transcribed these messages into verbatim comments, and analyzed the feedback for key themes.



## TARGETED QUESTIONS

- 01 WHAT'S YOUR BIG IDEA FOR THE "HEART" OF INGLEWOOD?
- 02 WHAT IDEAS DO YOU HAVE TO IMPROVE THE PUBLIC SPACE AROUND THE SITE?
- 03 INGLEWOOD IS MISSING...



# SPEAKERS' CORNER



## SPEAKER RESPONSES

01



### MORE GATHERING SPACES

One of the most mentioned items at Speakers' Corner was the community's need for a gathering space. From plazas and piazzas to courtyards and market spaces, responders indicated a strong desire for an urban space, or neighbourhood hub, where local residents could gather and feel better connected to community activities.

02



### PRIORITIZE PEDESTRIANS

The creation of a more pedestrian-friendly public realm was the most requested improvement for the area around the site. In specific, people stressed the need for wider sidewalks, additional places to sit, more greenery, and better lighting. Upgrades to public garbages and bus shelters were also popular mentions, as well as more integration of art into the public realm.

03



### MORE COMMERCIAL AMENITIES

A significant number of responders at Speakers' Corner indicated a desire for more ground-level retail in the area. Popular choices included a more affordable grocery store and additional restaurants, particularly ones that remain open later into the evening. Many people also suggested that more independent boutiques and local cafes would be a welcome addition to the Inglewood streetscape, especially if they activated the sidewalk with seating.

# WHAT WE HEARD + TEAM RESPONSE

## OVERVIEW

An outreach process is more than a compilation of input by the project team. Our role requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design decisions.

We heard from a wide variety of stakeholders through our numerous outreach channels and strategies. In reviewing feedback collected to date (April 16, 2020), the project team has identified a series of key themes heard from stakeholders. The themes outlined in the following pages are broken into: "What We Heard" and "Team Response".

Each team response attempts to address the questions, comments and input received throughout the process. In addition, each key theme includes example verbatim comments collected during the outreach process.

### We identified four (4) key themes:

- 01 - Heritage + Architectural Design
- 02 - Public Space
- 03 - Building Height + Intensity
- 04 - Parking

## 1 HERITAGE + ARCHITECTURAL DESIGN

### WHAT WE HEARD

Some stakeholders shared their appreciation of the building's architectural design, expressing interest in a modern or contemporary vision that adds diversity to the 9 AV SE streetscape. Others expressed their dislike for the architecture, specifically the contemporary design, glass materiality, and contrast with existing buildings.

### TEAM RESPONSE

As a best practice, the design is intentionally visually distinguishable from neighbouring historic buildings, as to not undermine the integrity and significance of their history. While the design of the new building is undeniably contemporary, this contrast allows the CIBC heritage building its own more historic expression. Both new and old voices are maintained, providing a combined higher-level worth.

### EXAMPLE VERBATIM COMMENTS

*"Love the modern vision that respects and protects the heritage building."*

*"New building should retain the character and history of what we see now."*

*"I like the modern look in the old neighbourhood."*

*"That the building be built to look in line with the rest of the street buildings, with consideration of the lawn bowling behind."*

*"Love it. Restore the historic building and add this new and exciting architecture to contrast the older character buildings."*

*"It is not in keeping with the building styles that make Inglewood what it is."*



Historic Bank of Commerce Building

## TEAM RESPONSE CONTINUED

The project team recognizes the historic nature of buildings like the CIBC as a physical record of their time, place and use. As a best practice, RNDSSR Block will avoid creating a false sense of historical development or faux heritage by refraining from adding elements from other historic buildings in the area. Compatibility is maintained through the use of wood as a natural material, thoughtful transition toward the CIBC building, and the break in the streetwall along 9 AV after the second floor that picks up the historic roofline.

As a key element of the design concept, the CIBC building is celebrated as the primary point of interest along the sidewalk and enhanced by the creation of a new plaza along its side. Rather than obscure, the new build gently withdraws from the historic brick form to ensure its prominence on the street, revitalize its use, and draw attention to this piece of Inglewood's built heritage.

Currently, the CIBC is listed on The City's Inventory of Evaluated Historic Resources, but is without Federal, Provincial or Municipal protection. The RNDSSR Block development proposes to bring the historic CIBC into legal protection. By retaining and legally protecting the CIBC, the project team will ensure that the overarching objective of heritage conservation is met by conserving the heritage value and character-defining elements of the CIBC in perpetuity.



Proposed Development Vision looking across 9 AV SE

## 2 PUBLIC SPACE

### WHAT WE HEARD

Numerous stakeholders shared their enthusiasm for the enhancement of the public space around the site. In specific, stakeholders expressed their desire for neighbourhood-focused, public amenities that promote gathering, socializing, walkability, pedestrian safety and connectivity.

### EXAMPLE VERBATIM COMMENTS

*"Inglewood needs some love for the pedestrian realm such as improved sidewalks, greenery, lighting, etc. It would be nice if a project like this would help accelerate that process."*

*"We need a true gathering area in front of a beautiful building."*

*"Year-round public realm use please!"*

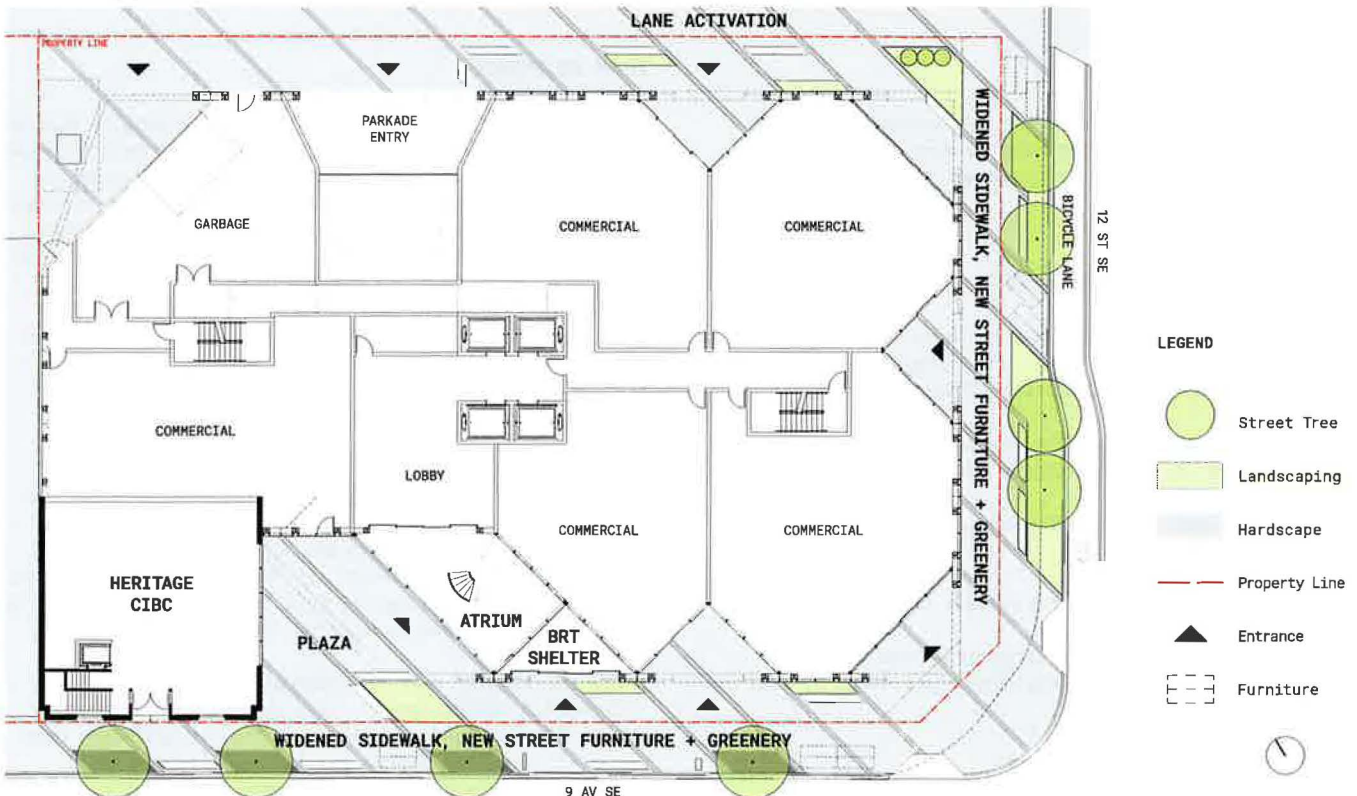
*"Amazing design. There should be assurance of public use on the CIBC rooftop space. Should work public art into the plan."*

*"A public piazza is my big idea for the heart of Inglewood. Every community needs a public ground space that's a gathering space and 12 ST SE and 9 AV SE would be perfect for that."*

### TEAM RESPONSE

The public realm surrounding RNDSQL Block has been designed as an extension of the building, with the building itself activating the site's edges with spill-out activity, becoming part of the cohesive pedestrian experience. The building's setbacks introduce wider sidewalks, a protected bike lane, additional greenery and new seating. The sidewalk along 9 AV SE seamlessly extends into an at-grade plaza, providing a new gathering place for the community. This plaza connects to an entry atrium that houses Calgary's first integrated BRT shelter, freeing up even more valuable sidewalk space along this constrained corridor. A rehabilitated roof on the heritage building further transforms unused space.

Recessed building entrances and angled corners have been included to provide animation, extend the sidewalk and further activate the public realm. Along the lane, commercial frontage, patio space, and an upper-storey terrace create people spaces that interface with and activate the adjacent Inglewood Lawn Bowling Club. The design also takes into account The City's Streetscape Master Plan for 9 AV SE, which seeks to coordinate public realm improvements with private developments. By working with The City on related streetscape design, the project team can ensure that RNDSQL block successfully integrates into the current vibrancy and attraction of 9 AV SE and builds on the award winning success of the 9 AV Streetscape Master Plan.



Proposed site + landscape plan with public realm enhancements



ILBC upgrade to an outdoor synthetic lawn bowling greens surface

## 4 BUILDING HEIGHT + DENSITY

### WHAT WE HEARD

Many stakeholders shared their enthusiasm for RNSQR Block's 12-storey form and related density, while others stated that the building's proposed height was their chief concern.

### EXAMPLE VERBATIM COMMENTS

*"Respect the height limits. As the home and heart of Calgary's original town site, respecting history means preserving the tone and flavour of the visual landscape."*

*"Love the design. The height may draw push back from the neighborhood. It is a statement build - hope it passes."*

*"I strongly oppose a new building greater than 6-7 stories."*

*"Much needed density along a premier Calgary corridor."*

*"The building shouldn't be large or an eye sore, remembering the lawn bowling behind you needs sun for the grass."*

*"Perfect height for inner-city!"*

### TEAM RESPONSE

The proposed mid-rise building height and density aim to support future residential and employment intensification along a municipally-identified Main Street in walking distance of primary transit (less than 400m from a Green Line LRT Station and directly adjacent to a MAX Purple BRT stop). A Key Direction of the Calgary Transportation Plan is to link land use decisions to transit. Compact, mixed-use development and pedestrian-friendly designs are required along the existing Primary Transit Network. The site is also immediately proximate to alternative transportation routes including the 8 AV and 12 ST SE cycle connections, regional pathways and open space network along the Bow River.

As the site's prominent location functions as a gateway to the community, the project team believes that it warrants special consideration as an opportunity to define the centre or "heart" of the neighbourhood at the intersection of an existing main street along 9 AV and an emerging main street connecting to Ramsay along 12 ST.

While the project team acknowledges that RNSQR Block will have a shadow impact, it's important to recognize that a 20m building (permitted by the current land use) would still cast a shadow on the Lawn Bowling Club, which is notably closed for 8 months of the year from September 30 - June 1 when the sun is lowest in the sky.



## TEAM RESPONSE CONTINUED

However, the upper portion of the building does respond to the Lawn Bowling Club, the Main Street and the CIBC heritage asset by twisting the massing and providing both the north and south façades with a dramatic stepback that maintains the CIBC's prominence on 9 AV SE and provides relief along the interface with the Lawn Bowling Club. The orientation of the massing and the configuration of the floor plates effectively "thin" out the upper portions helping to reduce the shadow cast by the building above the 20m building height currently permitted.

UPDATE: Since December 2019, the project team and the Inglewood Lawn Bowling Club (ILBC) have been engaged in a neighbour-to-neighbour dialogue and exploration of mitigation solutions regarding the described shadow impact. As of July 8, 2020, the team has signed a Memorandum of Understanding (MOU) with the ILBC to fund the construction of a \$400,000.00 outdoor synthetic greens surface that supports the long-term health and viability of the lawn bowling operation. This developer-funded investment will allow ILBC to continue normal operations, and also offers an expanded season of play to the benefit of its membership and user's enjoyment.

5

## PARKING

### WHAT WE HEARD

Some stakeholders expressed concern over not enough parking being provided on-site. Sufficient bicycle parking was also a topic of interest for some stakeholders.

### EXAMPLE VERBATIM COMMENTS

*"Make sure that the building has its own parking. Not to invade street parking."*

*"Parking, parking, parking. If you are going to build, make sure you have enough parking for everyone. Screw public space, there is lots around already, put in enough parking spots!"*

*"I think anything that continues to grow community, brings people together, brings ideas together, cultures together-- that's what we should support. Not simply supporting parking spaces, or something about big business."*

### TEAM RESPONSE

A Transportation Impact Assessment was independently conducted, which concluded that the building's anticipated non-resident (commercial + visitor) parking demand can be met using a shared parking strategy. This strategy pools various types of parking spaces whose peak parking demands do not occur at the same time of day (e.g. office demand peaks during the day; residential visitor demand peaks during the evening/weekend).

A two-level underground parkade is proposed to be used for residential (149 dwelling units) and non-residential parking. Forty-six (45) residential parking stalls are proposed to be provided requiring a eleven (11) stall relaxation from the fifty-six (56) stall bylaw requirement. This resident parking relaxation is supported by the City's Multi-Family Parking Reduction Policy which considers proximity to amenities/transit, on-street parking restrictions, and active travel options; site residents will not be eligible for residential parking permits.

Thirty-five (35) non-residential stalls are proposed to be provided utilizing a shared parking strategy, which is a variance from the forty-four (44) stall bylaw stand-alone requirement (this calculation assumes each use's stalls are reserved 24/7 specifically for that use - e.g. 12 residential visitor-only stalls provided, but remaining largely unused during the day).

Two-hundred and eight (208) Class 1 (indoor) Bicycle Stalls will be provided at ratio of 1.36 per unit, significantly exceeding the minimum Bylaw requirements. Class 2 (outdoor) Bicycle Stall requirements will be met.