

ATCO Park

Land Use Redesignation (LOC2020-0012)

Outreach Summary

June 2020

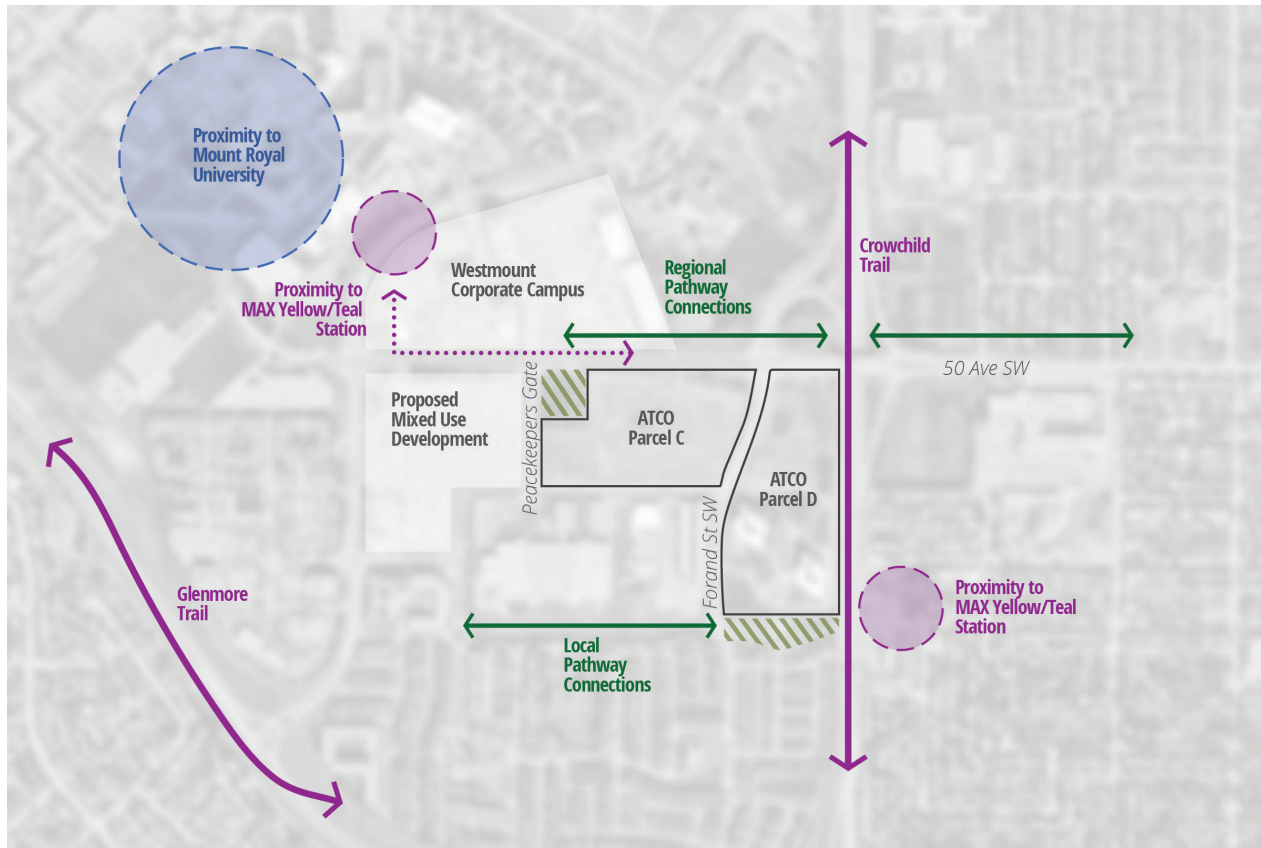


PROJECT BACKGROUND

On behalf of ATCO, O2 Planning + Design submitted a land use amendment application to redesignate the parcels located at 50 Peacekeepers Drive SW, 5130 Forand Street SW, 5302 Forand Street SW, and 5302R Forand Street SW. The land use change will enable the development of a one-of-a-kind mixed-use community with opportunities to live, work, and play. The development will set a new standard for employment hubs in Calgary by integrating residential and commercial uses with light and specialized industrial activity, research and development, and innovative enterprises.

Project Highlights:

- Increase housing options near existing education institutions and employment areas.
- Generate new employment, positioning the area as a key employment hub in Calgary.
- Improve connectivity with an emphasis on walkability, biking, and transit access.
- Support transit ridership by increasing housing and employment near two BRT routes.
- Complement nearby communities by bringing new community amenities and services to the area.



PROJECT WEBSITE

Due to COVID-19, it was not possible to host a traditional open house. Instead, the project team prepared a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time.

The content of the website is similar to what is typically displayed at an open house. It includes a site context diagram, conceptual site plan, and existing and proposed land use information.

COMMUNICATIONS

The website link was distributed to the Rutland Park Community Association and the North Glenmore Park Community Association. The respective CA's distributed the link through their various channels, encouraging residents to provide feedback through the website.

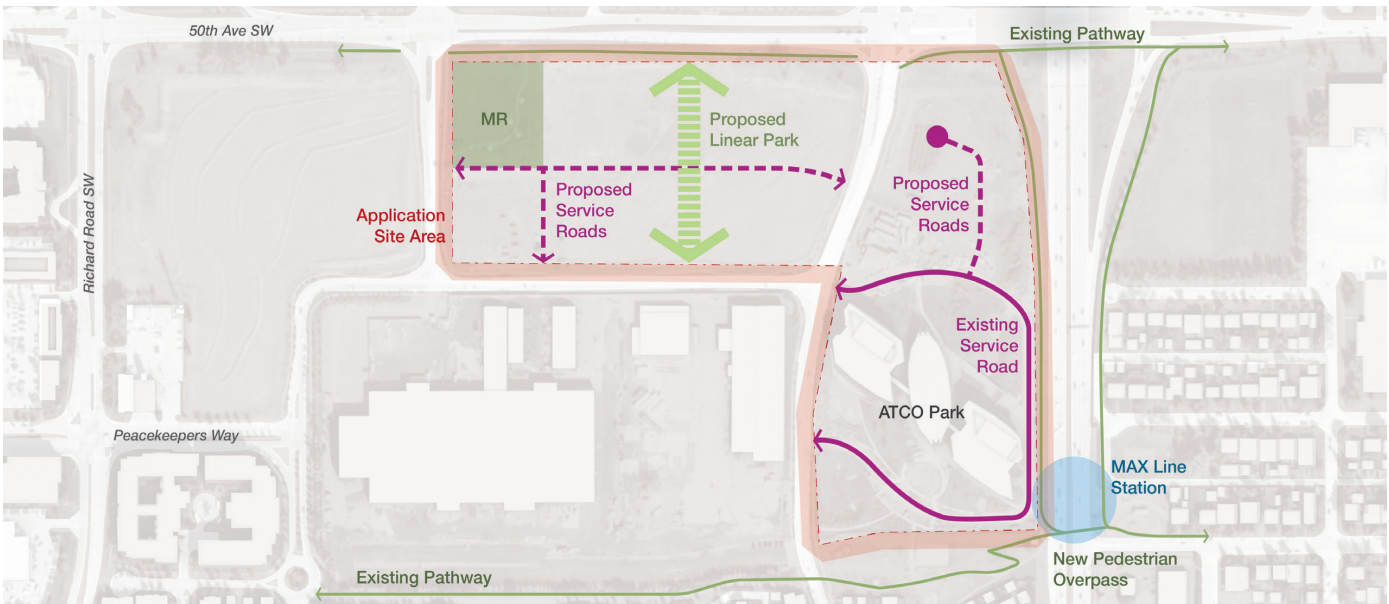
The website link was also provided to the file manager so that it could be passed along to residents who reached out to the City directly.

The screenshot shows a website header with the text 'O2 ATCO Park Land Use Amendment' and a 'Share Your Comments' button. Below the header, the text reads '50 Peacekeeper's Gate SW'. A paragraph describes the rezoning application: 'On behalf of ATCO, O2 Planning + Design has submitted a land use amendment (rezoning) application to redesignate this site. The rezoning will enable the development of a one-of-a-kind mixed-use community with opportunities to live, work, and play. The development will set a new standard for employment hubs in Calgary by integrating residential and commercial uses with light and specialized industrial activity, research and development, and innovative enterprises. Surrounded by education institutions, employment opportunities, and established communities, the ATCO lands present a unique opportunity for redevelopment.' To the right of the text is an aerial photograph of the site, with labels for 'Crowchild Trail', '50 Ave SW', 'Glenmore Trail', and 'ATCO Site'.

1
Project Website

351
Website Visitors

407
Page Views



SUMMARY OF FEEDBACK

All of the feedback received through the project website was sorted and organized by prevailing themes. The table below provides a summary of the key themes identified as well as a description of how the application responds to each theme.

WHAT WE HEARD	APPLICANT RESPONSE
<p>Traffic Impacts: Traffic impact is the biggest concern among residents who provided feedback. Many people indicated that traffic along Crowchild Trail, 50 Ave SW/ Peacekeepers Gate SW, and Forand Street SW is already an issue and will only worsen as density increases in the area.</p>	<p>At the land use stage it is difficult to predict what the traffic impacts will be and what, if any, road improvements will be required. Traffic Impact Assessments will be conducted at the development permit stage, once there is a better understanding of anticipated density and intensity (people and jobs) associated with the development.</p> <p>The vision for the site is for a comprehensively planned mixed-use development that emphasizes public realm and connectivity for all modes. The intention is to maximize opportunities for transit usage and alternative modes of transportation (walking and biking), which will mitigate traffic impacts.</p>
<p>Parking: Some residents also expressed concern about off-site parking impacts, particular to the community of Garrison Green.</p>	<p>The development will meet, or exceed, bylaw requirements for vehicular and bicycle parking stalls on site. Parking will be provided in a mix of structured and underground parking facilities. There will be no shortage of parking, and no reason for vehicles associated with the development to park off-site.</p>
<p>Construction, Road Closures + Noise: Some residents expressed that they have dealt with construction, road closures, and noise associated with the ATCO lands for many years. They are concerned that this will get worse with the proposed development.</p>	<p>ATCO envisions a high-quality legacy project for the company and is committed to being a good neighbour. Every opportunity to reduce potential nuisances will be explored. Any industrial activity on this site in the future will be limited to light, medium, or specialized industrial, meaning impacts will not be experienced beyond the parcel boundaries.</p>
<p>Office Demand: Some residents raised concerns about the lack of office demand in Calgary and questioned the rationale for the project given the current state of the economy.</p>	<p>Recognizing the lack of office of demand, ATCO seeks to reposition this land to accommodate a broader mix of uses that will also accommodate commercial and residential uses.</p>

WHAT WE HEARD

Amenities: Many residents are excited about the possibilities of this development, so long as the issues identified previously are addressed. The excitement stems from the potential this proposal brings to increase amenities in the area. Desired amenities cited in the feedback include:

- Grocery/convenience store
- Gas Station
- Restaurant/Cafe
- Brewery
- Fitness
- Retail
- Bike Infrastructure

APPLICANT RESPONSE

The proposed land use enables a diverse range of uses that will make a great contribution to the area. In addition to jobs and housing, this application seeks to enable commercial activity, retail uses, services, and community amenities beyond what is currently possible with the existing land use. The result will be a one-of-a-kind mixed-use community that benefits the whole area.

VERBATIM COMMENTS

Below are the verbatim comments that were received as of June 8, 2020. These comments were provided through the project website and the applicant team forwarded each to the City of Calgary file manager for their review and consideration.

Date: May 6, 2020

Subject: Proposed Rezoning of ATCO Lands

Message: Hello,

My name is [REDACTED] and I reside at [REDACTED]. My residence is located in Currie, formerly known as Currie Barracks. Close to 10 years ago I entered into a contract with a local builder to build my home, which is one of many townhomes built by the same builder along [REDACTED]. Before I decided to enter into the contract, I was shown extensive materials depicting what this entire area would like in the future. Over the years that there have been several changes to that “vision”, all of which will result in the former Currie Barracks area have a greatly increased density, and at least a few high rise condominium residence buildings, some of which will be more than 20 stories in height. None of the architectural renderings I was shown before I decided to enter into the construction contract depicted any buildings having a height exceeding four stories.

I realize that that the Currie lands are owned by the federal government and the ATCO lands are not. However, since City Council allowed the changes to the zoning/designation of the Currie lands to greatly increase density (and thereby increase traffic throughout the area and similar issues), I firmly believe that Council has an obligated to those, like me, who were induced to buy homes in Currie by representations of a relatively low density mixed development completely unlike what is now envisioned for the area. I also believe that the ATCO lands, which seem to be part of the mixed use development node that Currie is part of, should be only be developed in a way that reduces the density of the node, not increases it. In view of the fact we now have a downtown core with office space vacancy rates around the 30%, one should seriously QUESTION WHY ANY NEW OFFICE

SPACE SHOULD EVEN BE CONSTRUCTED IN CALGARY, LET ALONE IN AN AREA THAT SHOULD BE LARGELY RESERVED WITH LOW TO MEDIUM DENSITY.

Date: May 6, 2020

Subject: Rutland Park CA

Message: I just want to share with you that the Rutlandpark development chair in no way represents the views of the community as a whole. In my household we support greater density and the community vibrancy that comes with it. Biking, both for commuting and recreation, in this area are very important to us. Thank you.

Date: May 8, 2020

Subject: You got a problem that Direct Control (DC) land use districts can not fix

Message: The parking problem within Garrison Green as a whole will continue to worsen as the density continues to rise and Direct Control development ties the City of Calgary’s hands to do anything about it. From Atco’s view I understand developmental control over their lands in preferred and better for the bottom line. However dollars and corporate profit often have deaf ears when it comes to developing sustainable neighbourhoods. I fear that Atco will readily develop their site and in turn displace their employee parking as that is the profitable thing to do.

Applicant Outreach Summary

The Carewest Garrison Green development was a classic oversight, planning allowed for a certain number of resident and visitor parking stall, but not enough employee parking so you have a constant line of employee parking on Peacekeeper Dr SW north of Peacekeepers Way. This will be fine until DC 141D2019 becomes developed into high density (which I am all for by the way) and then those employees are displaced to the next non-permit parking zone... “kicking the can down the road” again.

Date: May 10, 2020

Subject: Traffic concern

Message: Hi,

While I'm all for development of this area, especially if it includes retail and restaurants or cafes or even better, a brewery, my main concern is traffic to the Garrison Green neighbourhood. As a mom of two little kids it is already a complete nightmare getting out of the neighbourhood at the same time that all of the Atco employees are leaving their office around 3:30/4pm. That combined with all the traffic coming from MRU or people cutting around to avoid Glenmore and Crowchild, the intersection of Forand and 50th Ave Mount Royal Gate is already a complete nightmare. If the City can do something to mitigate this, I'm all for this development but for now I feel it will only make things worse. I'm less against the development and more for better traffic options in the area. Please let me know how this is being addressed. Thanks.

Date: May 11, 2020

Subject: ATCO Park Engagement

Message: The residents of Garrison Green have had to deal with constant construction, road closures and noise for over 14 years now. I have been in the neighborhood that entire time. We were all told ATCO was moving after their lease was up in 2012 only to find out it was renewed. Overall, ATCO has been a good neighbor however the residents have got very little in return for everything we have had to put up with from

them. Traffic flow, especially during peak hours is awful. Crowchild is continually backed up over the Glenmore Causeway from 3pm till 6pm most days of the week. That backs up all traffic accessing or using 50th ave. Between the thousands of teachers and students leaving Mt. Royal University, the High School letting out and all of the ATCO employees leaving, we are having to leave 20 minutes early to pick up kids from school that are less than 5 mins away. You sit in the traffic and end up being prisoners of your own neighborhood. The neighborhood is also continually covered in dirt and dust because ATCO refuses to pave its S&L parking lot. There are times when the wind is so bad you cannot see the house 100 ft from you because of the dust storm. The worst of it is during the winter when ATCO uses their noise bylaw exemption. ATCO after every snowfall uses loud machinery from 10pm till as late as 330 AM to clear snow in the parking lot. It is constant beeping, slamming, grinding etc. that shakes the houses near by and you cannot sleep. ATCO on the weekdays and weekends start at 6AM. There is no sleeping in because of how loud they are. I don't see how they aren't governed by the exact same noise bylaws this community is? This community has to put up with an industrial complex in the middle of the city and significant traffic to support it.

If you care about community support, the new expansion needs to include amenities. We have no grocery / convenience store nearby or a gas station. All of those have to be accessed by major roadways i.e Glenmore or Crowchild from the surrounding communities. I know ATCO employees and residents only have Tims or the Blue Flame kitchen for quick food options. Better than nothing but we need more. Garrison Green should be one of the best neighborhoods in Calgary without question, but the lack of investment from the city for amenities is frustrating. It wouldn't only benefit GG residents. North Glenmore, Altadore, Currie, Mt. Royal Students etc. would all use it if it were built. Can we get more restaurants, convenience stores, gym options etc.?

Lastly, I don't understand how you can propose a new build during the worst economic crisis and record high vacancy rates in this city? Where is the demand coming from and who can afford the property tax bill?

Thank you.

Date: May 17, 2020

Subject: ATCO Park

Message: Hi. I like the general idea of making this site mixed use, but am very concerned about what all this added density will do in terms of traffic and major issues on Crowchild. Currie Barracks has not yet developed any of its commercial space, so no traffic impact assessment has been done. West Mount Campus has just been approved for additional density - no idea again of what the traffic impact will be in addition to Currie Barracks. Adding extra density here is only going to make things worse. This application needs to take into account all of the additional density which has already been approved-- I don't think that we can afford to add further density given what is already planned for. Thanks.

Date: May 23, 2020

Subject: Traffic congestion

Message: Since the ATCO building has been in operation traffic on forand street in the evening has become a pain. This development should consider options to increase ways out of the neighborhood. Higher density on already over capacity roads seem like a disaster in the making.

