

HOPEWELL DEVELOPMENT SELF STORAGE Land Use Redesignation



WHAT WE HEARD REPORT



APRIL 2021

Prepared By **B&A Planning Group**
On Behalf Of **Hopewell Development**





Hopewell ®

MAHOGANY | HOPEWELL DEVELOPMENT LAND USE REDESIGNATION

WHAT WE HEARD REPORT

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For **Hopewell Development**
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1.0 PROJECT BACKGROUND

B&A Planning Group, on behalf of the landowner, Hopewell Development, has submitted a Land Use Redesignation application for a 2 acre portion of land at the southwest corner of Mahogany Avenue and Mahogany Street SE.

The proposal is to redesignate the land from the Commercial - Community 2 (C-C2) District to a Direct Control (DC) District. The amendment will maintain all other uses and rules of the C-C2 District, while adding the use of self storage to allow for the construction of a self storage building to accommodate the increased storage needs of both single detached and multi-residential dwellings in the surrounding area.

The rezoning would maintain the existing building height of 18 meters, which is allowed within the C-C2 District.

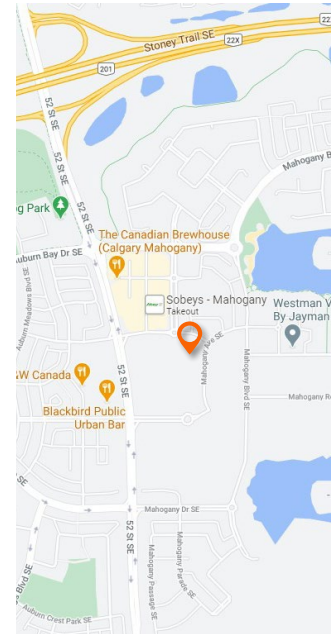
A multi-vehicle automated car wash (an allowable use within the current C-C2 district) is included within the plans for the site to help activate the main floor.

This What We Heard report has been prepared by B&A Planning Group on behalf of Hopewell Development. This report summarizes the project’s engagement program as well as the feedback received through the a virtual community meeting, online survey and email correspondence.

Area Site Map



- 1:27pm W:\2007-15 Hopwell Residential 2020Jul29\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2007-15 OP LU _Nov 04, 2020.dwg





2.0 PUBLIC OUTREACH TIMELINE

PROJECT INTRODUCTION



December 22, 2020

- Initial outreach to Mahogany Homeowners' Association and Copperfield/Mahogany Community, offering a meeting requesting to share project information on their platforms

January 7, 2021

- Flyers delivered to Sandgate Condominium residents

January 11, 2021

- Land Use Amendment notice posted on site with project contact information

January 27, 2021

- Project information shared in "What's Up Mahogany" newsletter

PUBLIC ENGAGEMENT PREPARATION



January-February, 2021

- Project team learned of opposition letters submitted to City of Calgary
- Ongoing email correspondence with community members
- Preparation for a Virtual Community Meeting in response to community concerns

February 24-28, 2021

- Virtual meeting invitation sent to Mahogany Homeowners' Association and Copperfield/Mahogany Community Association
- Virtual meeting invitation posted in "What's Up Mahogany" newsletter
- Virtual meeting invitation emailed to community members who had previously been contacted
- Virtual meeting invitation distributed to Sandgate Condominium residents
- Newsletter promotion in Westman Village newsletters

PUBLIC ENGAGEMENT



March 11, 2021

- Virtual Community Meeting held to share information, answer questions and collect feedback
- Online survey made available until March 24, 2021
- Ongoing emails with community members

April 2021

- What We Heard report distributed to participants

NEXT STEPS






Spring 2021

- Calgary Planning Commission (TBD)
- Public Hearing of Council (TBD)



3.0 PUBLIC ENGAGEMENT

At a Glance

<p>Direct Communication With Community Members January - April 2021</p> 	<p>Virtual Community Meeting March 11, 2021</p> 	<p>Online Survey March 11 - 24, 2021</p> 
<p>2 Individuals provided feedback and questions over the phone</p> <p>12 Individuals provided feedback and questions via email</p>	<p>50 Registered</p> <p>38 Attended</p> <p>130 Comments/questions received through Q&A session</p>	<p>27 Online surveys completed</p>





4.0 VIRTUAL COMMUNITY MEETING

4.1 Who Participated?

Facilitators

Grant Mihalcheon, Planner, B&A Planning Group
Tamille Beynon, Senior Communications & Engagement Specialist, B&A Planning Group

Project Team Members in Attendance

Don Larke, Landowner, Hopewell Development
Reade DeCurtins, Proponent, Bluebird Self Storage
Roland Schatz, Proponent, StoreWest
Layne Gardner, Proponent, StoreWest
Allen Deboer, Architect, Gibbs Gage Architect
Ty McCulloch, Architect, Gibbs Gage Architect

Virtual Open House Participants

Fifty people registered and 38 people attended the virtual meeting.
Attendees included:

- Mahogany residents x 27
- Not identified x 4
- StoreWest observer x 3
- Auburn Bay resident x 1
- Ward 12 Councillor, Shane Keating
- Ward 12 Executive Assistant, Evan Spencer
- City of Calgary File Manager, Cameron Thompson



4.2 Virtual Community Meeting Overview

The Virtual Open House Meeting was held on Thursday, March 11, 2021 from 6:30 - 8:30 p.m. The meeting was held on the GoTo Webinar platform, which allowed interested stakeholders and community members to register for the meeting in advance and join the meeting by simply clicking on a link they received via email.

Meeting Format

- The meeting opened with a brief introduction and welcome by Tamille Beynon (B&A). Tamille thanked attendees for joining the meeting and provided instructions on how to participate.
- Grant Mihalcheon (B&A) gave a brief presentation to share the purpose and rationale of the land use redesignation, provide information on the planning process and the benefits of localized storage, and shared conceptual renderings of the proposed building.
- Reade DeCurtins (BlueBird Self Storage) provided responses to some of the questions and concerns heard from community members to date.
- After the presentation, attendees were able to ask questions and provide comments in two ways:
 - o By typing and submitting questions through the “chat” function, which were read aloud to the group; or
 - o By indicating their interest in speaking to the project team directly by “raising their hand”
- The Q&A session continued until 8:28 p.m., at which time the project team thanked attendees for their participation.
- Attendees were provided a link to complete an online survey and were informed that a What We Heard report would be shared via email.

Virtual Meeting

The Proposal

- The proposal is to redesignate (rezone) -2.0 acre portion of land within the block from C-C2 Commercial - Community 2 District to Direct Control (DC) District.
- A DC District is a tailored made district based on an existing land use district with modifications.
- The proposed DC District includes all other uses and rules of the C-C2 District.
- The amendment is to add the use of self storage and increase the maximum Floor Area Ratio from 0.75 to 2.0.
- **Maximum Height remains at 18m.**
- The intent is to enable the construction of a three-storey self storage facility with a multi vehicle automated car wash that will help activate the main floor.
- Car washes are a permitted use in the current C-C2 district.
- The inclusion of the self storage facility is to accommodate the increased storage needs of both single detached and multi-residential dwellings in the surrounding area.

EXISTING LAND USE PLAN
C-C2 0.75 R18
MAH2
0.81HA / 2.00AC

PROPOSED LAND USE PLAN
DC 0.81HA / 2.00AC
MAH2

0:10:18 1:50:41



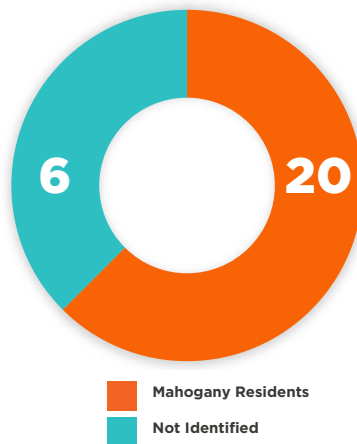
5.0 ONLINE SURVEY

5.1 Who Participated

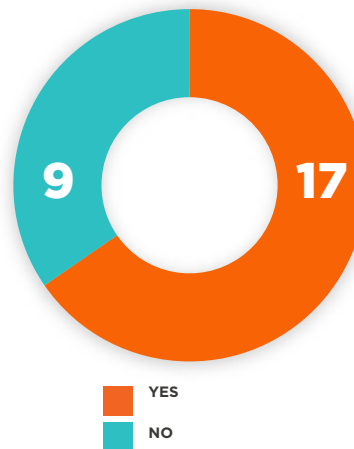
26 Surveys Completed

MARCH 11TH -24TH 2021

Participants



Attended the Virtual Event?



5.2 What We Asked

- Do you have any outstanding questions for the project team? We will review all questions and will include responses within a What We Heard report, which will be emailed to participants and shared with The City of Calgary.
- Do you have any additional comments or ideas related to the proposed Land Use Redesignation?
- Respondents were asked to evaluate the virtual open house by rating their responses to the following questions from “Strongly Agree” to “Strongly Disagree”:
 - o The information provided in the virtual community meeting helped me understand the proposed Land Use Redesignation
 - o The information provided in the virtual community meeting met my expectations.
 - o I was able to provide feedback and ask questions.
- Responses to the online survey have been included in Section 6.0 and verbatim responses have been included in **Appendix C.**



6.0 WHAT WE HEARD

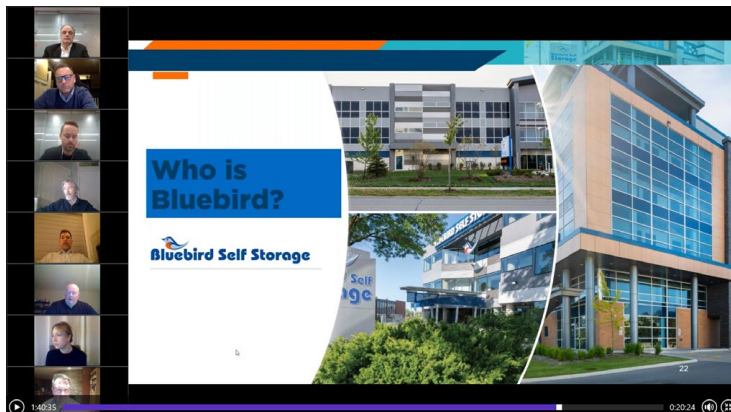
The project team provided multiple avenues for community members to ask questions and provide feedback, including telephone and email correspondence, the virtual community event and the online survey.

The feedback received throughout all platforms has been consolidated and categorized into a number of themes. This section provides a list of the identified themes, as well as an overview of specific questions and comments received, with the responses provided by the project team.

Verbatim comments from the online survey and engagement event can be found within the Appendices.

6.1 Feedback Themes

-  **Location**
-  **Fit and Feel**
-  **Height / Design**
-  **Traffic / Parking / Access**
-  **Theft / Crime**
-  **Carwash**
-  **Community Value**
-  **Timeline / Process**
-  **Engagement**
-  **Support**
-  **Other**





6.0

6.2 Feedback and Responses



QUESTIONS/COMMENTS REGARDING LOCATION

QUESTION / COMMENT	PROJECT TEAM RESPONSE
<p>Why have you chosen to build in Mahogany and not in another community such as Seton?</p>	<p>The project team has conducted extensive research into the sites in and around Mahogany to determine the best locations for this site, based on market need and accessibility. This site provides an ideal location to address the community's needs while considering the look and feel of Mahogany.</p> <p>When determining a Bluebird Self Storage location, we look at the 5-kilometre radius of storage servicing available in the community. To provide context to our decision-making process, in Canada self-storage averages are 3-4 sq. ft. per capita; in Mahogany, there is zero. Given this, Bluebird is confident in its ability to fill that need while integrating seamlessly into the community.</p> <p>Many of Calgary's southeast communities are well-suited to provide self-storage services. Another company may see that Seton will require additional storage services in the future and conduct the same research and market analysis to determine the best process for that; however, that does not detract from the need for a facility of this type in Mahogany. We hope that the quality of the facility will help enhance the community.</p> <p>Mahogany is relatively underserved with this type of offering. Most sites within this general area would require re-zoning for development. We have chosen this site precisely because of our experience with similar sites across North America where the community has utilized the facility. We are confident there is a need in the community, bringing what our customers need right to them.</p> <p>The proposed Bluebird Self Storage is intended to be a mixed-use facility; the storage creates minimal traffic impact. Further, The Bluebird team conducts thorough research into any location that their storage facility is built, looking at market demand, community suitability, etc.; considering this, we are not able to select an alternate site without this same amount of due diligence. Bluebird can confirm that everything within 5-kilometres of this site has been researched thoroughly before coming to the proposed site conclusion.</p>



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<p>Why is self storage being proposed in the middle of a residential community?</p>	<p>Modern third-generational storage goes beyond the typical idea of storage and focuses on quick and accessible storage for many uses; this type of new standard for the storage facility, and the design proposed for this project, align with the residential placement.</p> <p>In addition to supporting home-based workers and business, modern storage supports lifestyle communities like Mahogany by offering quick access to items such as sporting or outdoor equipment.</p> <p>A community like Mahogany should have between 3 and 4 sq. ft. per capita of self storage to meet the needs of its residents. Currently, Mahogany has no self storage within a 5 kilometre radius, meaning it is completely lacking access to this amenity.</p> <p>Based on the current zoning, an office building could be developed on these lands by right; which ultimately would provide less parking and offer less services to the community. Our proposed development is less invasive, addresses a lot of concerns and a market need in the community.</p>
<p>Have you considered a location closer to 52nd ?</p>	<p>This location was chosen based on the planning in place for this area of Mahogany - it is a logical corner for this use. There are additional anchor tenants in discussion for development on the site closer to 52 Street Southeast.</p>
<p>Why didn't Hopewell look at other surrounding communities?</p>	<p>Hopewell Residential and Hopewell Development are under the same parent company with separate operations. We have previously developed the first phase of commercial to the North of the Sobeys grocery store and are into the second phase, just south of the Sobeys.</p> <p>We are always looking at new opportunities to build out the commercial offerings in the second phase of development. When Bluebird approached us, we engaged in extensive discussions with the team to ensure it would fit in with the current commercial offerings, given our vested investment in this area's success.</p> <p>We are intrigued by this new generation of self-storage, with its visual assets, as an anchor tenant in our development. As mentioned, it is not a significant traffic generator for the community, yet it is an excellent service for a growing community to address any storage uses. Bluebird Self Storage approached Hopewell Commercial, having conducted a market analysis to provide a self-storage facility to the Mahogany community.</p>



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<p>Are there any other structures (storage units) of this type situated in residential communities here in Calgary?</p>	<p>Bluebird Self Storage has built facilities directly in residential areas or directly abutting residential areas for a number of their projects, which you can find on the Bluebird Self Storage website (https://ww2.bluebirdstorage.ca/).</p>
<p>Will BlueBird release the feasibility study feasibility study that determined there is adequate demand in Mahogany?</p>	<p>The feasibility study report is a proprietary document and we would not like the report available for use by our competition</p> <p>We are however, happy to share the results of the study. The feasibility study indicated there are zero existing self-storage providers within a 5 km radius of the site (population of ~102,500). This is as strong of a demand scenario as one in our industry could find. An identified sub-market (5k radius) with an existing self-storage saturation of less than 2 square feet person is labeled "severely under-served" per widely accepted industry standards. Zero square feet per person in a densely populated and affluent sub-market is almost unheard of in North America, at this point in time.</p>



QUESTIONS/COMMENTS REGARDING FIT AND FEEL

QUESTION / COMMENT	PROJECT TEAM RESPONSE
<p>Concern with allowing an industrial use within commercial zoning and in a predominantly residential area.</p>	<p>Our proposed land use application is to amend the current Commercial - Community 2 District (C-C2) to add the additional Discretionary Use of Self Storage and allow the floor area to accommodate a 3-storey building. I want to be clear; we are not proposing to change the zoning to an industrial land use district.</p> <p>What we are doing is adding a low impact use to a commercial district. Other municipalities consider self storage a commercial use and allow it within their commercial zoning districts. I have attached a Google air photo of a couple of storage sites in Victoria, BC where the use integrates well with the surrounding residential development. What the proponent of the self storage business would like to do in our case is bring the service closer to where people live.</p>
<p>Does not fit with Hopewell's model of community / does not lend itself to a village feel.</p>	<p>Every Bluebird storage facility is designed with the community in-mind, addressing servicing needs while also adhering to the area's look and feel. Additionally, Bluebird has been able to integrate into high-profile/value areas is based on adaptability. As a company, Bluebird does not have a default prototype but adapts to the community's look and feel.</p> <p>All the Mahogany projects have the architectural guidelines listed on Land Title; these will always remain on the property. Bluebird is responsive to Hopewell, as the current and adjacent landowner, and the greater community to stay in line with the site's proposed architecture.</p>



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<p>Concern with walkability and a pedestrian friendly experience.</p>	<p>Pedestrian and vehicular traffic corridors have been considered in the design of the building. The architect has incorporated sidewalk connections within their concept design and lighting of the public realm is an important aspect to make pedestrians comfortable walking next to the site at night.</p> <p>The landscaping and site lighting will be provided in a future development permit application that ensures an enhanced pedestrian experience around the building, while creating a safe and enjoyable walking environment. Those specific details will come at the development permit stage should the land use proposal be approved by Council.</p>
<p>Concern with an industrial-looking building in a commercial area next to residential.</p>	<p>The intent of the proponent is to design a building that looks like an office building and not an industrial building. The photo shown in the flyer is an example of one of their projects and was used to show the similarities with an office building. The proponent and their architect are seeking input from a design perspective that will aid them with their future development permit design.</p> <p>When we discuss proximity to the houses, the office space that the land is currently designated for would provide greater impacts on the look and feel than our facility with additional traffic and parking requirements.</p>
<p>Concern with fourth Sandgate building views of an storage building and carwash.</p>	<p>Hopewell Residential, our sister company, is developing the Sandgate condos; however, we are very much aligned and informed about this overall proposal. Collectively, Hopewell is agreed in their direction to pursue this. Additionally, the set-back around the site allows for activity around the site area.</p> <p>The development aims to be good neighbours by facilitating the functional portions that are located away from the residential communities' immediate view. Additionally, there is enhanced landscaping across the site, providing a filter between the facility and the residential buildings. Overall, the development will focus on high-quality materials and architectural design, providing an attractive view of the community's site at large</p>



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QUESTIONS/COMMENTS REGARDING HEIGHT AND DESIGN

QUESTION / COMMENT	PROJECT TEAM RESPONSE
Will the self-storage building be at the full height of 18 meters?	The exact height of the proposed three-story building will not be confirmed until the Development Permit application phase. However, typical floors range from 3-4 meters in height; therefore, we expect the building to be approximately 12 meters in height, similar to expected heights for a comparable office building.
Would the building size/height or architectural design be any different if the land designation does not change?	The current height designated for the site is 18 meters; we are not changing that height on this Land Use Application; however, surrounding sites can allow for up to 50 metres.
Concern with design changing after approval	<p>Bluebird Self Storage has been able to integrate into high-profile/value areas is based on adaptability.</p> <p>Any Mahogany projects have the architectural guidelines listed on Land Title; these will always remain on the property. Bluebird is responsive to Hopewell, as the current landowner, and the greater community to align with the community's look and feel. There are several layers of review and control, in addition to the City of Calgary regulations, to ensure the facility aligns well with the community development as a whole.</p> <p>Bluebird has specifically developed architectural mock-ups to ensure transparency with the community and provide an early impression that can receive feedback at every stage ahead of the development permit and construction stage.</p> <p>Bluebird is committed to engaging with the community to ensure the community is aware of the architectural elements. Additionally, Bluebird's previous facilities have been in line with the proposed architectural design and always reflect the community's look and feel in which they reside.</p>



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QUESTIONS/COMMENTS REGARDING TRAFFIC / PARKING / ACCESS

QUESTION / COMMENT	PROJECT TEAM RESPONSE
<p>How will you ensure this does not impact traffic adversely?</p>	<p>The stacking on the car wash is designed to run on the interior of the building. The tunnel that we utilize is a high-velocity express exterior tunnel - a state-of-the-art operation with the capacity to process approximately 100 cars an hour. Based on our experience, typically, only 3 to 4 vehicles are stacking at any one time. All stacking will be maintained on the inside.</p> <p>Storwest, the car wash proponent, operates another Calgary-based car wash in a high-traffic area, which we can comfortably contain the line-ups. There is no direct access to and from the carwash to any of the main roads, the traffic from the carwash will be managed internally, on the site.</p>
<p>How will you ensure your parking area is for your customers and not “long term storage” for some people’s vehicles?</p>	<p>Bluebird does not rent parking spaces; none of the parking spaces are slated for long-term parking, etc., similar to the commercial parking guidelines already in the area.</p>
<p>Do you expect people to walk to the self-storage or car wash?</p>	<p>The proximity of the self-storage facility in comparison to the residential neighbourhoods allows for convenient access for those utilizing storage services when they need it.</p>
<p>If this is the master plan design, would not a re-zoning or variance to the master plan or community plan be potentially hazardous to (potential fatalities) pedestrian traffic environment?</p>	<p>Since this portion of Mahogany is and will become more heavily densified, people will be living in more confined spaces with a greater need to store their personal belongings to free up living space. The proposed use does not generate much traffic as clients are only expected to visit the site sporadically. The use is only anticipated to generate four visits per hour between 9 a.m. and 6 p.m. This limited number of visits and traffic generated by local businesses and residents visiting their assigned storage room, in my opinion, would not create a hazardous environment.</p>



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QUESTIONS/COMMENTS REGARDING THEFT / CRIME

QUESTION / COMMENT	PROJECT TEAM RESPONSE
Is there any expectations or need for 24-hour on-site security?	There is no need or expectation for 24 hours on site security. Bluebird would like to reiterate that they do not experience crime issues in their existing storage facilities. The building will be locked down at night with copious camera systems and alarm monitoring. Should this location become the first to experience crime concerns, they would certainly address it. Crime statistics for storage are far less than even your average office use.
Have you all considered the crime statistics before making this decision?	Crime-related issues in Bluebird Self Storage are rare; the building is not a target given its security precautions, including the abundance of cameras and locked metal doors.
What precautions have been considered regarding security around the building itself, both with patrols and lighting?	Crime-related issues in Bluebird Self Storage are rare; the building is not a target given its security precautions, including the abundance of cameras and locked metal doors. The facility's lighting will cover a multitude of areas, both internally and externally. On the ground level, lighting from the carwash will extend to the exterior, providing visibility to the areas in and around the facility. In the additional classes, soft lighting will highlight the architectural aspects of the building. Additionally, all the lighting within site will be designed with controls to leverage the proposed site's sustainability and functionality. The facility will employ a "good neighbour" initiative in terms of lighting.
How will BlueBird prevent sharing of access codes for the building?	Each tenant must apply for the use of the storage and a copy of their drivers' license associated with their unique code. This format allows for Bluebird to monitor codes used by individuals. All individuals are on closed circuit camera when entering and within the facility.



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QUESTIONS/COMMENTS REGARDING THE CARWASH

QUESTION / COMMENT	PROJECT TEAM RESPONSE
Why are you including a carwash as part of this facility?	A “car wash” use is already allowed by the existing C-C2 District and is not subject to this land use application. The statement “a car wash to light and activate the street” was referencing that there will not be any blank walls at ground level facing the street. Instead, they are glazing, shedding light onto the adjacent sidewalk to improve lighting for pedestrians walking along the road for an improved sense of safety. Although the carwash details on the ground floor of the self-storage building will be part of a future Development Permit application, it was referenced in the email for full disclosure so that stakeholders can better understand what future development is intended for this corner of the site.
What are the hours of operation for the carwash?	Bluebird does not rent parking spaces; none of the parking spaces are slated for long-term parking, etc., similar to the commercial parking guidelines already in the area.
Do you expect people to walk to the self-storage or car wash?	The proximity of the self-storage facility in comparison to the residential neighbourhoods allows for convenient access for those utilizing storage services when they need it.
Why is there leniency with a drive-through facility on this project when there are strict guidelines in the community.	A car wash is an allowable/discretionary use (correction from virtual event where “permitted use” was used) in the district of this site; as long as it meets setbacks and height requirements, it is allowed. Additionally, with fully-internalized operations, the carwash design allows for a more seamless and aesthetically pleasing process for a drive-thru operation. as long as it meets setbacks and height requirements, it is allowed. Additionally, with fully-internalized operations, the carwash design allows for a more seamless and aesthetically pleasing process for a drive-thru operation.
What considerations have been made for the noise related to the operations of the car wash facility?	The only noise we foresee with the plan is the car wash dryers, which the latest technology can muffle to a level where a conversation can be held in their direct vicinity.
Will there be location for vacuuming inside of vehicles inside facility or outside?	As designed and intended at this point, the site has no vacuums. The specifics of the location will be confirmed during the planning process; however, if approved, the project team will ensure that they are located in a convenient, accessible space that allows for easy flow-through of traffic. A central vacuum system would be considered for significant reduction of noise on the site.



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What is the reason for not including vacuums now?	Currently, they are not planned given the style of the development does not lend itself to it; however, we could look at integrating them outside the building. The decision to implement vacuum facilities will be determined based on need, climate considerations and aesthetic integration with the overall facility.
Is this the first car wash of its kind in Calgary?	This facility will not be the first car wash development of its kind, nor is it our first location. This type of technology is becoming increasingly popular across North America, specifically in Calgary and Edmonton; it is more sustainable and provides an efficient alternative to touchless carwash facilities.
Is there a carwash in Calgary we can go visit?	Yes, there is a similar facility at 5411 Dufferin Blvd SE; Is it a car and truck wash as it is in more of an industrial area; however, it has all the facilities prominent in this development, such as: uniformed attendance, express car wash tunnel. This would provide you with an idea of the overall service it provides to the community; however, it is a slightly different concept.



QUESTIONS/COMMENTS REGARDING COMMUNITY VALUE

QUESTION / COMMENT	PROJECT TEAM RESPONSE
Have you seen impact to the value of homes in residential areas where you have built a self-storage unit?	We have not seen an impact to the value of homes in residential areas where we have built self-storage units. We've successfully developed and established Bluebird locations in some of the most affluent sub-markets in Canada. The building operates similarly to a new Class A office building, but with less traffic and parking lot activity. We would perceive this use to be less concerning to neighbors than other existing commercial uses area already established in the community such as liquor stores, gas stations, fast food and a brewery/restaurant.
How can you assure us that this is in our community's best interest?	We are always looking at new opportunities to build out the commercial offerings in the second phase of development. When Bluebird approached us, we engaged in extensive discussions with the team to ensure it would fit in with the current commercial offerings, given our vested interest in the success of this area. We are intrigued by this new generation of self-storage, with its visual assets, as an anchor tenant in our development. As mentioned, it is not a significant traffic generator for the community yet is a great service for a growing community to address any storage uses.



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QUESTIONS/COMMENTS REGARDING TIMELINE / PROCESS



QUESTION / COMMENT	PROJECT TEAM RESPONSE
<p>Can you confirm the development timeline for both the self-storage unit and the car wash?</p>	<p>Upon receiving approval to add self-storage as a use, a development permit will be submitted, for the storage facility and car wash. Once in the development permit phase (for the entirety of the building), the DP application would be notice-posted on the site and circulated to the Community Association.</p> <p>We anticipate a Public Hearing of Council for the land use redesignation this spring.</p>

QUESTIONS/COMMENTS REGARDING ENGAGEMENT



QUESTION / COMMENT	PROJECT TEAM RESPONSE
<p>Have you experienced any negative feedback from residents regarding your projects in residential neighbourhoods?</p>	<p>Many municipalities treat self-storage units as a commercial entity yet allow for them to directly abut residential areas. Given its low-impact use, we are pursuing this application to integrate this type of facility to provide community member servicing.</p> <p>We anticipate a Public Hearing of Council for the land use redesignation this spring.</p>
<p>Who can I reach out to further discuss this project?</p>	<p>For additional questions and comments regarding the project, please reach out to our Communication and Engagement consultant, Tamille Beynon at 403-692-5234 or tbeynon@bapg.ca</p>



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<p>What came of the letters we all wrote to the City of Calgary against this build?</p>	<p>Those letters are still with the City of Calgary; we are not provided with the direct letters, but we were provided with a summary of concerns to address.</p> <p>We can confirm that the City has captured them in conjunction with the proactive engagement conducted by this project team.</p> <p>We opted to host this engagement session as we understand that there was a conversation happening that we were not privy to and wanted to provide an opportunity to facilitate open dialogue between the project team and interested parties.</p>
<p>How was the Mahogany community informed of this project and tonight's engagement session? Can you confirm the promotional/engagement tactics undertaken?</p>	<p>We had 45 people registered for this event. The team started communicating about this project in December 2020, with flyers to all residents and the Community Association, the Homeowners Association, and the area condos, which sparked an initial interest. We were made aware of a Facebook page discussing the proposed project.</p> <p>Because of the dialogue that arose from our initial outreach with residents, we wanted to host this engagement session to facilitate an open discussion with all interested parties. To raise awareness for this engagement session, we went back out to residents and the local associations, in addition to the area Councilors, and share information in the "What's Up Mahogany" and Westman Village newsletters.</p> <p>Beyond this, the engagement team has facilitated email correspondence with those who have reached out since December 2020.</p> <p>Overall, we did our best to inform and engage all potential impacted and interest parties; however, if there are individuals who were not aware, I would be happy to reach out and provide additional information regarding the project at any point.</p>
<p>The event was excellent. Very informative and professional</p>	<p>Thank you for your comments and feedback.</p>
<p>Kudos to the commentator. You did a fantastic job - I loved your style and approach and overall management</p>	<p>Thank you for your comments and feedback.</p>



6.0



QUESTIONS/COMMENTS REGARDING SUPPORT

QUESTION / COMMENT	PROJECT TEAM RESPONSE
<p>The land is already zoned for a large building - the only difference is what will happen within the four walls. This isn't taking away from any other plans for the area besides having under used and expensive office space.</p> <p>The points made tonight were good. As I said at the top though, it will be viewed as much less of an issue and contentious building if everyone is acutely aware of what it was already zoned for.</p>	<p>Thank you for your comments and feedback.</p>
<p>The aesthetics are really nice which is what a lot of mahogany residents would care about. The aesthetics would have been similar if the original plan was used. The concern is probably also born out of the fact that the one in chaparral and others nearby are ugly warehouses.</p>	<p>Thank you for your comments and feedback.</p>
<p>I think having a storage facility in the community is a great idea and would be a welcomed addition to the community to provide a much needed local service to the residents. I hope the project goes forward and has my support.</p>	<p>Thank you for your comments and feedback.</p>
<p>As per some comments/questions from onlookers, I fail to see how the proposed building will detract from Mahogany, especially in light of all the other businesses being built on that parcel of land. ALL of the above is going to increase traffic flow, change the landscape somewhat, and that's what happens as communities grow.</p>	<p>Thank you for your comments and feedback.</p>
<p>I feel as long as it looks like the mock up it will be a good addition to the community especially those who live in the condos and may not have their own storage.</p>	<p>Thank you for your comments and feedback.</p>



6.0

<p>After listening, I'd prefer this proposal instead of an office building because of reasons identified by panel members (increased traffic flow, etc)</p>	<p>Thank you for your comments and feedback.</p>
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QUESTIONS/COMMENTS REGARDING OTHER

QUESTION / COMMENT	PROJECT TEAM RESPONSE
<p>How did the project arise?</p>	<p>Bluebird Self Storage approached Hopewell Commercial, having conducted a market analysis to provide a self-storage facility to the Mahogany community.</p>
<p>How many persons will the site employ?</p>	<p>Thank you for your comments and feedback.</p>
<p>I think having a storage facility in the community is a great idea and would be a welcomed addition to the community to provide a much needed local service to the residents. I hope the project goes forward and has my support.</p>	<p>The storage facility will likely have three employees (2 full-time with some part-time support). The car wash will probably have four full-time employees with help to cover shifts; In total, likely somewhere between 8-10 total members for shift coverage.</p>



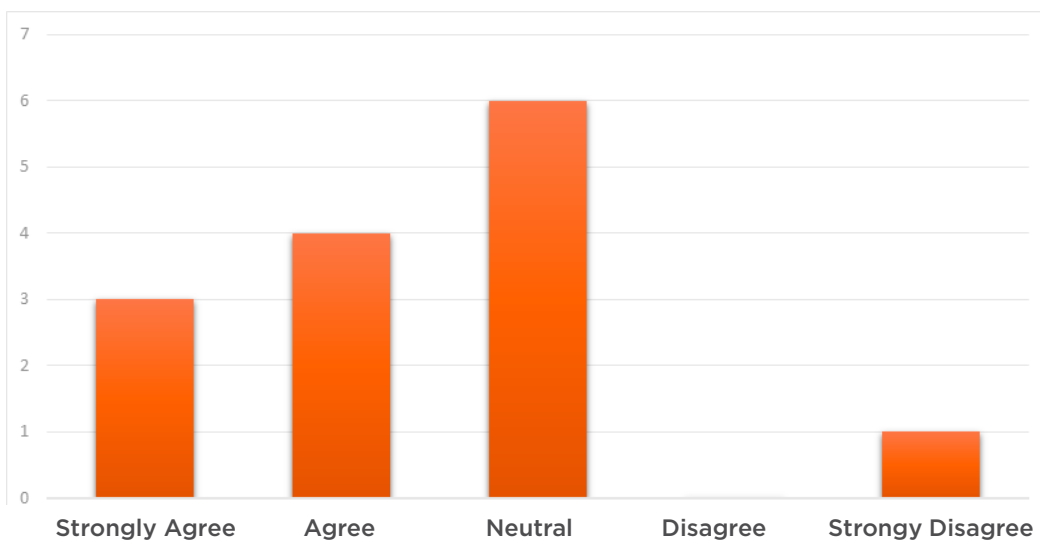
6.0

6.3 Evaluation

The following is a summary of the feedback provided by online survey participants related to the evaluation of the virtual open house.

Twenty survey respondents completed the evaluation, however six of the respondents did not attend the virtual event. This summary reflects the responses provided by the 14 respondents that attended the virtual event.

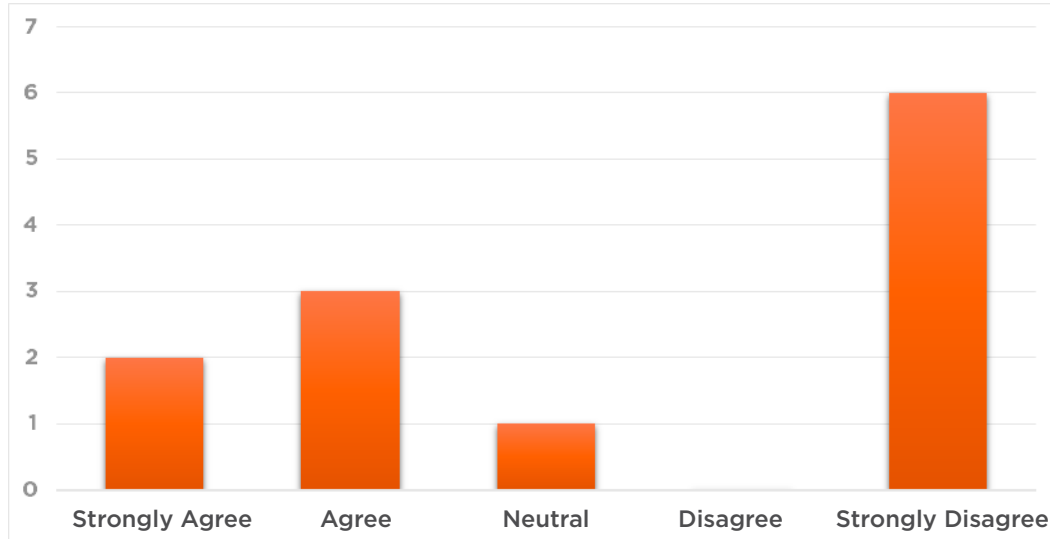
The information provided in the virtual community meeting helped me understand the proposed Land Use Redesignation.



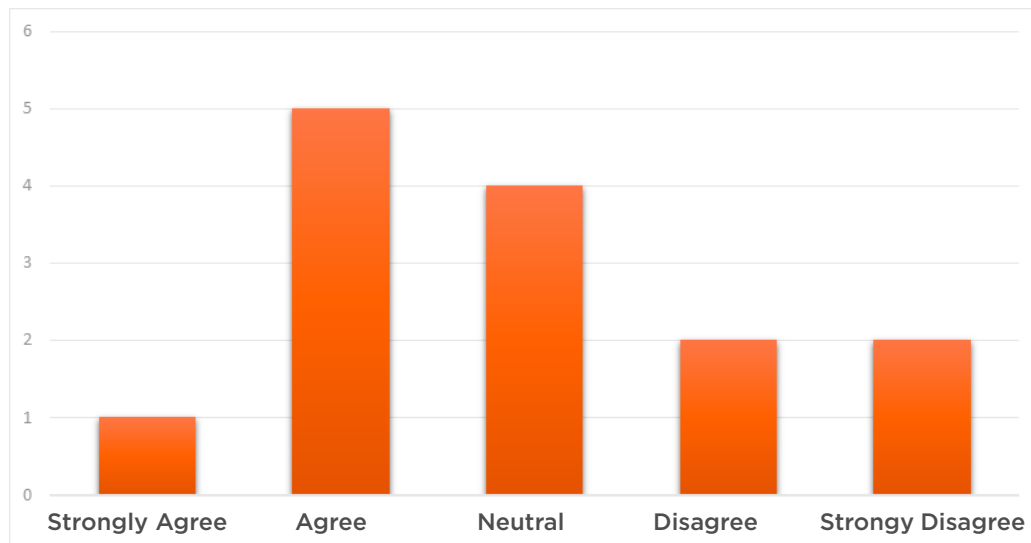


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The information provided in the virtual community meeting met my expectations.



I was able to provide feedback and ask questions.





7.0 NEXT STEPS

The project team is currently reviewing all feedback received through the virtual community event, email and telephone correspondence, and online survey. Upon completing this review, the project team will make any necessary amendments to the plans prior to the City's approvals process.

The project team anticipates the Public Hearing of Council to take place in spring 2021.

CONTACT INFORMATION

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403-880-6814



APPENDIX A

Virtual Community Meeting Presentation



Hopewell Self Storage Land Use Redesignation Application

Virtual Community Meeting
March 11, 2021



Meeting Agenda

1. Introductions
2. The Proposal and Site Details
3. Difference between Land Use and Development Permit Applications
4. Planning Process and Timeline
5. Planning Policy
6. Land Use Rationale
7. Potential Look of the Building
8. Who is Bluebird?
9. Q&A
10. Next Steps
11. Conclusion



2

How to Participate

1. Ask questions by typing into the chat function on your device.
2. Raise your hand to indicate you would like to speak.
3. Complete the on-line survey at the completion of the virtual event.
4. “What we heard report” will be produced, shared with the City and made available to participants.

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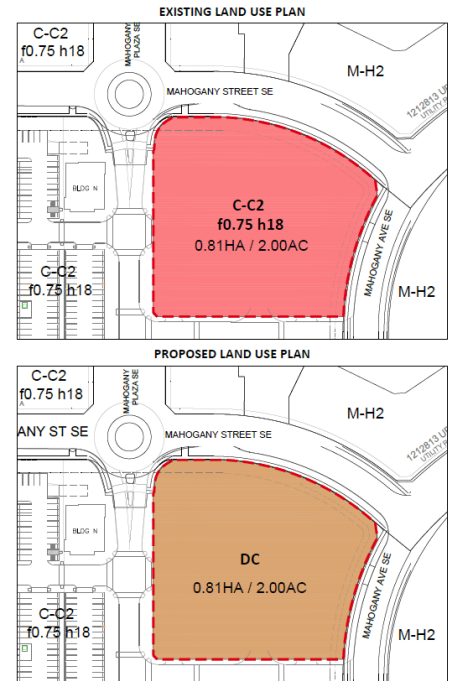
Introductions

Thank you for joining us

- Don Larke - Landowner Hopewell Development
- Tamille Beynon - Moderator B&A Planning Group
- Grant Mihalcheon - Planner/Applicant B&A Planning Group
- Reade DeCurtins - Proponent Bluebird Storage
- Roland Schatz - Car Wash Proponent StoreWest
- Allen Deboer - Architect Gibbs Gage Architect

The Proposal

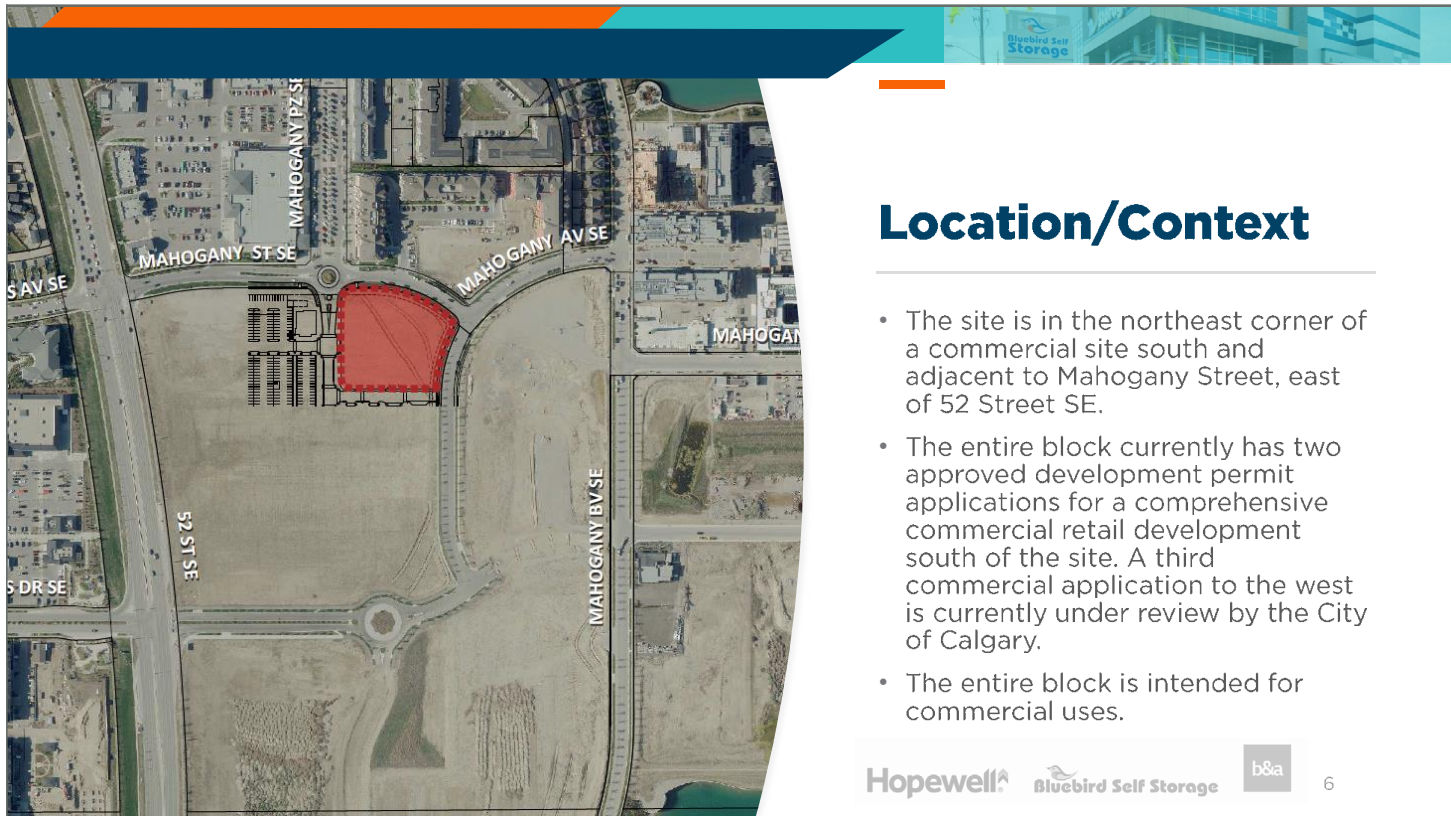
- The proposal is to redesignate (rezone) ~2.0 acre portion of land within the block from C-C2 Commercial - Community 2 District to Direct Control (DC) District.
- A DC District is a tailored made district based on an existing land use district with modifications.
- The proposed DC District includes all other uses and rules of the C-C2 District.
- The amendment is to add the use of self storage and increase the maximum Floor Area Ratio from 0.75 to 2.0.
- **Maximum Height remains at 18m.**
- The intent is to enable the construction of a three-storey self storage facility with a multi vehicle automated car wash that will help activate the main floor.
- Car washes are a permitted use in the current C-C2 district.
- The inclusion of the self storage facility is to accommodate the increased storage needs of both single detached and multi-residential dwellings in the surrounding area.



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Location/Context

- The site is in the northeast corner of a commercial site south and adjacent to Mahogany Street, east of 52 Street SE.
- The entire block currently has two approved development permit applications for a comprehensive commercial retail development south of the site. A third commercial application to the west is currently under review by the City of Calgary.
- The entire block is intended for commercial uses.

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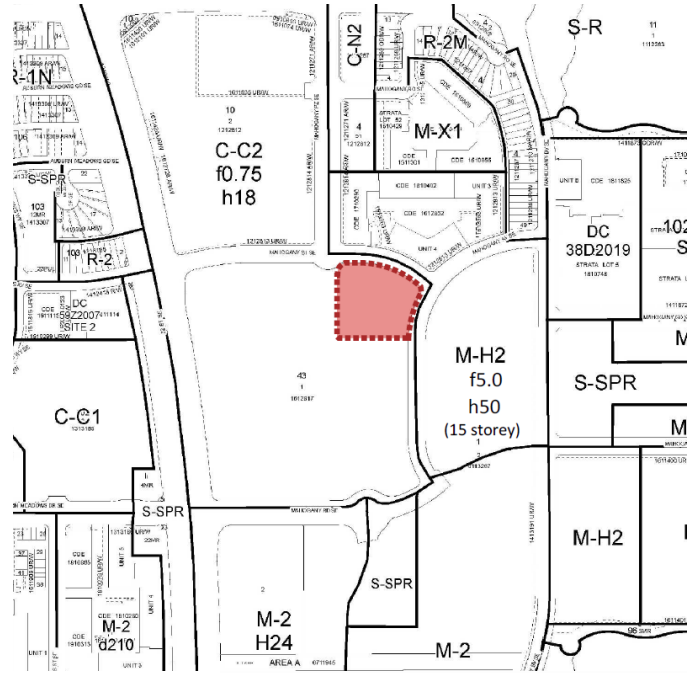
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Existing and Surrounding Land Uses

- The entire block is designated (zoned) C-C2 which allows for uses such as retail, office, multi vehicle car wash but does not allow for a self storage facility.
- Lands to the north include an existing commercial retail centre (C-C2) and multi-residential apartments (M-H2).
- Lands to the east and southeast are currently vacant and are also designated M-H2 for future high density, medium rise multi-residential development.
- Lands to the west of 52nd Street include a mix of commercial and medium density residential development (C-C1, DC, M-2, E-2 and R-1N).



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Difference between Land Use Redesignation and Development Permit Applications

- A redesignation application changes the zoning of a property to accommodate intended uses associated with the land.
- Each zone or “land use district” has its own set of rules that apply to Development Permit applications.
- A land use district can be changed to allow for a different development focus or amended to allow for additional uses or revision to development rules.
- Specific uses must be listed in the land use districts before a Development Permit application can be submitted.
- A Development Permit application provides the site and building design for a proposed structure.
- This application is for a Land Use Redesignation to add Self Storage as an allowable use.
- If the redesignation is approved by Council, a Development Permit application will follow.

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Planning Processes

Land Use Redesignation Application

Pre-Application Community Outreach - Application Submission - Public Consultation and What We Heard Report - Administration Review - Calgary Planning Commission (Recommendation) - Public Hearing of Council (Decision)

~6-8 months from submission to Council for a decision.

Development Permit (DP) Application


DP Plan Submission - Community Association Consultation - Administration Review and Decision.

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Mahogany Area Structure Plan (ASP)

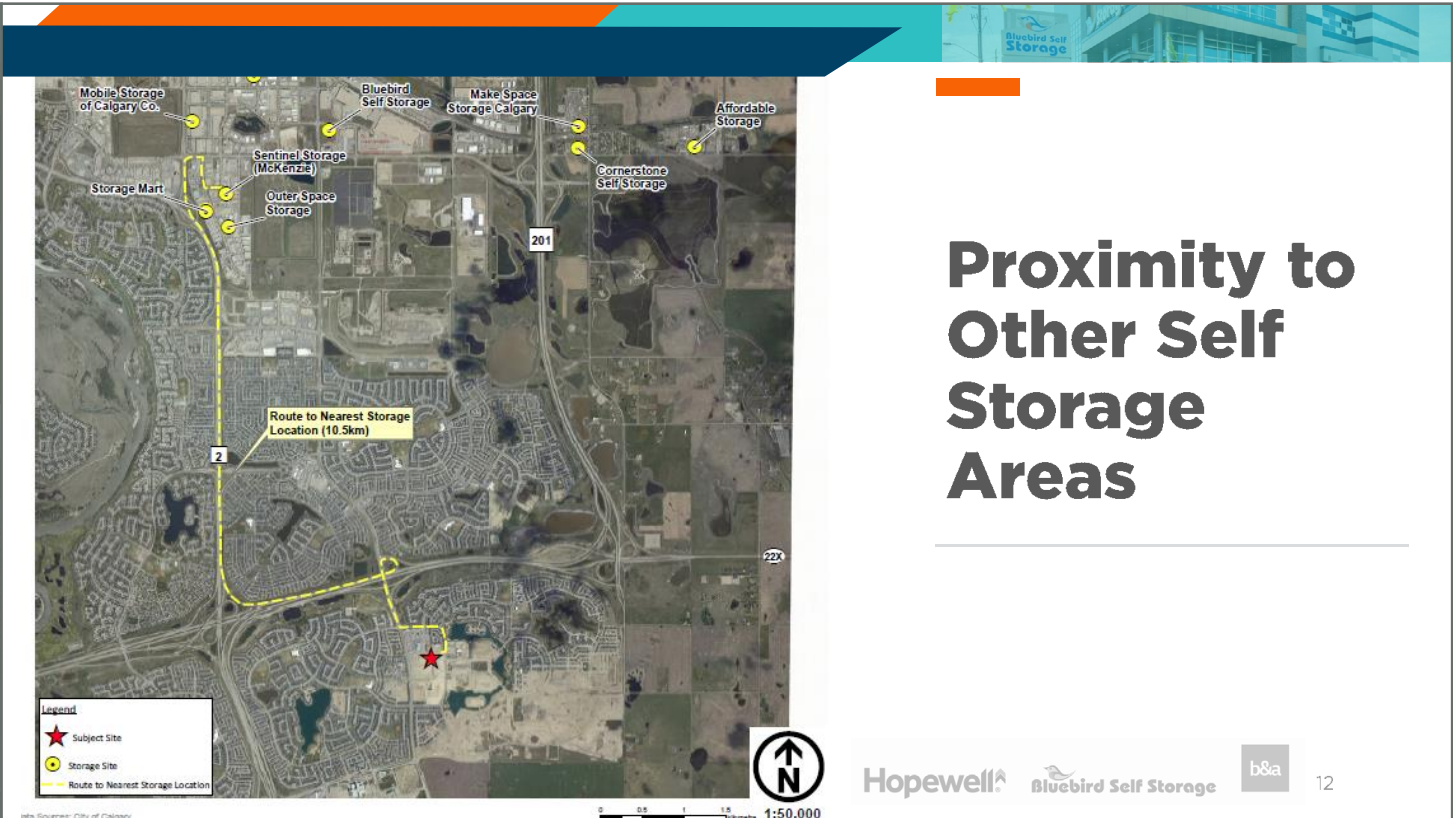
- The Mahogany ASP Land Use Concept map identifies the land as Core Commercial Centre where the predominant use of land should contain retail and service commercial uses integrated with complementary uses.
- Core Commercial Centre should provide for a compatible interface treatment with adjacent development, contain a visually appealing site design and landscaping treatment and be conveniently and directly accessible to pedestrians both within and adjacent to the site.

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Land Use Rationale

- With cities desire for higher density, more compact development, in combination with changing economic conditions, smaller sized single detached dwelling parcels and a greater proportion higher density development have become the norm. As a result, residents are finding it more difficult to find room to store their possessions.
- Relocating furniture to create a “work-from-home” space is creating further storage issues for residents.
- Old style storage yards are typically located in industrial areas far away from customers who live in residential areas.
- Our proposal is to bring a new self storage model to the community closer to where the people live, making it more convenient for customers.





Benefits of Localized Storage

- Provides added convenience for clients.
- Reduced travel time and vehicle emissions between storage yard and home.
- Provides a safe, secure environment.
- Frees up space in garages for vehicle parking, allowing streets to be less congested and more livable.
- Removes a disincentive towards multi-residential living which is the lack of storage space.
- Provides convenience and complimentary service that benefits local small businesses.
- Frees up space enabling people to comfortably work from home, reducing the need to move to a larger home which could result in further urban sprawl.
- The building's appearance will be similar to an office building with the benefit of less crime, traffic and parking needs.
- Building design will blend in with the look and feel of the community.
- The site can be repurposed or redevelopment into a higher intensity use over time.

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Potential Look of the Building



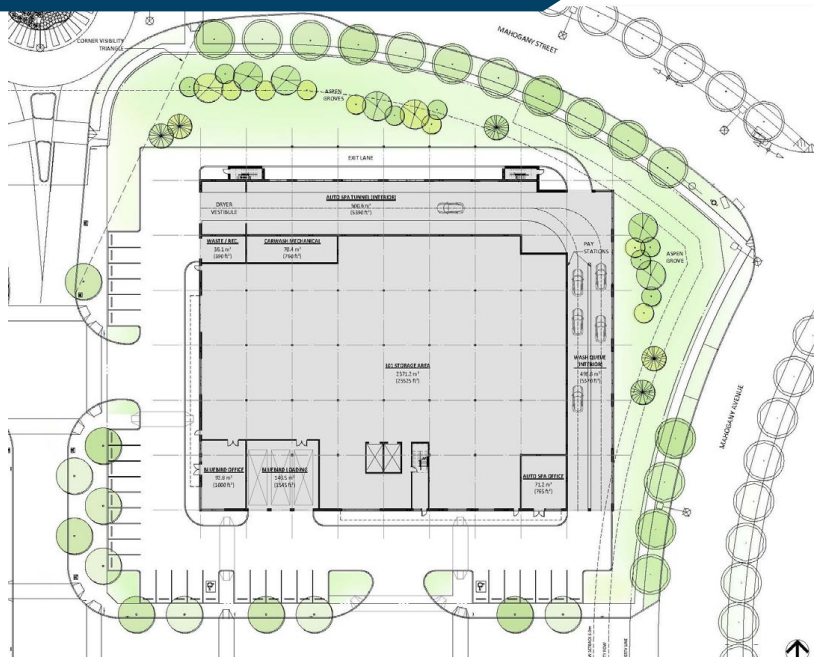


**Architectural
Concept View
From NW**

KEY PLAN



Hopewell Bluebird Self Storage b&a 15



ARCHITECTURAL CONCEPT SITE PLAN

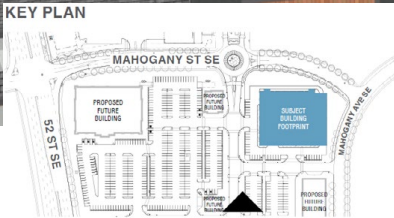


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COMMUNITY VIEW APPROACH FROM 52 STREET



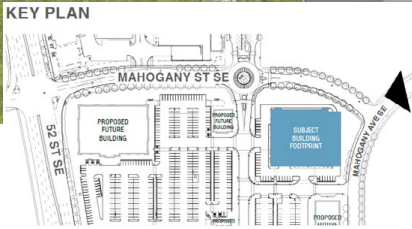
COMMUNITY VIEW FROM RETAIL AREA



COMMUNITY VIEW MAHOGANY AVE LOOKING NORTH



COMMUNITY VIEW MAHOGANY AVE LOOKING EAST



PEDESTRIAN VIEW RETAIL 'MAIN' ST LOOKING NORTH



Who is Bluebird?





Broad Community Concerns

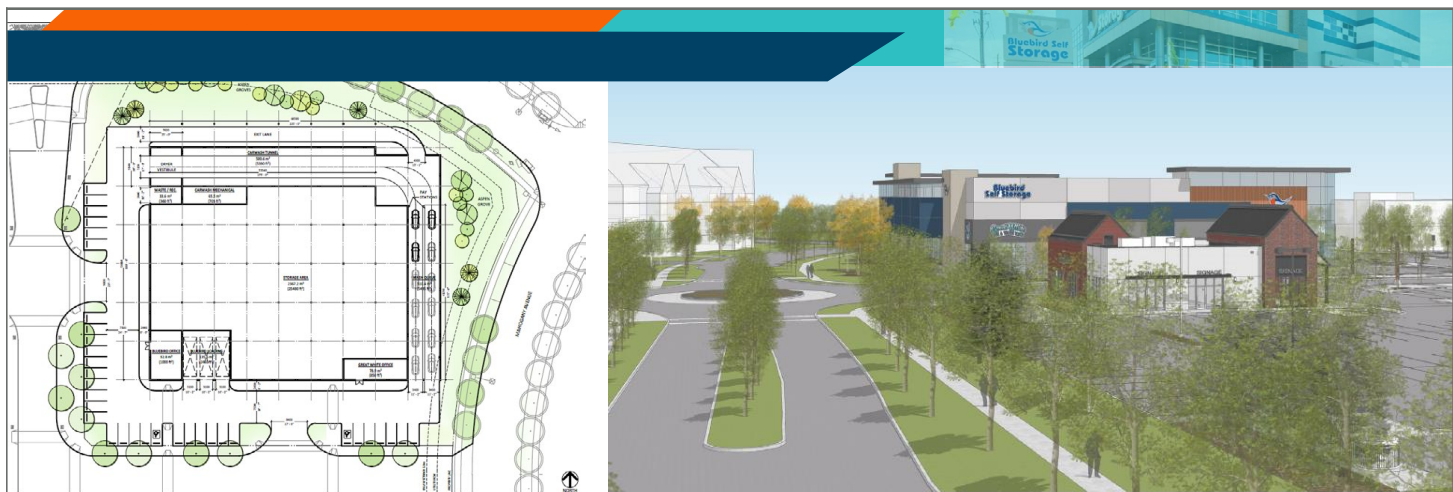
- Fitting in with Community Look and Feel
- Impact on walkability, small-businesses, and amenities
- Appearance
- Hopewell Design Guidelines
- Security/Crime
- Property Values
- Lighting

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Community Questions

- Will the site be fenced?
- Will there be sea cans located on site?
- Will you be able to store vehicles on site?
- “The building will be too tall for the area”.

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Q&A



Please ask us your questions or comments by:



Typing into the chat function on your device; or



“Raising your hand” to indicate you would like to speak.

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Next Steps

- A “What we Heard” report will be produced and shared with participants and made available to The City.



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Conclusion

Thank you for participating

Engagement Contact information:

Tamille Beynon, Communications and Engagement Specialist

Phone: 403-692-5234 Email: tbeynon@bapg.ca

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APPENDIX B

Virtual Community Event Verbatim Comments
& Questions

The following are verbatim comments and questions shared during the virtual community meeting on March 11, 2021. All comments and questions, along with responses, have been consolidated and categorized into a number of themes represented in Section 6 of the report.

QUESTION / COMMENT
Mahoganites are very protective of this community. I feel like this is a rash way to make money during Covid due to retail businesses struggling. How can you assure us that this is in the best interest of our community, rather than a 'money maker'? is this truly in the best interest for our neighbourhood?
What is the reason for not including vaccumes now, and what would be the reason to add them later? So that we may be able to assess the likelihood of this change occurring in the future.
Are these facilities we are seeing pictures of now directly in residential neighbourhoods? And where?
What neighbourhoods?
To the builders: have you had this kind of pushback from residents in other neighbourhoods before? If so, why do you believe this to be such an attractive space for your business inspite of such resistance?
So if these merely abutt neighbourhoods, then why the push to integrate directly into the neighbourhood in this case? Are lots closer to 52nd not available?
Traffic will be increased
Traffic is an issue for Sandgate and Westman village now This car wash/ storage unit will increase it As well entrance and exits and congestion
The car wash will generate traffic Across from residential Sandgate buildings
As an owner in Sandgate who will be impacted the most by the car wash - I'm disappointed that this corner opposite to my balcony will show canopies with vaccums and line ups The view is my issue and a restaurant would be better
Can it be built without the car wash
What is this garbage? Get this crap out of Mahogany. I completely disapprove.
Quit pretending like you are doing this for our community.
What can I do to make sure this doesn't happen? Who can I talk too?
Mahogany is not underserved. Stop saying that.
Life style storage...hahahaha. Ridiculous.
This is super corrupt how you are controlling all questions/comments and softening the ones you do allow through. Let them know we ABSOLUTELY hate the idea. the building and business type won't activate the street as you suggest. This is not a pedestrian oriented type of development. It will only attract vehicular traffic. Other small types of business attractive to pedestrians would be more appropriate.

<p>Yes Reade, but self storage is not allowed by right. Surely the planners had a reason for that?</p>
<p>I completely agree with the points raised in the slide - I don't see at all how this design fits with the community. It looks like an ugly monstrosity that I have no doubt will reduce the appeal of the community. It will without a doubt reduce the "market feel" that has been established with both the existing commercial/retail areas to the north of this site and across 52nd at Auburn Station.</p> <p>If I had known something like this would be built here I would never have bought in Mahogany.</p> <p>I'm very shocked that Hopewell is even considering this as it surely has to have a big impact on their reputation for following through on a theme for a development such as Mahogany. I'd like to hear their comments on why they are even considering it and how much they truly support it.</p> <p>And I'd also want to know why a building like this isn't looking to go in to the Seton area - where it isn't that much further away and is more fitting to that area.</p>
<p>Seton is within 5 KM...</p>
<p>agree! why not use the empty MEC building</p>
<p>the only thing we like in this proposal is the car wash</p>
<p>mahogany was marketed to us as a resort style living. very luxurious lifestyle. self storage is not on brand for what was advertised to us</p>
<p>if this was researched prior why were we not asked before now?</p>
<p>Can you please clarify for me if there are any other structures (storage units) of this type situated in the middle of a residential community here in Calgary. I am not aware of any situated in the middle of a residential area.</p>
<p>I am concerned about the crime that these storage units bring. I am aware of the security measures that are in place with cameras, lighting, etc. However, criminals don't care about cameras. That never stops them, they just conceal their identity. These attract the wrong type of people. And Mahogany is a fairly young community with many children and young families in it. Have you all taken the crime statistics into consideration before making this decision?</p>
<p>This question is for Hopewell. Hopewell are developing the Sandgate Condos, and the fourth building is still yet to be build. There won't be many people wanting to buy with a view of an office building, self-storage unit or a car wash.</p>
<p>Hi All it is Councillor Keating thank you for the questions and input. I am sorry but I leave in 5.</p>
<p>Why in Mahogany. Seton is one community away which is much better suited to this. They are a high density community. They have space by the y or the firehall. The car wash sounds lovely. But further backing up the street as there is little space and it's a high traffic zone.</p>
<p>Also. What's to say it doesn't turn into some horrid looking cheap storage unit. As it was said the design can change after approval.</p>
<p>So what I hear is hopewell doesn't actually care what they sold us."A high end community." With a boutique feel. But they need to sell off space and because Alberta is in a slump. So they don't care what they promised?</p>
<p>We were given 24 hours notice of this meeting on our community page</p>
<p>You have authority to go to 18 metres but indicated in presentation you might be lower. Is that true? Concerned about loss of view of mountains from Westman Village - we are already losing some site lines with Hopewell's Sandgate southern most building across the street from your proposal.</p>

Will there be location for vacuuming inside of vehicles inside facility or outside? If outside, who will ensure garbage is minimized?
People in Sandgate and Westman are already parking on the street (2nd vehicles or not wanting to buy a parking spot). How will you ensure your parking area is for your customers and not "long term storage" for some people's vehicles?
That question is more to Hopewell in general for the entire area, not just Bluebird
Thanks for the update. Well presented.
We've visited your car wash many times at your location 7.5KM away and very much like the concept. However, that location is in a very industrial area. I really can't see how this is going to fit in with the feel of the Mahogany community at all which I'm very concerned about. Would this not be a better fit in the larger commercial area in Seton?
Have to drop. Thanks for organizing this meeting, was very informative.
Why chose to be so close to our Lake when there are suitable locations closer Seton where you would not displace walking-distance amenities for my household
Seems that all the concerns being address are the those of Bluebird and it's stakeholders. Time to hear more from residents
Would like to address the bluebird and Hopewell representatives by mic
Figured out the mic Mute , sorry
Would still like to address the panel, thanks
Didn't see I needed to change settings, new app. Thanks
One more point to address to Reade if I may
Appreciate it
Why here? Why not in seton? By the fire hall or somewhere similar? Somewhere with more big box shopping? Why in the middle of Mahogany?
Why not in Seton? When we look at the bigger plan for the South East corner of the City, there is significantly more development accruing. There is an opportunity to build a high-quality storage unit in Seton's commercial area that is still under development, where it will be more centralized for all south east communities.
The development doesn't seem to be very centralized for the future development of the South East.
Seton is five minutes away. This equally underserved. With Cranston right there also. Homes in seton cost less and have just as many multi family dwellings and condos and townhomes homes etc.
Given we bought these homes in a higher-than-average home value community with amenities and lake access, why would you choose to place a large storage facility displace some potential tenants/additional community amenities, within walking distance and eye-sight of the \$500 - 750k homes in Mahogany?
Thus*

APPENDIX

In seton they bought in an area where they knew there would be retail. The retail was there first.
Here it was not what we were sold.
Put it on 130th with the other "suburban office buildings"
Why isn't reader familiar with the other surrounding communities in the area? I feel like he probably did some pretty good research before landing on mahogany. It's almost impossible to get to mahogany without going through the other communities. Auburn bay, seton, Cranston etc.
Reade*
This sounds like it's all about hopewells greed. Unable to attract a suitable business so trying to just fill it with any old business willing to Come in.
How do we know hopewell isn't the one who approached blue bird? This all sounds dishonest
Why is the narrative being so controlled that this panel can't see our questions?
Reade is still not answering, why here. Why he didn't even look at the other surrounding communities. He says he researches thoroughly. But then he says he didn't know about seton.
What kind of break is hopewell giving him? Reade is contradicting himself. He said he didn't know of seton earlier and now he says he did research it all. Which is it Reade?
Seton is off the highway. Mahogany isn't more central.
Hopewell clearly doesn't have the community's best interests in mind and it's all about lining their pockets.
Have there been any tenants that are being displaced by this proposal?
You cannot just call cps for a crime report. That's not a thing Reade. They don't just hand out crime reports.
What came of our letters we all wrote to the city against this build?
I know more than the thirty on here sent letters to the city agains this.
Next to and butting residential. Why now do you need to put it in the middle of the community Reade and Hopewell?
Trying to skirt around community placement. Lol. Ya cause communities don't want it. Across in a business sector from a community is different. If I lived along 52. I would expect something ugly. But again. I chose to not have that
Why is the project team not looking at a location right along 52 Street Southeast? Does its proximity to the lake provide any value to the Bluebird group?
I don't know what flyer you're talking about. We didn't get a flyer. But I did write a letter to the city once the sign went up on the site.

The demand is not HERE mahogany specifically. If it needs to be in the area out it in a retail area in seton. Go take a look at it Reade! You may like it there.
So it's happening. Hopewell is just talking now like this is going ahead.
So what is the point of this?
Why this corner? Why not the corner closer to 52nd
There are no other 'office looking' designs in the community
"we're allowed by right" means you don't really care what the residents think
I hope these public hearings are better advertised than this session
Do you expect people to walk to the self storage or car wash? Obviously they will be driving so this location is not necessary.
I have seen other Bluebird facilities. They look like light industry. Why here and not further north along 52nd?
Why not across from Sobeys instead of Sandgate?
This two lane street is congested already. How will you ensure this doesn't impact that adversely?
Why is there leniency with a drive-thru facility on this project, when we have seen strict guidelines for any other type of drive-thru in the community?
A webinar is not as interactive as a zoom meeting. It does feel more like downloading.
I think they are too industrial looking.
Where is the access to this facility? Is it from Mahogany Street or Avenue?
I would not have purchased my Sandgate condo if I had known there would be this change.
Money and business trumps the individual. Why are we bothering with this?
I was unable to mute myself.
Is there a car wash in Calgary we can go visit?
The communication was very good. I just am not happy to have this facility in our "family friendly" neighbourhood.
If Mahogany residents are against this development, will that be a waste of time and resoucrs into this development?
There was a miscommunication of who to provide feedback to.
How often do people who resist actually affect the permission outcome from the city?

APPENDIX

I wrote to the city but didn't realize I could contact you. I guess I was too angry.
That will be my view for sure. I also don't need to be entertained by seeing into the car wash...not appealing.
It would have been nice to see the other questions asked and comments made.
Thank you for the opportunity to participate.
The clear win is the close storage option for seasonal decorations, winter tires, golf clubs for residents with limited space.
Would the building size/height or architectural design be any different if the land designation does not change?
Is there any data that shows the positive environmental impact from having localized self storage within a community ? ie reduction of emissions
Can someone speak to the car wash?
Is this the first carwash of its kind in Calgary?
If approved, where will the car vacuums be located?
Will this impact traffic build up from Mahogany and surrounding communities?
What capacity does Bluebird anticipate for this location?
Hello. It appears from the presentation that the queue for the car wash will be enclosed, which I did not know. Since the photos show approximately 12 cars lined up, most line ups involve the cars running. Will this create an exhaust problem? How will this be managed? Also, one of the photos in the presentation show the windows for the car wash as being clear. Since this faces the street and 2 of the Sandgate buildings, will there be no ability to see through into the carwash? Other carwash concerns, how early would you plan to open and how late would it run? Again, for the noise factor with respect to Sandgate. Thank you.
My question is about security around the building itself both with patrols and lighting? At Sandgate, we have had problems with break ins and continual "hanging about" and destruction of property by homeless and addicted individuals. I would be concerned that the areas around the outside of the building could be a place for more of the illegal activity to occur depending on the lighting and alcoves, etc where loitering could occur.
While he says there may only be a queue of 6 cars, in Calgary, there are often line ups of 15 cars or more, which would likely happen here.
It's not crime about the building itself. These issues are already occurring in Mahogany, including Sandgate. That is the concern specifically.
Thanks. It can be discussed in writing later.
Concept looks really good. My concern is the height. We moved to Westman to have a view of the mountains and it looks like that will disappear. Would like it to be only 2 stories. Thank you.
Kudos to the commentator. You did a fantastic job - I loved your style and approach and overall management
Uses will have a code to access. What are the plans to stoping the sharing of the code?

I live in Sandgate and traffic is a real concern for everyone
Do you have photo of a completed project? Sorry if you answered this, I missed the first few minutes.
I love that it is more environmental!
Project opening date?
Question for Reade - can we see the feasibility study and the method and details of the study to ascertain how you determined that there is adequate demand in Mahogany
Hopewell - how does a storage facility lend itself to a village feel - a vibrant and walkable community. This proposed facility would be accessed by all surrounding neighbourhoods and therefore not target or benefit Mahogany only residents
Hopewell - in planning and building multi-residential units/apartment buildings - why do these new buildings not incorporate storage areas underground for each unit?
Tamille - of the over 12,000 residents (>4,500 homes) of Mahogany only 38 registered for the Self Storage Virtual Meeting and only 24 attending. There appears to be a lack of clear communication to all Mahogany residents. An advert deep in a community newsletter is not an appropriate way to engage the residents of Mahogany. I have just contacted another household who has no idea about the proposal or meeting happening this evening abs are asking how they can vote against this.
Agreed with Brian's verbal comment - Seton is the ideal location. Agree also - the value of property will decrease or remain empty as I will not buy or rent an apartment overlooking a storage facility ("even if high end")
Tamille - thank you - please confirm the answers will be included in the overall report from this evening
Reade - please release feasibility studies for Seton as well as you mentioned there were studies not just for Mahogany
Car Wash - "fun for kids"? Surely a large indoor play area would better suit a family community (post-Covid) and fit the ethos that Hopewell and Mahogany promoted and continue to promote
An office building would be more amenable and create jobs within the area. Why do you continue to compare "external aesthetics" with proposals which benefit a minority of residents.
Bluebird - Crime non existent at 52nd St facility - how can you compare crime rates at an industrial area to a proposed development in a residential area.

APPENDIX C

Online Survey Verbatim Comments & Questions

The following are verbatim comments and questions shared through the online survey from March 11-24, 2021. All comments and questions, along with responses, have been consolidated and categorized into a number of themes represented in Section 6 of the report.

Do you have any outstanding questions for the project team?
I would like to speak to the individual who changed the land proposal as per the storage facility that is being placed across from the beach house.
No. The event was excellent. Very informative and professional.
How can we stop this from being built? No one in our community wants a storage building here! It should be built in an industrial area not in our beautiful community!
why is there a proposed land use for a 3-story storage building in Mahogany? A young family neighbourhood with parks, pathways, a lake? I did not move outside of the city core for an industrial feel. I personally believe it will bring unwanted crime to the residents and business owners of mahogany; has anyone looked at the crime stats for areas with storage unit facilities? Why not dedicate that space for LOCAL business opportunities so that our community can grow and attract more families? This proposal does not fit with Hopewell's model of the community or surrounding communities and would tarnish the area.
No
I am completely opposed to this use of land. We paid a premium to live in this beautiful community and the land should be used for more amenities like coffee shops, cafes, or stores. This is completely unnecessary and will be an eyesore from our beautiful community. Not to mention to additional truck traffic this will cause!
As per some comments/questions from onlookers, I fail to see how the proposed building will detract from Mahogany, especially in light of all the other businesses being built on that parcel of land. ALL of the above is going to increase traffic flow, change the landscape somewhat, and that is what happens as communities grow.
All questions entered on chat at time of event. No one answered the concerns regarding decreased property value.
If you want your home re zoned, you need to notify neighbours and get permission. Is there any kind of process like this for our community?
None
I am curious why you feel a storage facility is a building that fits with the esthetic of our beautiful community? I do not agree and feel it will be an eye sore and take away from our community charm
What would it take to not build a storage facility in our community? This is not what I was told the land was going to be used for when we moved here, it is very disappointing to hear this.
No
No
I do not think this project is in the well-being of our community. It will completely change the landscape of our community and be an eyesore.
No
I support the car wash but do not support the self-storage facility. Please consider seton for this project to still meet your goals for the proximity
No. Questions answered.

Do you have any additional comments or ideas related to the proposed Land Use Redesignation?

The land redesign regarding the storage facility is an absolute horrid idea. We pay premium prices to live in this Beautiful lake community. It does NEED a storage facility. Especially across from the beach house. This will initially drive down the prices of resale homes. I do not even believe there was any sort of information provided for this. As part of our community fees are, we do not subject to such notice or at least a vote. I am extremely displeased with such behavior of this proposed land change. The sole person who purchased the land from Hopewell does not even live in the community or is not familiar with the community. I would think Hopewell would have integrity.

The file will likely be reviewed by UDRP at DP stage. This may ease residents' concerns about the appearance of the building "changing" as many expressed concerns about last night.

This should NOT be allowed to happen! Residents like myself do not want an eye soar of a storage facility! We want more independent restaurants, coffee shops and shopping in our area.

Said it all above. Completely disagree with it. All neighbours and friends that live in Mahogany had no idea about the virtual meeting. poor communication

I am absolutely opposed to this redesignation of land. No one in Mahogany wants self-storage in our community. This is what is best and easy for Hopewell- not the residence it will affect for years to come.

I do NOT want the land redesignation to a storage facility. We moved to mahogany to avoid these types of buildings in our community. This is a high-end community where members like me want a different look and use to our space. This for not fit that aesthetic at all.

Absolutely opposed to this use.

What a horrible idea to permit industrial buildings just beside a Resort stile live type of residences as is Westman Village, making a traffic pain for everyone who live here and want to enjoy a calmly and beach small commercial area for recreation and not to have big boxes building with a coin car wash. Horrible idea having a million-dollar condo beside a horrible industrial appeal area, not matter the architecture or other excuses.

Oops - my comments were outlined in question 3.

Opposed to storage units. Community not represented as a whole during the virtual meeting. Use the space in keeping with the advertised ethos of the community.

A storage facility is not what the majority of this community wants or needs

I feel as long as it looks like the mockup it will be a good addition to the community especially those who live in the condos and may not have their own storage.

Yes, I do not want it redesignated.

Do not use it for a storage facility/car wash! It is going to make our beautiful beach community look industrial.

I strongly oppose having a storage facility built in the neighborhood. Not only it would make the area look awfully industrial, but I do not want to see the area I chose to live in full of trucks loading and unloading... If the area cannot be sold for its original purpose at this time, I suggest finishing the area as a green space (sod) until it can be leased or sold for its original intent

While I did not attend the meeting, I do not support the land use redesignation. Our community has become a vibrant, charming community and a large storage facility at the entrance to it would distract from its charm. I also feel that traffic would be a huge concern in this area as it is already a problem there. Many residents paid a premium to live here away from more commercial areas. A storage facility would take away the charm and appeal and potentially decrease the value in living here.

I do not support this proposed development.

It is a terrible idea for this area, and it should be moved to seton. No one is arguing with Reade about it being necessary or whatever. If he says he did the research, then he may have. But is it necessary in the middle of our community when it could be in a retail area instead and not in view from someone's bedroom window, I think not? There are areas equally central to all of the neighbourhood she is trying to hit without being in our backyard. And for Reade to say he is unfamiliar with seton in one breath and then say he had explored the area s this was the best option is contradictory. As for Hopewell, they care only about money. Of course, it is slow for businesses to want to develop right now. Look at the economic climate from covid. But to welcome this business is greedy and goes directly against what Hopewell sold us all on when we purchased homes in mahogany. Pick another area Reade. 3 km down the road and closer to 3 communities (seton,Cranston,auburn bay) will not hurt his business. our location targets mahogany and auburn bay and will look just as out of place as the one at the entrance to chaparral. No thank you Reade and Hopewell. No thank you.

no

After listening, I would prefer this proposal instead of an office building because of reasons identified by panel members (increased traffic flow, etc.)

