

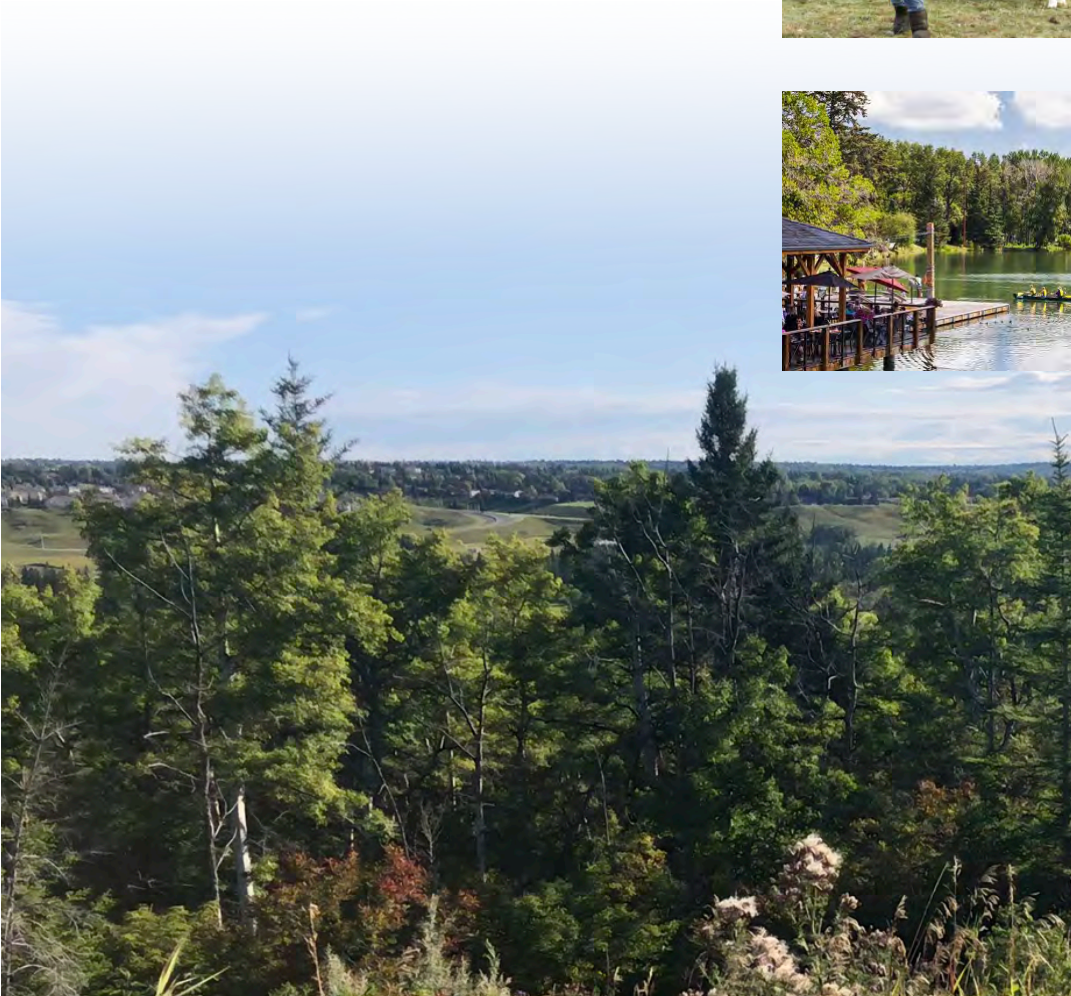
Applicant Outreach Summary



WHAT WE HEARD REPORT

MARCH 2021







CONTENTS

1	Project Overview	1
2	Engagement Approach	3
3	Survey Results	4
4	Frequently Asked Questions	5
5	Next Steps	6





PROJECT OVERVIEW

THIS REPORT SUMMARIZES THE MARCH – JUNE 2020 COMMUNITY ENGAGEMENT PROGRAM FOR THE UPPER GREENWICH PROJECT.

BACKGROUND

The Greenbriar Development Corporation submitted an Outline Plan and Land Use Amendment Application to the City of Calgary for a new Residential Neighbourhood in southwest Calgary called 'Upper Greenwich.'

The project design is inspired by its proximity to the Bow River and the Bow River Valley. It is centered on bringing people together in outdoor spaces and incorporating natural elements like water and vegetation throughout the plan area.

OUTLINE PLAN: provides a detailed description of what a subject site will look like once it is developed.

LAND USE AMENDMENT: this planning application changes the land use district of a property to allow for a different, particular form of development.





THE PROPOSED PROJECT INCLUDES:



A diversity of open spaces with a variety of amenities for active and passive recreation



A range of housing options from single-family homes to condominiums



Higher density development that capitalizes on the distinct viewshed along the north escarpment



A network of on-street pathways that connect pedestrians and cyclists to adjacent trails and recreational amenities



A multi-modal transportation system that is designed for safe and efficient transit, vehicular, cyclist and pedestrian circulation



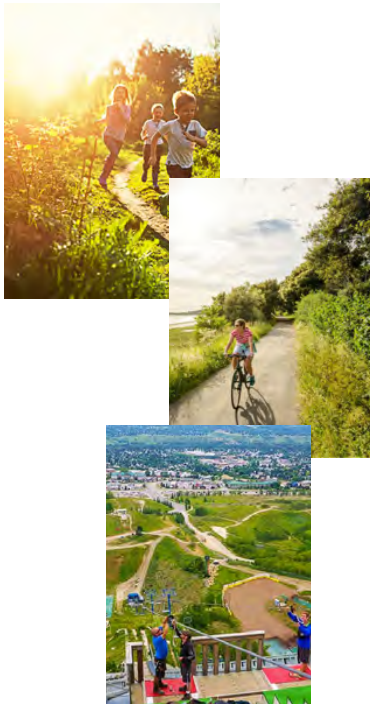
A series of publicly accessible green courts and private amenity spaces within comprehensive development sites to create green connections and unique terminating vistas



A linear reflecting pool is featured as a prominent element in our neighbourhood centre that is encircled by pedestrian-oriented streets and three storey urban townhomes



A central park space that is situated at the heart of the neighbourhood and offers direct views and physical connections to the Bow River Valley





ENGAGEMENT APPROACH

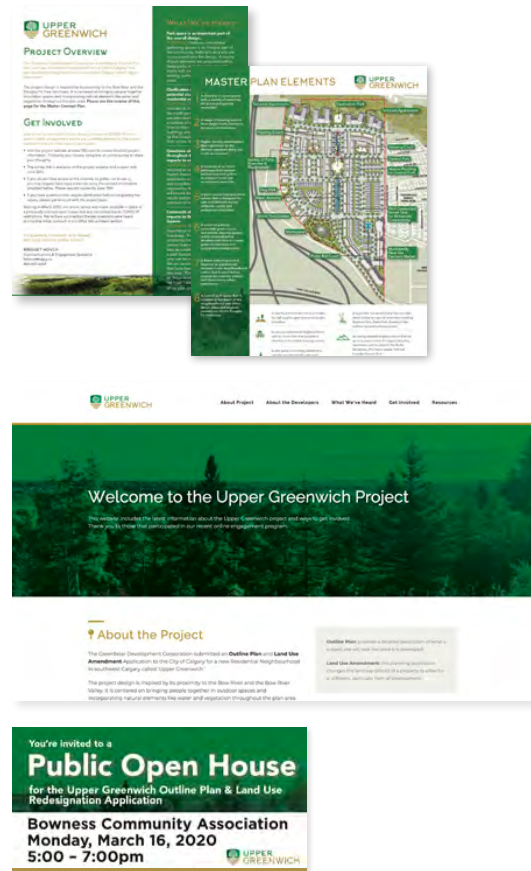
In winter 2020, the project team met with the Bowness Community Association (BCA) Planning and Development Committee to introduce the project and respond to questions and comments. The BCA recommended that the project team host a public event to share project information with the broader community, to which the team agreed.

The project team originally planned to host an in-person, public open house at the Bowness Community Association on March 16, 2020, however due to unanticipated restrictions caused by COVID-19, the event was cancelled. A website was promptly developed and launched the week of March 16, 2020, which included detailed information about the project, the anticipated timeline, contact information and an online survey. The survey was open to the public from March 19 to June 26, 2020, and 83 responses were submitted.

The project team met with the BCA again in September 2020 to provide another project update, including a revised concept based on community input. Most recently, an update was provided to the BCA in March 2021 to advise the committee of the latest plan which included a defined Development Setback and 18m Building setback in the northern portion of the site, and provided an update on application timing.

THE WEBSITE AND ONLINE SURVEY WERE PROMOTED IN THE FOLLOWING WAYS:

- » An information flyer was delivered to residents within a 600m radius of the subject site.
- » Two temporary outdoor signs were placed strategically in the community of Bowness and nearby Greenwood Village for three weeks in June 2020.
- » An email blast to the Bowness Community Association which included a request to share the website URL on their social media channels and among the Planning and Development Committee.



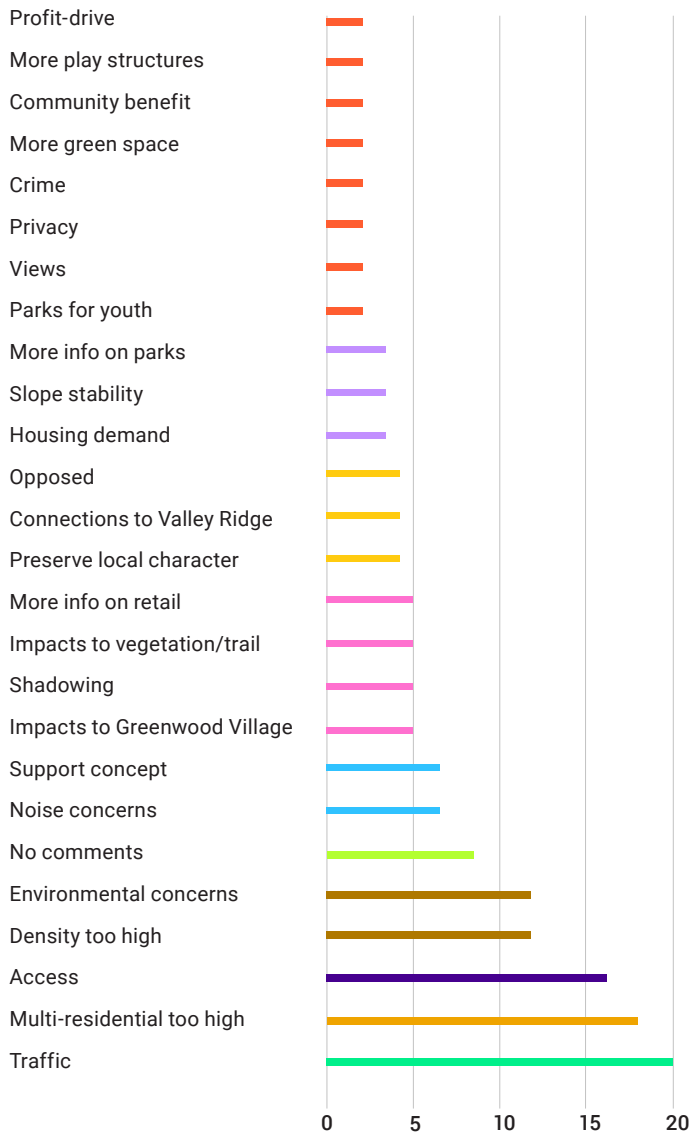


SURVEY RESULTS

The online survey included one open comment question, which was:

Following your review of the display boards, do you have any questions or comments about the Upper Greenwich project?

83 responses were received and are summarized into key themes below:



UNIQUE RESPONSES (ONLY MENTIONED ONCE) INCLUDE:
 dog park, want pedestrian connections to the river, school capacity concerns, ground disturbance concerns, promotional signage was hard to read, rent or own multi-residential units, affordable housing is important, want community centre, is the plan final, project should consider those with mobility constraints, fire safety concerns, transparency is important, unsatisfied with engagement, and concerned about property values.



FREQUENTLY ASKED QUESTIONS

Responses to the most common questions and comments are outlined below:

- a. **Many asked for more information about the Transportation Impact Assessment or commented on the potential volume and management of traffic generated by the project.**
 - **Response:** The City of Calgary required an updated Transportation Impact Assessment as part of the application submission. All analysis was completed as per the scope required by the City of Calgary. They will ensure they are satisfied with its results before moving forward with approval of the application.
Update: the City has confirmed they are satisfied with the revised TIA.
- b. **The height of the proposed multi-residential building was mentioned by some as a concern and that fewer storeys are preferred.**
 - **Response:** The application has included 8-10 storey apartments within the north portion of the plan. These are intended to offer views for residents into the Bow River Valley corridor and are not anticipated to cause shadowing impacts as the Woods Homes Site is directly north. These will be signature buildings and will be partially covered by existing vegetation if viewed from across the river. We acknowledge that some are concerned about the height of the building but we feel that nestled within the trees mitigates their volume. The proposed buildings will not be adjacent to any existing residential structures. The closest residential structure is over 80 meters away with an RV storage lot in between. *Update: the option still remains for buildings between 4-10 storeys along the northern edge. An additional 18m building setback has been added to the Outline Plan to provide a greater setback to the escarpment.*
- c. **Some stated that they would like more information about access into and out of the proposed site, particularly access to Stoney Trail, 16th Avenue and proposed transit options.**
 - **Response:** Access into the community will primarily occur via Bowfort Road. There is no direct access from Stoney Trail. The community will have a number of emergency access roads to ensure the community has more than one option for ingress/egress during an emergency situation. It is likely that the existing transit route would be extended to include these lands and the Melcor Towne Centre Site. Accommodations have been made within the plan for roads that could support transit and bus stops.
- d. **Density was mentioned by some to be a concern due to potential impacts to nearby communities and infrastructure.**
 - **Response:** Upper Greenwich is an ideally situated residential neighbourhood that is planned to include safe multi-modal connections to adjacent pathways, parks and amenities. The Calgary Municipal Development Plan sets the framework for intensification, infrastructure (roads and utilities). The infrastructure has been designed to accommodate the proposed density. The City of Calgary has not identified a concern with the proposed network and density.



- e. Given the projects proximity to existing natural areas, many had questions or comments related to preservation and protection of local ecosystems.
- **Response:** We understand the importance of the local trail systems and green spaces to the local community. This application is not proposing formal pathways into the privately owned trail system (Upper Woods' Homes Trail System) and will limit access as best as possible to ensure preservation. It is desired to have a park feature directly adjacent to this trail system so this area can be viewed and celebrated. We are unable to control informal trails that have been created into this area, however we are protecting the trees located in the north portion of our plan area. It is also an important part of the project to include native vegetation and green spaces throughout the site plan.

NEXT STEPS

The Outline Plan and Land Use Amendment applications have finished their City review and the plan has been revised accordingly to respond to changes requested by City Administration. The application is anticipating to be heard by Calgary Planning Commission in April and Public Hearing of Council in late May 2021.

If approved, construction is expected to begin in Fall 2021/Spring 2022.





WHAT WE HEARD REPORT