

What We Heard Report 9200 Blackfoot Trail SE Acadia, Calgary

October 2023



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Public Engagement

Why Is Public Engagement Important?

Public and community engagement provides the opportunity for focused conversations, allowing a structured step-by-step method of leading people through phases of reflection. Public engagement allows residents to be heard, provide feedback and inspiration for projects, and stay informed about what is happening in their community. Through a multi-pronged approach, the engagement strategy offers a variety of ways for residents and stakeholders to get involved.

What Can Participants Take Away?

Public engagement is centred around the idea that those who have the potential to be impacted by an issue or decision should be given the opportunity to be informed and provide feedback. Through engagement, residents and stakeholders can be knowledgeable about a project and follow along with every step of the project journey. If there are concerns surrounding any aspect of the project, engagement allows for participants to have a dialogue with the Project Team and for the project team to be able to understand and respond to adjacent neighbour concerns.

Engagement Summary

QuantumPlace undertook a comprehensive public engagement program for this project. The QuantumPlace Planning team, prior to embarking on engagement, met with a 3 representative of the Acadia Community Association (ACA) onsite on June 6, 2023, and discussed the proposed land use and development permit application for the project, providing an overview of the application(s) and the engagement strategy for the project.

In addition, the QuantumPlace team met with Councillor Penner (Ward 11 councillor) periodically throughout the course of the applications.

Due to the progress of the site design, engagement was conducted simultaneously for land use and development permit.

A virtual open house was held on ZOOM and took place on October 5th, 2023, at 7pm. ACA social media promoted the engagement and 41 attendees registered for the open house and 22 people attended.

The team intends to share updates with the ACA board or the Acadia Planning Committee as appropriate as the application moves through the municipal process. A website was established at the beginning of the project and will continue to be updated as the application progresses through the municipal planning process.

Summary of promotional materials used:

- Project website launched at the beginning of the project [on qpengage.ca](https://www.qpengage.ca)
- “Hello there” signs placed on the site (one at either side of the entrance); and
- The project and open house were advertised via the ACA social media and website at their discretion.



HI THERE! LET'S TALK ABOUT THE PROPOSED LAND USE REDESIGNATION FOR
9200 BLACKFOOT TRAIL SE.



PROJECT OVERVIEW

- QuantumPlace Consulting has been engaged by Cedarglen Living to apply to change the land use district (zoning) for this property from Commercial - Corridor 3 District (C-COR3) to Direct Control (DC) based on Multi-Residential High Density Low-Rise District (MH-1).
- The project is envisioned to facilitate multi-residential development of up to 6 storeys, consisting of apartments and townhouses. There will be approximately 500 units.
- A concurrent development permit application is being prepared and is intended to be submitted in late 2023.

PROPOSED SITE PLAN



Conceptual image of the development.

WE WANT TO HEAR FROM YOU!

- QuantumPlace will be providing progress updates throughout the project. Please visit our project website qpengage.ca to submit your feedback! You can also sign up for regular project updates. You can access the project page to learn more by scanning the QR code on the right.
- If you have any questions or comments, you can also reach out to us at info@quantumplace.ca.



Hi There signs placed on the site



Tell Us What You Think

Submit comments to The City by **October 11, 2023** at calgary.ca/developmentmap and refer to LOC2023-0242. Comments received after this date may be considered depending on the application review period.

PROPOSED LAND USE CHANGE



A change is proposed at 9200 BLACKFOOT TR SE to allow for:

- multi-residential buildings (e.g., apartment buildings) that may have commercial storefronts [Multi-Residential - High Density Low Rise (M-H1) District];
- a maximum building height of 26.0 metres, about 6 to 8 storeys (an increase from the current maximum of 12 metres); and
- a maximum density of 60 dwelling units per hectare (max 404 units) and a maximum floor area ratio (FAR) of 3.0.

This application is being reviewed against applicable policies of the Heritage Communities Local Area Plan.



calgary.ca/developmentmap
Reference Number: LOC2023-0242
Phone: 403-268-5311

Applicant Contact Information:
Name: Michael Brown
Phone: 587-316-6026

Example of the materials used to advertise the public engagement events

Acadia Community Association

Intro
Established in the 1960s, Acadia is a neighbourhood in SE Calgary.

Page · Community Organization

240 90 Avenue SE, Calgary, AB, Canada, Alberta

(403) 255-1252

info@acadiaca.com

acacalgary

acacalgary

acadia.community

Closed now

Not yet rated (0 Reviews)

Photos See all photos

New Development Proposed in Acadia

Attend the open house on Oct 5th!

Subject site located at
9200 Blackfoot Trail SE

FOR MORE INFO & TO RSVP:
www.qpengage.ca

Example of the social media materials used to advertise the public engagement event

Open House

41 people registered for the online open house and 22 people attended. The session ran for approximately one hour and included a presentation from the Applicant team on both the land use and development permit applications. Afterwards the team fielded questions from the public.

Public Feedback

Below is a summary of the themes of questions and comments received from the phone calls, emails, and the open house. The engagement themes for Blackfoot Trail SE redistricting are as follows:

- Mixed-use development
- Walkability
- Affordability
- Traffic impacts
- School impacts
- Sound impacts
- Transit availability

The following table provides additional detail on the type of comments received and the applicant team response.

Feedback Theme	Response
<p>Mixed Use</p> <ul style="list-style-type: none"> • Request that commercial uses be integrated within the development. 	<ul style="list-style-type: none"> • Pathway and sidewalk connections will connect to developments to the north including medical, office and coffee shops. The Deerfoot Meadows shopping centre is a 3 - 5 minute drive or a 15 - 30 minute walk (based on Google Maps). • Commercial uses are very saturated in the area due to proximity of Deerfoot Meadows shopping district and office, medical and other employment uses to the north. The landowner does not see an opportunity for commercial development given the market saturation in the area.
<p>Walkability</p> <ul style="list-style-type: none"> • Poor sidewalk connections to existing commercial, across to Acadia, and down to Sue Higgins Off-leash Dog Park • Access into Acadia is limited. • Walking alongside Blackfoot Trail is unpleasant. • If a sound wall is proposed, it will reduce connectivity and walkability. • Removal of the overhead pedestrian bridge will reduce connectivity to neighbourhood. 	<ul style="list-style-type: none"> • Sidewalks are going to connect the residents along the east side of the existing commercial just north of development. Sidewalk connections to the south will connect the site to existing sidewalk and multi-use bridge crossing Deerfoot Trail to Sue Higgins Off-leash Dog Park. • Lighted crossing with signaled crosswalk will enhance at grade connections across Blackfoot Trail, slowing traffic, reducing traffic noise and connecting Acadia to the development site and to the connected walking trails and amenities. Lighted crossing and increased densities could increase viability of public transit stop. • The existing overhead bridge does not meet accessibility standards and is planned to be replaced by lighted intersection.

<p>Affordability</p> <ul style="list-style-type: none"> • Will affordable housing be built? 	<ul style="list-style-type: none"> • City cannot require affordable housing, however, the proposed development provides a mix of housing types and price points.
<p>Traffic Impacts</p> <ul style="list-style-type: none"> • Traffic lights will slow traffic on Blackfoot Trail. 	<ul style="list-style-type: none"> • Slower traffic reduces traffic noise and improves road and pedestrian safety. An increase in density in this location will support the future viability of public transit.
<p>Schools</p> <ul style="list-style-type: none"> • Children crossing Blackfoot for school may not be safe given the speed of Blackfoot Trail. • 500 units would increase demand on local schools. Have schoolboards planned for density increase? • School is private and won't accommodate local kids. 	<ul style="list-style-type: none"> • The intersection will be designed to be safe for parents and their children to cross Blackfoot Trail. • School Boards are circulated on land use and development permitting applications and plan accordingly.
<p>Sound Impacts</p> <ul style="list-style-type: none"> • Sound could travel up from Deerfoot Trail • Blackfoot Trail is loud with 80 km traffic; residents could experience sound impacts. 	<ul style="list-style-type: none"> • Any application will be required to meet the standards of City of Calgary bylaws with regards to noise. • The applicant has received comments from those wanting to see a sound wall and those that do not want a sound wall. Public realm outcomes in the Heritage LAP would be best served without a sound wall and there are building design and landscape elements that can be integrated into the project that would address noise impacts to the future residents and avoid use of a sound wall. Further discussion with the City of Calgary at the time of submission of the development permit is required. • Soft landscaping could help to reduce noise impact, improve the attractiveness of the development. Landscaped sound attenuation can dampen noise, be attractive, provide greater pedestrian and visual permeability. • A sound wall is costly and only helps first 1-2 floors while detracting from walkability, aesthetics, and ignores cause of noise is road speed. • Traffic light and slower traffic naturally decreases traffic noise.

<p>Transit Availability</p> <ul style="list-style-type: none"> • Walkability and public transportation supports affordability. • The street speed currently doesn't allow bus stop • Bus #106 does travel along Blackfoot Trail but no stops on this section as it is 80km/hr - road speed slows to 60km/hr further down Blackfoot Trail near Southland Drive • Transit would be welcomed, otherwise development becomes very auto centric. 	<ul style="list-style-type: none"> • Public transit is planned by the City of Calgary. The land use and development permit application will trigger their Calgary Transit review. • The City of Calgary requested a lighted intersection and curbside bus bays on either side of Blackfoot Trail to facilitate a future transit stop location. These are being integrated into the development permit application submission. • Increased densities improve likelihood of transit service in future.
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Closing

The QuantumPlace team will continue to update the project website with important project updates and communicate these as the project unfolds. The city's development website will update the public on the progress of the application.