

What We Heard Report

109 Quarry Park Boulevard SE

November 2024

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Why 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's 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.

Project Information

Foundations for the Future Charter Academy (FFCA) is a non-profit organization operating eight (8) campuses across the City of Calgary. This project is a land use redesignation to allow for a high school retrofit of the existing building on site and the addition of a gymnasium. Approval of this development would fill a noticeable gap as there are currently no High Schools within Quarry Park and the surrounding area.

Engagement Summary

QuantumPlace undertook a comprehensive public engagement program for this project. A website was established at the beginning of the project and will continue to be updated as the development progresses through the municipal planning process.

Remington Development Corporation owns a number of the buildings within the vicinity of the site. QuantumPlace hosted a meeting and engagement for them in August of 2024.

- The QuantumPlace team hosted a meeting with Remington Development Corporation on August 20, 2024
- The QuantumPlace team corresponded with the Douglas Quarry Community Association (DQCA) starting in September, 2024 and periodically throughout the project;
- QuantumPlace has responded to questions from the public via email and phone as they arise;
- The QuantumPlace team has engaged with Councillor Penner (Ward 11 councillor) periodically throughout the course of the application; and
- A virtual open house was held on October 30, 2024 from 6:30-7:30pm. Invitations for the virtual open house were sent to:
 - DQCA;
 - Riverbend Community Association;
 - Remington Development Corporation;
 - Nearby building owners; and
 - Councillor Penner.

Summary of promotional materials used:

- Project webpage launched at the beginning of the project <https://qpengage.ca/project/quarry-park/>
- “Hello there” sign placed on the site with a link to the webpage;
- City of Calgary branded land use application sign;
- Digital postcard with a link to the webpage sent to stakeholders via email; and
- Project content was sent to the DQCA which they posted on their Facebook page.

HI THERE!

WE ARE PROPOSING A LAND USE REDESIGNATION AT 109 QUARRY PARK BLVD, AND WE WOULD LOVE YOUR FEEDBACK

LAND USE REDESIGNATION

This application proposes to redesignate the site to a Direct Control District (DC) based on the existing Industrial - Business (I-B) District to allow for a future charter high school.

APPLICATION CONTEXT

- Will be the first secondary school in the area.
- Close proximity to amenities, including Remington YMCA, Remington Public Library, and retail shops.

A Transportation Impact Assessment (TIA) has been completed for the project. Some details about how transportation will be handled on the site will include:

- Bus pick up and drop off will be accessed from the NE corner of the site.
- Student pick up and drop off will be on the south side of the building.
- All parking required for staff and students will be provided on site.

GIVE US YOUR FEEDBACK

IF YOU HAVE QUESTIONS, CONCERNS OR COMMENTS, PLEASE CONTACT OUR PROJECT TEAM AT: info@quantumplace.ca




To learn more about this project and find out about our upcoming public engagement, visit: qengage.ca





Hi There sign placed on the site

LET'S TALK ABOUT THE PROPOSED LAND USE REDESIGNATION FOR

109 QUARRY PARK BLVD SE



WE WANT TO HEAR FROM YOU!

QuantumPlace has been engaged to apply to change the land use district (zoning) on the property.

This application proposes to redesignate the site to a Direct Control District (DC) based on the existing Industrial - Business (I-B) District to allow for a charter high school.

The project team is seeking your feedback on this project. Please visit our project website qengage.ca to share your thoughts on the proposal.


You can submit a comment through the online form by visiting qengage.ca. You can also send us an email at info@quantumplace.ca.

PROJECT LOCATION



LET'S TALK ABOUT THE PROPOSED LAND USE REDESIGNATION FOR


109 QUARRY PARK BLVD SE




PROJECT OVERVIEW

- Close proximity to amenities including Remington YMCA, Remington Public Library, and retail shops.
- Will be the first secondary school in the area.
- A Transportation Impact Assessment (TIA) has been completed for the project. Some details about how transportation will be handled on the site will include:
 - Bus pick up and drop off will be accessed from the NE corner of the site
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To learn more about this project and find out about our upcoming public engagement, visit: qengage.ca



LEARN MORE



Example of the materials used to advertise the project

Open House

The virtual open house was held via Zoom webinar at 6:30pm on October 30, 2024. Eleven (11) people registered for the virtual open house and four (4) people attended. The session was scheduled for one hour and included a presentation from the QuantumPlace team. Afterwards the team opened questions to the public. Attendees were provided the ability to use the Q&A or to submit questions verbally. No questions were received during the session.

It was brought to our attention after the open house that some registrants were not able to access the Zoom webinar. In response, we emailed all registrants and provided a copy of the presentation and welcomed them to provide any questions or comments via email or phone.

Public Feedback

Below is a summary of the themes of questions and inquiries received during the public engagement process:

- How parking will be provided and whether it will be enough
- What will happen to the existing businesses within the building?
- Members of the business community interested in the development plans

Ongoing Communication

The QuantumPlace team reached out to DQCA during the application process to discuss the project. The team will continue to engage with the DQCA as the land use redesignation application progresses.

When Calgary Planning Commission and Public Hearing dates are determined, these will be shared with the DQCA, Riverbend Community Association, Remington Development Corporation, and posted on our website.

We continue to respond to questions and comments from neighbouring businesses and the public via email and phone as they arise.

Response to What We Heard throughout the engagement process

Key Theme	Applicant Response
<p>How parking will be provided and whether it will be enough</p>	<ul style="list-style-type: none"> - All parking counts have been based on FFCA parking usage at their school in Montgomery where they charge a nominal fee for student parking stalls. FFCA is also committed to working collaboratively with neighbours moving forward on the potential for shared parking agreements. The high school will have: <ul style="list-style-type: none"> - ~50 underground parking stalls - ~110 surface parking stalls (~30 for students) - Potentially will have agreements for off-site parking stalls to handle any overflow. - FFCA is committed to managing traffic and operations in a manner that is safe for the students and the community.
<p>What will happen to the existing businesses within the building?</p>	<ul style="list-style-type: none"> - Each of the existing tenants have active leases that will be honoured by FFCA. The proposed land use application would not prevent existing businesses from continuing to operate on the site and the Transportation Impact Assessment has accounted for parking for existing tenants and their clients. FFCA is currently communicating with each tenant regarding their interest in staying following the retrofit and opening of the high school.
<p>Members of the business community interested in the development plans</p>	<ul style="list-style-type: none"> - As the application progresses we encourage interested members of the community to visit qengage.ca/projects/quarry-park/ and the City of Calgary Development Map (https://dmap.calgary.ca/?p=LOC2024-0232) for up to date information.

Closing

The QuantumPlace team will continue to work with interested citizens and the DQCA on the application. If there are any new engagement themes that emerge during the land use application process, an update to this report will be provided.