

OCTOBER
2018



ROYAL PARK

What We Heard Report



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This report summarizes the input received at the first open house for Arlington Street Investment's (ASI) Royal Park project, held on Monday, September 24, 2018, at ASI's Fifth project trailer.

The purpose of the open house was to introduce the project and the project team to the community, explain ASI's vision for the project and 17th Avenue as a whole, and respond to questions and comments from attendees.

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Listed below are the proposed advertising methods used to invite stakeholders to the open house:

Post Card Drop

A post card invitation was delivered to stakeholders that reside in about a 250 metre radius of the project site.

Information Flyer

A project information flyer was hand-delivered by a project representative to residents and business owners immediately adjacent to the proposed site. The flyer included high-level details of the project, an invitation to the open house, a link to the project website and contact information in which stakeholders could send questions or comments related to the project. The project representative was also able to respond to questions or comments as flyers were distributed.

Email Blast

An invitation to the open house was sent to key stakeholders such as local community associations.

Website Update

ASI's engagement website was updated to include details for the open house.

Note that temporary signage was also explored as an advertisement tactic however was determined unfeasible due to restrictions, like narrow setbacks, on 17th Avenue.

3

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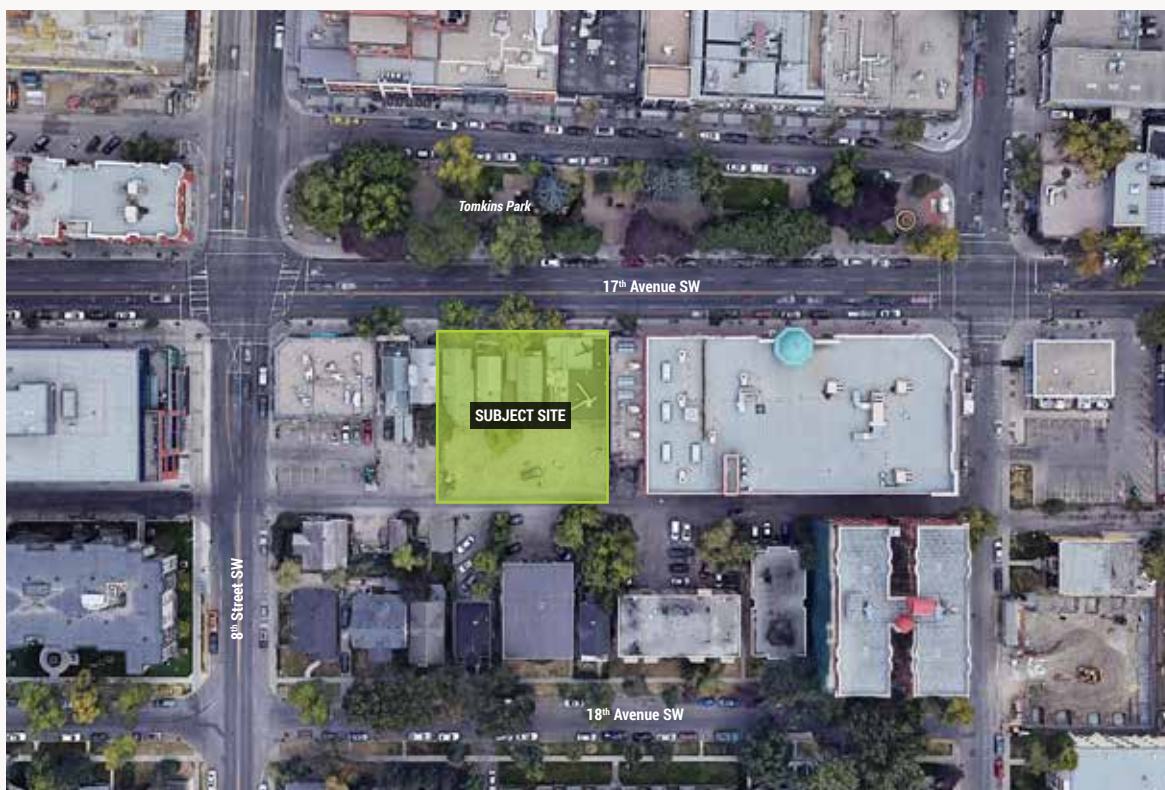
Attendees

12

Email subscribers

One formal comment submitted

4



Arlington Street Investments (ASI) is in the initial planning stages for its Royal Park Project. Located on the 800 block of 17th Avenue SW, directly across the street from Calgary's beloved Tomkins Park, this exciting new project offers the opportunity to enhance the avenue by:

- » Honoring and enhancing Tomkins Park through the use of reflective materials and building design including landscaped terraces;
- » Introducing boutique commercial and retail to activate this portion of 17th Avenue; and
- » Featuring quality materials and innovative design that introduces and enhances the movement of light on the south side of 17th Avenue and adding interest at the public realm.

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Our engagement approach focuses on informing and consulting with the community. This means we will:

- » Ensure all relevant stakeholders are identified and included in the process as appropriate
- » Generate awareness about the development and provide multiple opportunities for stakeholders to learn and provide input on key areas relating to the development plan
- » Keep stakeholders informed and provide feedback on how public input influenced decisions
- » Ensure the engagement process is monitored and measured, and results are communicated back to stakeholders and the City

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At the open house, attendees were invited to read project information shown on display boards, speak with project representatives, ask questions and provide feedback by way of a comment form, through in-person dialogue and/or a dotmocracy display board. A summary of public input is outlined below:

In-Person Dialogue

- Open house attendees ranged from local business owners, residents, community association representatives and industry peers such as property managers.
- Discussions with stakeholders primarily consisted of the following topics:
 - » General project scope including the two development options presented (boutique hotel or mixed use concept)
 - » Project renderings and if they were considered final
 - » Potential for shadowing
 - » Timeline for application approval and construction
 - » In general, face-to-face discussions ranged from inquisitive, neutral to supportive.

Written Feedback

- Although a number of attendees took comment forms home with them and expressed a desire to submit input by email, only one post-open house email was received. No hard-copy comment forms were submitted at the open house.
- A summary of the email is outlined below:
 - » The development options appear to make the overall project vision unclear
 - » Concerns about the height of the proposed development and the increase in people and noise
 - » Unsatisfied with the architectural design/vision
 - » Felt more information was needed to provide support for the project

Note that this What We Heard report will be updated accordingly if further input is received by email in the coming weeks.

Dotmocracy

- One display board posed the following question to attendees: What type of amenities would you most appreciate at the base of the proposed development?
- Guests were invited to use stickers to place their votes in the following categories:
 - » Community Space – 4 votes
 - » Coffee shop – 3 votes
 - » Retail – 3 votes
 - » Restaurant/pub – 0 votes
 - » Pharmacy – 0 votes
 - » Other ideas – none



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ASI submitted its Land Use Amendment application to the City of Calgary in early September 2018, for review by the Corporate Planning Applications Group (CPAG). The application has since been circulated to relevant City of Calgary business units, community associations, Councillors and other external agencies for their review and comment.

Following the review process, the project team will be given the opportunity to respond to City comments. Based on the responses given, CPAG will provide a recommendation to the Calgary Planning Commission (CPC) on how the project should move forward, and then CPC will make a further recommendation to City Council. Lastly, a public hearing must be held before a final, binding decision on the project is made by City Council. ASI anticipates a decision on the application sometime in the spring of 2019 with a more detailed Development Permit application to follow.



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