



**ENGAGEMENT
REPORT
BACK**

R.B. BENNETT MASTER REDEVELOPMENT PLAN

June 2023



RBB Master Redevelopment Plan

What We Heard
June 2023

Table of Contents

Project Overview3

Engagement Process4

Engagement Overview5

 Individual Meetings5

 Open House6

 Online Engagement9

What We Asked10

 Open House #110

 Online Survey #111

What We Heard Summary13

 Open House14

 Online Survey – Engagement Portal16

Engagement Summary Points21

Next Steps22

The following What We Heard (WWH) report reflects the input received from our engagement process. The report gives an overview of comments and information collected to be considered in conjunction with technical expertise, research, budget, safety and operational considerations, environmental impacts, and design principles to refine the RB Bennett Master Plan.

Project Overview

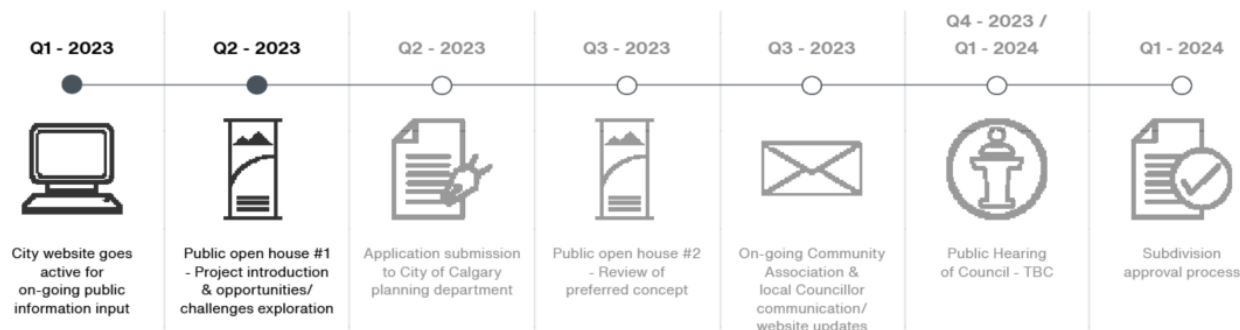
Study Area

The RB Bennett site is located in the community of Bowness framed by 33rd, 31st Ave NW and Bowwood Drive NW. The school site was home to the former RB Bennett elementary school which was closed by the Calgary Board of Education in the early 2000's. The City of Calgary purchased the site from the school board with the intent to preserve an open space/recreational component that may include a soccer field and create opportunities for housing on the remainder of the land. City of Calgary, Real Estate & Development Services (RE&DS), as landowner of the site is undertaking the creation of a Master Plan which will inform a Land Use Amendment and Outline Plan application to facilitate the redevelopment of the site. Engagement is being undertaken to inform the development of the Master Plan.



Exhibit 1. Aerial view of Study Area

Project Timeline



Engagement Process

The engagement framework is framed around the following three elements.

1. Inform & Educate

- Provide information about the project purpose and background.
- Build stakeholder awareness of Council direction, including the Triple Bottom Line (TBL) approach to the project and in accordance with relevant Council policies (MDP).
- Reconfirm what was heard in the past but focus on moving forward.
- Provide information on the project opportunities and constraints.
- Share key aspects of the relevant background studies.
- Recommended concept plans and the process leading to their development.
- Share how the development will enhance the lands. Gains vs. Losses.
- Present design principles.
- Share open space programming options.
- Next steps.

2. Listen & Acknowledge

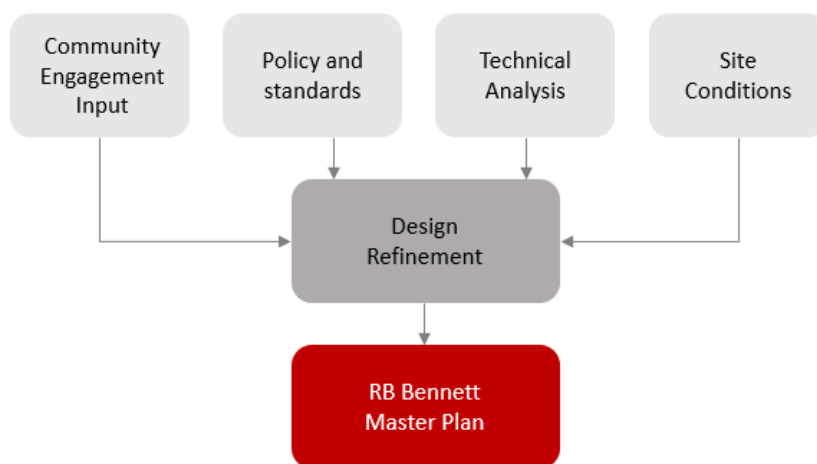
- Listen to and acknowledge interested parties concerns and aspirations.

3. Provide Feedback

- Provide feedback on how interested parties input influenced the Redevelopment Master Plan.

How We Use Your Input

Feedback gathered from public and interested party engagement is reviewed with City of Calgary policy and standards, site conditions, and technical design analysis then refined for the next stage of engagement.



Engagement Overview

This section provides a summary of “How we engaged”.

Individual Meetings

Individual meetings were held with key parties, which included the following:

- Meeting with Area Councillor (Sonya Sharp) – Jan 18, 2023
- Meeting with Area Councillor (Sonya Sharp) – May 29, 2023 (update)
- Meeting with the Bowness Community Association – May 17, 2023

During the meetings with the area Councillor and Community Association, the project team provided a comprehensive overview of the project's history, emphasizing its significance within the community. The project team also described the Council direction for this site, the subsequent purchase of the RB Bennett site with the intention to preserve up to 2.73 acres of park space and for the remainder of the 8.97-acre site to be developed as housing. They delved into a detailed analysis of the site's context, considering its surroundings. The discussion focused on identifying opportunities and potential challenges related to the site, with a clear strategy to capitalize on its strengths while proactively addressing obstacles. Additionally, the team presented a well-defined timeline outlining their plans for the application process and stressed the significance of fostering community engagement throughout the development journey. The area Councillor and community association expressed gratitude for the thorough presentation and underscored the need for continued transparent communication moving forward.

Open House

The purpose of the first open house was to inform interested parties about the project, to collect feedback on the plan vision and design options, and to explore opportunities and constraints.

Reach-out methods included:

- Three Bold Signs placed throughout the community
- Facebook Ads
- Notifications through the Community Association

The open house materials and a survey were available online from May 9, 2023, to June 7, 2023. This report includes a summary of the input received from both the open house and online engagement components.



Bold Signs



Bold Signs





RBB Master Redevelopment Plan

What We Heard

June 2023

facebook [Sign Up](#)

City of Calgary – Your Local Government
May 15 · 🌐

Open House:
R.B. Bennett Redevelopment Master Plan

Join us to learn about the Master Redevelopment Plan for this site and share your thoughts. Review materials, speak with the consultant team and city representatives, and provide your feedback.

Date: Wednesday, May 24, 2023
Time: 6:00 p.m. to 8:00 p.m.
Location: Irish Cultural Society, 6452 35 Avenue N.W.
Format: In-person open house

For more information and to sign up for project updates, click below.

CALGARY.CA/RBB
R.B. Bennett Open House
Redevelopment Master Plan

[Learn more](#)

Facebook Ads

Calgary

PLEASE SCAN QR CODE
FOR MORE INFORMATION AND
SURVEY

calgary.ca/rbb

**R.B. Bennett
Redevelopment Master Plan
OPEN HOUSE**

**May 24, 2023 – 6pm at the Irish Cultural Society,
6452 35 Ave NW, Calgary, AB T3B 1S6**

Join us for the **R.B. Bennett Redevelopment Open House** to learn about the Master Redevelopment Plan and share your thoughts with us.

There will be opportunities to review materials, speak with the consultant team and city representatives, and provide your feedback.

ARCADIS

AD shared with Community Association



Open House photos

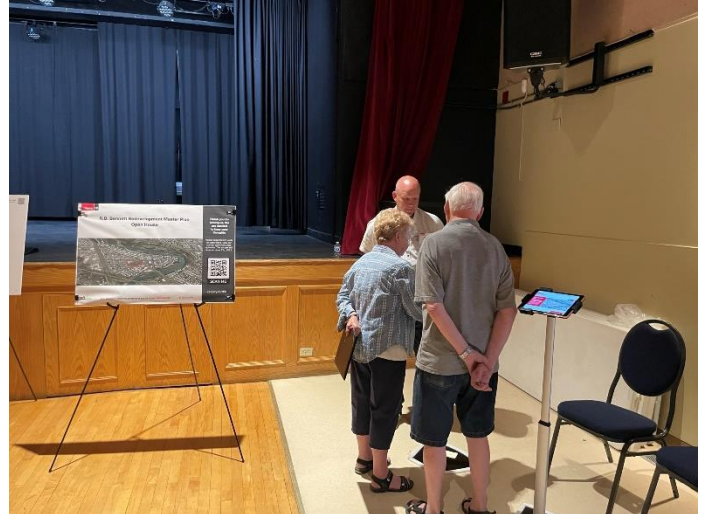


Open House photos





Open House photos



Online Engagement

The purpose of the online engagement was to provide educational materials prior to the in-person open house and to provide an alternative means to engage.

Online engagement methods included the following:

- Engagement Website
- Online Survey

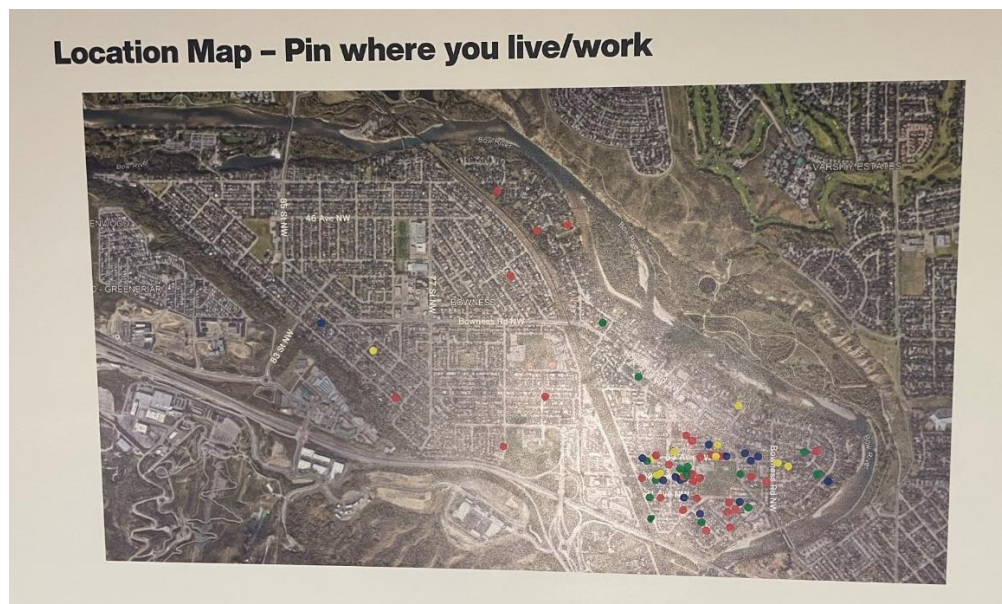
What We Asked

This section includes the questions asked during the open house and in the online survey. The engagement questions were framed around the following two topics:


1. Best Use for Open Space
2. Housing Typologies

Open House #1


Participants were asked to place a sticker dot on the location of where they live or work so that we could get a representation of where people are coming from.




We asked the participants to add sticky notes of what they liked or disliked in each of the three presented concepts.




FOR MORE INFORMATION AND SURVEY PLEASE SCAN QR CODE






Likes

Please place sticky notes here. One idea per note.



Dislikes

Please place sticky notes here. One idea per note.



6305 33 AVE NW
CALGARY, AB T2B 1K8

R.B. BENNETT REDEVELOPMENT OPEN HOUSE

ARCADIS | IBI GROUP

Online Survey #1

1. Based on your review of the three concepts, which concept do you prefer?

a) Concept 1

CONCEPT 1



RB BENNETT REDEVELOPMENT MASTER PLAN

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b) Concept 2

CONCEPT 2



RB BENNETT REDEVELOPMENT MASTER PLAN

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c) Concept 3

CONCEPT 3



RB BENNETT REDEVELOPMENT MASTER PLAN

ARCADIS | IBI GROUP | CITY OF CALGARY

2. What do you like about the chosen concept?

(*non-mandatory open-ended question to provide more details if desired)

3. What type of open space programming do you think is missing in the community of Bowness that you would like to see on this site (you may select more than 1 option and prioritize your list)

- a) Soccer field
- b) Pickleball
- c) Tennis



RBB Master Redevelopment Plan

What We Heard

June 2023

- d) Basketball
- e) Volleyball
- f) Multi-use court
- g) Picnic area / seating
- h) Skate Park
- i) Hockey rink
- j) Other _____

4. The following are various housing forms that would accommodate the growing community and optimize existing infrastructure. Please choose which ones you would prefer to see in this space. You may select more than one option.

- a) Semi-detached/duplex
- b) Townhouse/rowhouse
- c) Apartment – Up to 4-storeys
- d) Apartment – Up to 6-storeys

5. Are there any new housing choices/forms that were not mentioned but would contribute to the uniqueness of Bowness? (*non-mandatory)

6. What type of businesses would best compliment existing Mainstreet Bowness? You may select more than one option.

- a) Local coffee shop
- b) Small restaurant
- c) Personal services
- d) Health & wellness services
- e) Other _____

7. In considering the objectives of this initiative, do you have any additional comments that you would like to share with the project team? (*non-mandatory)

What We Heard Summary

This section provides a summary of both the open house and online feedback received for the R.B. Bennett engagement process.

It is important to note that the information received was not part of a voting process but viewed as a collective of feedback comments to reflect preferences expressed for consideration in developing design options. They have been placed in summary-based theme charts that will aid our project team in the development process. These results will help influence the design development to create a plan that best reflects input with design principles, safety, and function, along with project goals

We have also included links to full verbatim comments to provide transparency in all feedback received. These verbatim comments have not been edited for spelling, grammar or punctuation. Language deemed offensive or personally identifying information has been removed.

Open House

Likes & Dislikes

Concept 1 – Likes

	Summary comments
Land use - Density	Residents expressed a preference for homes with a low density that harmonize with the surrounding homes.
Land Use - Mixed use	Participants appreciated the location of mixed use on 31st Ave NW.
Open space	Residents appreciated the presence of two separate green spaces, particularly the courtyard. Some residents also expressed the desire for a playground to be included.
32nd Ave NW Connection	There was a suggestion to designate Pedestrian and Bike only on 32 nd Ave

Verbatim Comments: [Concept 1 Likes](#)

Concept 1 – Dislikes

	Summary comments
Land use - Density	There is certain opposition to the construction of 4- or 6-storey buildings, emphasizing a preference for maintaining a maximum height of 3-storeys or less. Many residents expressed a preference for low-density housing, such as single-family homes and townhomes, and have reservations about medium-density or mixed-use developments.
Land Use - Mixed use	Commercial activities are generally discouraged in residential areas, as residents prefer to keep businesses along Bowness Road.
Open space	Many residents have expressed concerns about the potential loss of existing green areas due to housing or other development projects. Requests for the preservation of playgrounds, the addition of more trees, and the creation of safe and spacious green corridors.
32nd Ave NW Connection	There is a strong sentiment against allowing a road connection on 32nd Avenue.
Traffic	There is a desire to maintain playground speeds in the area.

Verbatim Comments: [Concept 1 Dislikes](#)

Concept 2 – Likes

	Summary comments
Land Use - Mixed use	Residents expressed appreciation for the mixed-use locations on the south side (31 st Ave NW) which face parks and bus stops, and do not have houses. They prefer small-scale commercial establishments.
Open space	Participants like the presence of multiple green spaces and emphasize the importance of keeping them treed and natural, rather than exclusively dedicating them to soccer fields.
32nd Ave NW Connection	Residents are in favor of a pedestrian-friendly east-west bike/walk path on 32nd Ave and suggest creating a pedestrian zone.

Verbatim Comments: [Concept 2 Likes](#)

Concept 2 – Dislikes

	Summary comments
Land use - Density	Preference for lower density. And a couple of comments prefer 3-4 storeys, not higher.
Land Use - Mixed use	Residents would prefer commercial at Bowness Rd.
Open space	Concerns that green space is small. A couple of requests for no soccer pitch since there are plenty at our Lady of Assumption. Concern about the triangle green space due to elevation
32nd Ave NW Connection	Participants requested no road connection on 32nd and to keep it a bike/walk path.
Traffic/Parking	There is some concern about parking

Verbatim Comments: [Concept 2 Dislikes](#)

Concept 3 – Likes

	Summary comments
Land use - Density	Likes medium density and small retail.
Open space	Some participants preferred the larger area for multi-use areas.
32nd Ave NW Connection	Likes/prefers the pedestrian connection. One comment supports road on 32nd to reduce volume on 32nd.

Verbatim Comments: [Concept 3 Likes](#)

Concept 3 – Dislikes

	Summary comments
Land use - Density	Preference for low rise only and no high density.
Land Use - Mixed use	Residents would prefer commercial on the Bowness main street.
Open space	Concerned with loss of green space. Need for multi-use/ multi age areas and playground.
32nd Ave NW Connection	Participants would prefer no road connection on 32 nd Ave NW.
Traffic/Parking	Concerns for parking and increase of traffic.

Verbatim Comments: [Concept 3 Dislikes](#)

Additional Comments (Open House)

Themes are not presented based on any sort of statistical basis but rather identify frequent commonalities and a sampling of the collective participant responses representing balanced feedback and overview.

The following table summarizes comments from the team's interaction with participants at the Open House.

	Summary comments
Land use - Density	Keep the 'small town Bowness' feel like in the ARP
	No higher than 4 storey's - low rise is okay
	Concern that 6 storeys will devalue properties in area
	Don't lose the small town feel of Bowness - the ambience
	Density with practical reasonable density
Land Use - Mixed use	Mixed use townhomes
	No commercial
	Mixed use with a coffee or ice cream shop and interface to the park on the south side of 31 Ave NW
	Senior's housing and a small retail shop
	Don't feel retail works for the site as main street Bowness if struggling

Open space	Green space is good
	Concerns over losing green space
	Make sure smaller field is to the dimensions required and if you do a soccer field make it not part of the soccer rental roster and only for Bowness
Connection 32nd Ave NW	Participants would prefer 32 Ave not to cut through the entire site
Traffic/Parking	Need for traffic calming on 31 AV and 33 AV - people drive fast regardless of 30 km playground zone
	Some houses don't have garages and rely on street parking
	River Valley School - can't find parking on the street in that area
	Issue of on street parking and cut through traffic
Other	Many participants commented that they liked concept 2
	Art centre
	Mix of rental and ownership
	Diversity for Bowness, it has too much social and affordable housing
	Are the homes proposed going to be electrified for the Electric vehicles? and by Enmax?
	Bowness is gentrifying

Online Survey – Engagement Portal

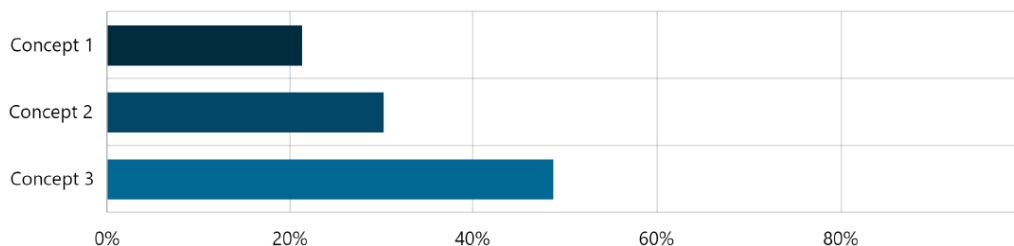
Below, you will discover an overview of the responses compiled from the online survey.

These responses have been organized into themes (established from Open House) and supported with verbatim comments from the open ended questions. This allows the project team to review input based on themes across the two engagement methods.

All comments are reviewed and provided in the verbatim links, but presented in this manner to give an overview of input received. Please note we do not alter verbatim comments for spelling or grammar, unless containing inappropriate language or personal identifying information, and presented as received.

1. Based on your review of the three concepts, which one do you prefer?

Select Box | Skipped: 34 | Answered: 146 (81.1%)



Question 2: What do you like about the concept you chose? Short Text | Skipped: 44 | Answered: 135 (75.42%)

Concept 1

	Supporting Verbatim Comments
Land use - Density	Low density on south west corner but please no higher than 2 story townhomes
	Lowest height and looks like the lowest density
Land Use - Mixed use	Mixed-use interfaces with the park, provides better opportunity for activation. Need multiuse spaces not just one big soccer field.
Open space	Green spaces connected and visible to each other.
	The open space and park area, this part of bowness is greatly lacking open spaces and this one is quite popular so when building you should be sure to include lots of outdoor spaces for dogs, children and others
Street Connections	The green space layout helps connect all of the green areas for better flow between them all.

Concept 2

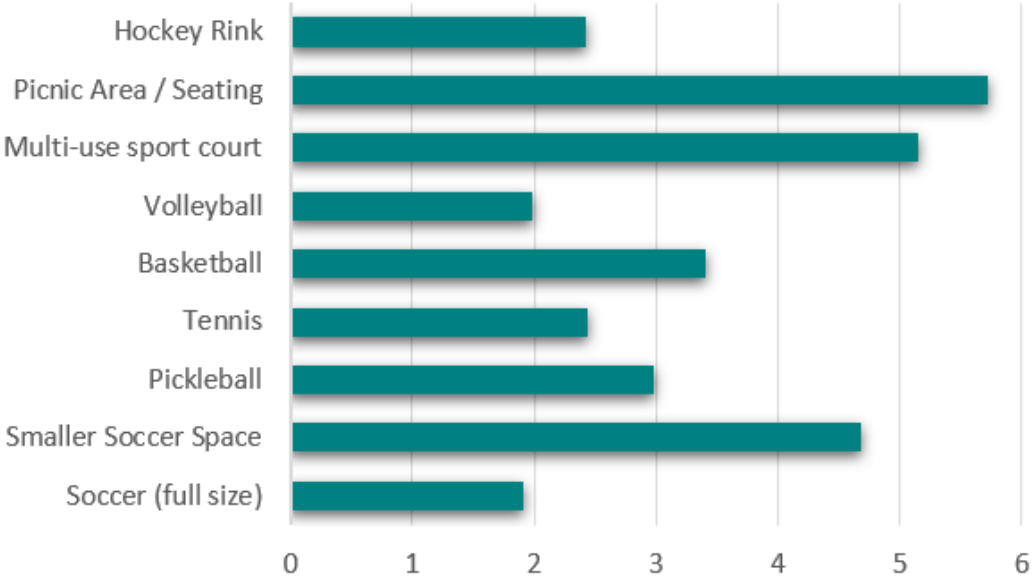
	Supporting Verbatim Comments
Land use - Density	Low density on perimeter and higher centralized with more green space!
	I'm not a fan of putting 6 story or high density housing in this area. The parking & traffic will be a nightmare.
Land Use - Mixed use	I also like the Placement of the mixed use option on the south side, near the existing park space.
Open space	Less housing more parkland and natural spaces. Triple the greenspace and no high density. No access from 31ave as it is already very busy.
	I like the green spaces throughout, and how you can walk through the space and its more broken up
Street Connections	I like the connection of the park spaces to the existing park space along 31 Ave NW.

Concept 3

	Supporting Verbatim Comments
Land use - Density	low density periphery, soccer field, pathways
	More green space, higher density all on inside, and an actual functional soccer field. No more minis!
Land Use - Mixed use	Larger field and multi-use area next to field
	Larger green space and taller residential building on north side is smaller
Open space	Doesn't break up the open space as much. Also, makes the open space seem more like it's for the community. The smaller open spaces (particularly concept 1) makes it feel like it's for the immediate residents only.
	Keeping the green space large means it will be more usable by the rest of the community as well as the new residents.
Street Connections	I like that it doesn't have a road connecting 32nd ave N.W. to Bowness Road or any other roads.
	Size and location of green space and multi use space. PEDESTRIAN OR BIKE PATH that connections with 32nd Ave

For full verbatim comments [click here](#)

3. What type of open space programming do you think is missing in the community of Bowness that you would like to see on this site? Please rank your choices in order from top to bottom (most preferred to least preferred) – rank only those you are interested in.



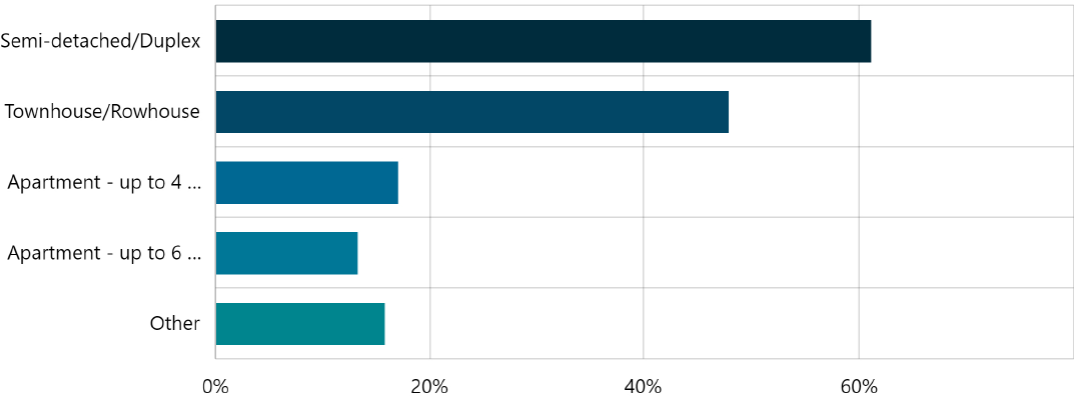
Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

The scoring system used reflects preferences, with higher scores indicating a stronger preference for specific open-space programming. As seen in the rankings above, the Picnic Area/Seating emerged as the top choice, garnering the highest score. This indicates that community members highly value a designated area for picnics and comfortable seating arrangements. On the other hand, soccer (full size) received the lowest rank, suggesting that it may be less preferred among residents for this particular site. It's important to consider these rankings as they provide valuable insights into the community's desires and can guide decision-making processes for optimizing the use of the available space.



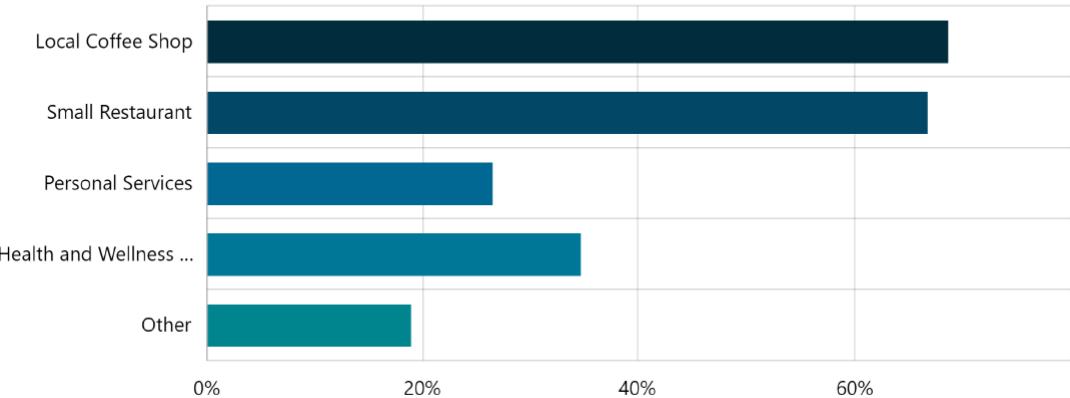
4. The following are various housing forms that would accommodate the growing community and optimize existing infrastructure. Please choose which ones you would prefer to see in this space. You may select more than one option.

Multi Choice | Skipped: 21 | Answered: 159 (88.3%)



5. What type of businesses would best compliment existing Mainstreet Bowness? You may select more than one option.

Multi Choice | Skipped: 21 | Answered: 159 (88.3%)



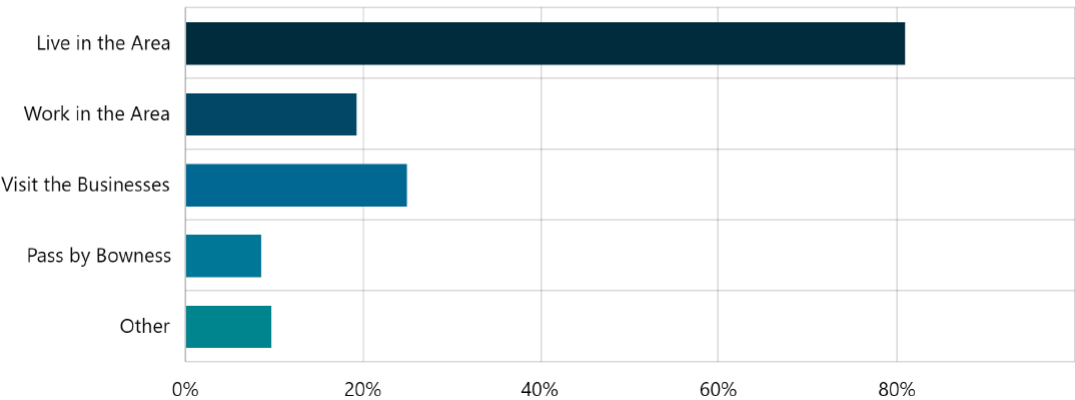
Question 6: In considering the objectives of this initiative, do you have any additional comments that you would like to share with the project team? Long Text | Skipped: 76 | Answered: 103 (57.54%)

	Supporting Verbatim Comments
Land use - Density	I support additional density on this site to provide more housing options and affordability. Also, I'm only in favor of further densification if the housing is affordable. It's not clear whether any of these will be rental units at all.
	The area already has more than its share of high density. Lower density is required.
	Adding density in a flood prone area means more people to evacuate during flood.
Land Use - Mixed use	I think the housing should not be tall considering the height of surrounding houses. Please think of creating something for all generations, given our unique dynamic of Bowness.
	This space is not well suited for a large apartment complex. The homeowners here love this street because of its current height and parking availability.
Open space	I use this open space everyday. This park is seconds outside my front door. I walk my dogs there as to many locals. And many kids play in this park. Please keep this as open green space.
	Outdoor spaces require more shade and benches and walking paths. Active transport should be enhanced including separated bike lanes.
	Many children frequent this green space for the playground, & for soccer and other sports in the summer, and this proposes to take that all away from them.
Street Connections	Please do not put a road through the middle of this space connecting both ends of 32nd Ave. It would turn into a high traffic area given the Superstore and it would destroy the community feel that Bowness has.
	Please do not extend 32nd Ave across this space. With superstore up the street, that avenue would become a high traffic area with everyone cutting up from Bowness Rd. It would negatively impact the people already living on the avenue and would endanger the children/families in the neighborhood. Preferably this space should be left green with a pedestrian pathway. Please no 6 story buildings.
Traffic/Parking	Don't add the through road, it will add a lot of traffic and make whatever park space you choose much worse. If you choose to add the road, don't make it a through road. Add modal filters to keep the road for slow local traffic only for cars. I would suggest a shared street like Bear street in Banff.
	Please plan for sufficient off street parking. The area is already saturated with cars from staff and visitors to the LTC facility on 32 Ave, along with other pending developments that DO NOT have sufficient parking planned. People are not giving up their vehicles any time soon, so stop making life difficult for us long term residents.
	Parking. I live across the street, and every time the city tries to not have parking, it ends up a mess. Ensure that every spot in this location has underground or dedicated parking such that the street doesn't get cluttered.
	There is no parking proposal included in this plan. Anything that is proposed must have parking included on-site as it will be a major issue!
Other	Stop the crime
	This area does not have access to a school. All the children in the area are bused out. I feel another school is what is required.
	How about an off leash dog area? We don't have any in Bowness except for Bowmont Park, which is regional.
	Being close to the highway, we have a large transient population. How will this redevelopment ensure the spaces are utilized into a safe supportive area for all residents? How are you going to ensure the affordability as residential prices already exceed average median family income?
	Please consider noise that is associated w/ public amenity space & respect the neighbours who already live there; basketball and tennis courts are noisy.

For full verbatim comments [click here](#)

7. How well do you know Bowness?

Multi Choice | Skipped: 3 | Answered: 177 (98.3%)



Engagement Summary Points

Overall, the community members in Bowness have provided diverse input and feedback on the proposed development initiative. The feedback identifies the following key points for consideration moving forward.

1. **Preserve Green Space:** There is a strong desire to maintain and enhance existing green spaces, with residents valuing parks and outdoor recreational areas for families, children, and dogs.
2. **Manage Density and Height:** Concerns are raised about the potential impact of increased density and tall buildings on the neighborhood's small-town character, views, shadowing and parking availability.
3. **Consider Traffic and Parking:** Residents are worried about the potential traffic congestion and parking issues that may arise due to additional housing and commercial development.
4. **Balance Affordability and Housing:** Many residents emphasize the importance of affordable housing options to cater to various income levels and ensure a diverse community.
5. **Support Local Businesses:** While some welcome new businesses, others express caution to avoid oversaturating the area and potentially harming existing businesses on Mainstreet Bowness.
6. **Community Amenities:** Suggestions for amenities include an art center, playgrounds, dog parks, and spaces for various sports and activities to meet the needs of different age groups.
7. **Sustainability and Renewable Features:** Incorporating prominent renewable and sustainable elements is favored to align with environmental goals.
8. **Engage with the Community:** Continuous engagement with residents and stakeholders throughout the planning process is seen as essential to address concerns and include community preferences.



RBB Master Redevelopment Plan

What We Heard

June 2023

Next Steps

Following the first open house, Arcadis will prepare more detailed concept plan options based on the engagement feedback and technical considerations. The concepts will then be refined through a technical analysis to develop a final draft Master Plan. The information communicated will include the proposed design and how engagement input influenced the design, and if not, explain how the input was considered and why it could not be incorporated into the design.

The Draft Master Plan will be presented back to the public through a second open house so that feedback can be received. The Plan will then be refined before being submitted officially to the City of Calgary as part of a Land Use and Outline Plan application.