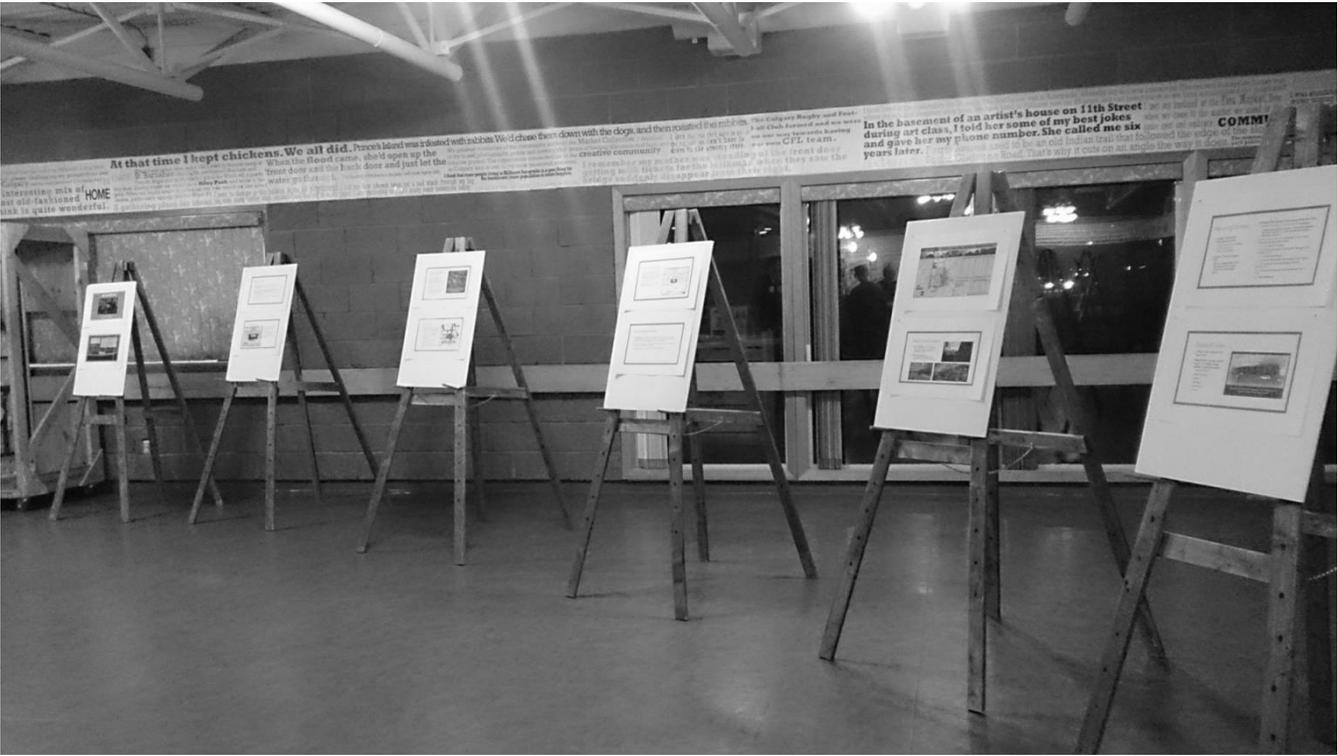


COMMUNITY ENGAGEMENT SUMMARY REPORT:

The Future of the CBC Calgary Site | 1724 Westmount Boulevard NW

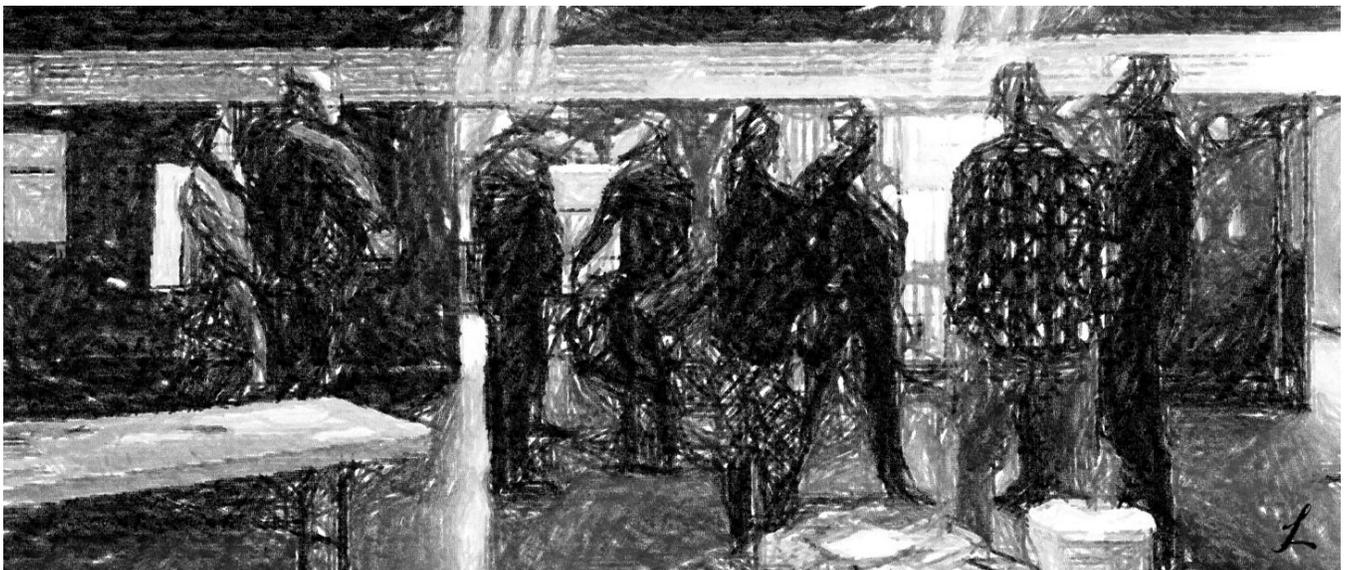


A summary of residents' feedback received through the Hillhurst Sunnyside Community Association



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Executive Summary

The CBC Calgary site at 1724 Westmount Boulevard NW serves as the base of the CBC Calgary/ Radio-Canada operations. It was constructed in the 1960s and completed in 1970. On January 4, 2016, a [CBC news report](#) announced the eventual sale of the CBC Calgary site. Operations will move to a new and smaller building to be leased at 2000 Veteran's Place NW near the Foothills Hospital. CBC expects this move to be completed by summer 2017.

The site context is primarily residential, comprised of lower density single- and semi-detached housing to the north and east, a children's playground to the north, and duplex housing to the east. The building fronts Westmount Boulevard NW, Memorial Drive NW and the Bow River Pathway to the south. Located in the inner city neighbourhood of Hillhurst Sunnyside, the site is within easy access to the downtown core. The CBC site is primarily automobile-oriented and contains a surface parking lot. The site is within 300 metres from the major bus routes running on Kensington Road four blocks north of the site. Memorial Drive is classified by the City of Calgary as a *parkway*, and is a key east/west transportation route.



In September of 2016, the Hillhurst Sunnyside Community Association (HSCA) learned that the CBC site had been listed for sale by Cushman & Wakefield, a commercial real estate broker. While there has been significant developer interest in the site, it has not been sold. There are currently no plans for the site; however, change is certain – whether the building is sold to another broadcasting company or for redevelopment.

The Hillhurst Sunnyside Planning Committee (HSPC) determined that public engagement should be sought to help inform the future use of the site and hosted a community open house to (1) inform community members about the sale and eventual redevelopment of the site, (2) educate attendees about the planning and development process from a community perspective and (3) gather feedback from neighbours and community members.

This document serves to report on the information collected through the open house, emails, social media, and verbal communications from the community. It presents an explanation of the methodology used to assemble this report. This document will be shared with the City of Calgary Planning Department, interested developers that may request it from the community association, and is available online for public viewing at: www.hsc-community-planning.mightybell.com.

Background

As of September 2016, the building that currently houses the Canadian Broadcasting Corporation (CBC Calgary) has been listed for sale. The site is being marketed by the seller as an “owner-occupied” opportunity within the existing building and the existing Land Use District (zoning). The current Land Use District is listed as Direct Control (87D2011) and allows for the current *use* of Radio and Television Studio and Office and as R-C2 – Contextual One / Two Dwelling District (single-detached, duplexes and semi-detached houses).

This is a sizable redevelopment site in our community at 0.98 hectares (2.42 acres). Any change to the current *use* on the CBC site, such as a new or higher density residential, commercial, institutional (or mixed-use) building would require significant public engagement and a Land Use Redesignation (rezoning) application. A Development Permit application is also required for any new building on the site and comes after the rezoning.

Planning Context

From a high-level perspective, the Calgary Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) provide a city-wide policy framework for future growth in land use and transportation. The MDP encourages a sensitive balance of growth achieved via inner city densification and redevelopment and through new greenfield development in the suburbs. This parcel falls under the Developed Inner City land use typology in the MDP.

New development within the community is guided by planning policy in the Hillhurst Sunnyside Area Redevelopment Plan (“**ARP**”). The ARP is the result of an extensive multi-year consultation between the City of Calgary and a diverse representation of community stakeholders. Consideration must be given to the sensitive redevelopment of the site. The ARP provides recommendations on the larger redevelopment projects in the Transit Oriented Development area, for example:

Hillhurst Sunnyside Area Redevelopment Plan: Part II TOD Area

Vision and Guiding Principles in the Transit Oriented Development Area:

- 2.2.1 Increasing Housing
- 2.2.2 Respect Existing Community Character and Quality of Life
- 2.2.3 Promote Vibrant and Vital Mixed-Use/Commercial Corridors
(applicable to the TOD study area on 10th Street and Kensington Road)
- 2.2.4 Emphasize Walking
- 2.2.5 Create Memorable and Inviting Public Places
- 2.2.6 Promote an Environmentally Friendly Community
- 2.2.7 Promote Architecture that Stands the Test of Time
- 2.2.8 Be Achievable

Purpose of Engagement

The Hillhurst Sunnyside Planning Committee (“**HSPC**”) is a volunteer committee of the Hillhurst Sunnyside Community Association (“**HSCA**”). The community association fulfils an important function in the City of Calgary’s planning and development process. It provides a local perspective and feedback on civic matters from the larger impact projects on the main streets to the individual infill residential developments throughout the community to other areas such as mobility infrastructure and planning policy. Perhaps more impactful to an individual community member, the community association plays a central role in disseminating important news and updates to its residents.

The HSCA was informed about the real estate listing in September 2016. As it is a large prominent inner city site (comparable in size to the Royal Canadian Kensington Legion No.264 redevelopment site at 1910 Kensington Road NW in West Hillhurst), there is high redevelopment potential. Hillhurst Sunnyside is a unique community that sees above-average citizen engagement, especially when it comes to having input on the way the community develops alongside the vision in the ARP. The community association recognizes the value of engaging with residents and stakeholders early in the process before any new development is proposed.

As a result, the community association worked to inform and solicit feedback from residents about the future of the site. The HSPC invited comments through a variety of methods and held a community open house to inform/educate and request input from residents about what they currently value about living in the community, identify issues and opportunities, describe what they would like to see, such as types of uses they will support (residential, commercial, retail, institutional or a mix), and on building form (density, townhouses, rowhousing, blocks, condos live/work, etc.).

This is a rare opportunity for the community to be proactive and to work collaboratively on a new future application for the redevelopment of the site. HSPC believes that its continued work with the City of Calgary produces positive outcomes for both the immediate neighbours and the wider community. A collaborative effort would help the neighbours and the future buyer move forward with greater confidence on a development that benefits the community.

How Will the HSCA Use Community Feedback?

This document represents a summary of community input gained in late 2016 and will be provided to the City of Calgary. This report will be shared online for the public and with interested developers who may request it from the community association. The intention is not to create a plan, policy or design for the site; rather HSPC intends that this report will help the reader understand the community better, including concerns or opportunities as identified by those most affected by this redevelopment.

This report also provides insight into the level of community support (or opposition) a developer could expect on a new redevelopment project, provided that community concerns are adequately addressed. The community association is not taking a position and will continue to work with the City of Calgary Planning Department to inform the eventual redevelopment of the site.

Summary

Themes

This section summarizes comments received between November 2016 and December 2016. A number of common topics or themes have emerged through the engagement process. Refer to the appendix to read residents' verbatim feedback.

Residential Character

Community members emphasized the importance of retaining the quiet, low density residential character of the neighbourhood and stressed the importance of maintaining good neighbour relations and sharing the amenities of this community. Some participants felt that the zoning should stay the same to allow for offices and single- and semi-detached houses. A majority of participants supported residential only uses and a sensitive increase in density in line with the scale of the neighbourhood (e.g., no massive buildings or high-rises).

Other respondents supported a mix of residential and local small-scale neighbourhood retail (such as a café or stores), medical and/or office space that would generate minimal traffic. Community gathering spaces were also of interest. Some residents felt that a higher-end residential development would be a good fit. Overall, residents felt it was important to build a quality development that fits with the rest of the community.

Height

Building height was another key focal point. There was a range of comments; the most frequent response was in support for a human-scaled three storey building. Other responses represented support for a development that does not exceed the height of the existing CBC building, support for four storeys, and a few responses in support of a maximum of six storeys for a midrise building. There was general consensus that eight storeys is too high for the area, referencing the recent approval of Phase 2 of the eight storey mixed-use building on the Kensington Legion site.

Design

Setbacks, Step-Backs and Shadowing

Comments reflected the desire to maintain the residential character of the neighbourhood, and to keep any new development in scale with the character of Memorial Drive. Massive *boxy* designs were discouraged, while a well-articulated building with breaks, step-backs on the building, and green setbacks around the building were strongly encouraged to reduce shadowing on adjacent homes.

Residents identified concerns of loss of privacy and shadowing on the homes on Broadview Road that share the alley with the CBC site, if condo balconies were to be built facing the north side of the site and that step-backs should be incorporated into the north side of the building.

Environment and Green Space

The neighbourhood placed strong emphasis on retaining and possibly upgrading the children's playground park directly to the north of the CBC site, that no building should cast shadow on the park and to increase safety such as enforcing the 30 km/h speed limit at the playground zone.

Respondents also expressed a desire for amenity/recreational space, green space or landscaped space at the setbacks, food gardens and a meaningful accessible connection to the Bow River and its pathways. One participant expressed interest in a sustainable building.

Traffic and Parking

Community residents value the pedestrian-friendly nature of the neighbourhood. Residents expressed concerns of increased traffic due to an increased use, such as a higher density redevelopment or regional traffic from any commercial uses on the site.

Other concerns centred on speeding and mitigation of speed in the area, on 16th Street and around the residential streets of the neighbourhood, with particular emphasis on speed reduction and enforcement of the playground zone north of the CBC site on Broadview Road.

Residents shared concerns regarding the difficulty of pedestrian movement across Memorial Drive and for vehicular traffic turning left from 16th or 19th Streets onto eastbound Memorial Drive.

There were concerns of increased parking demands on the surrounding streets as the result of a higher density development and that parking should be contained on the site.

Creosote Contamination

Hillhurst residents in the area had been notified of environmental sampling in the vicinity in 2011 and 2014. Environmental reports indicate that this CBC site holds creosote material that had migrated from the former Canada Creosote site on the south bank of the Bow River to the north side of the Bow River. Alberta Environment and Parks continue to monitor some of the drill sites to determine if there is risk to human health. Remediation may be required from the future developer. For further reading, see the resources below:

- <http://aep.alberta.ca/lands-forests/land-industrial/canada-creosote/default.aspx>
- <http://aep.alberta.ca/lands-forests/land-industrial/canada-creosote/canada-creosote-fags.aspx>
- <http://www.calgary.ca/UEP/ESM/Pages/Contractor-environmental-responsibilities/West-Village-area-redevelopment-plan.aspx>

Public Engagement

Community members were informed about the sale and potential redevelopment of the CBC site through the November 2016 Voice newsletter and were encouraged to request more information and/or provide comments directly to the community association. Broader outreach was sought as explained in more detail under *Table 1.0*. Residents were given the opportunity to attend the community open house and were provided an email and telephone contact. There was also the option to request direct email updates from the HSCA and an online link to the HSCA Community Planning Mightybell blog website for more information and updates.

Methodology

Invitations to the November 15 community open house were sent to stakeholders using the monthly HSCA email newsletter on November 7 and online at the HSCA Community Planning *Mightybell* blog website and social media (Facebook and Twitter) on November 9/10 with reminders on November 14. Volunteers delivered approximately 120 flyer notifications to the homes in the surrounding area the week before the open house. Direct invitations were sent to stakeholders listed under *Table 1.0*.

Feedback was collected at the community open house and captured participants' ideas by asking five questions:

1. "What do you value about living near the CBC site?"
2. "What issues concern you?"
3. "What opportunities or uses do you envision?"
4. "What kind(s) of development would you like to see?"
5. "Any other thoughts?"

Over 50 residents and stakeholders attended the community open house. Resident input continues to filter in through email. We consider this a successful engagement event; neighbours and participants were generally friendly and appreciative that they were being informed and heard early in the planning process.

For perspective, HSPC, as observers to recent developer/applicant-run open houses (to inform and gather community feedback on major mixed-use commercial and/or higher density condo proposals) have attracted approximately 20-35 attendees with mixed feelings from participants (support,

opposition, or to gain more information). A broader and community-wide information session about the various large-scale developments and public improvement projects in Hillhurst Sunnyside was hosted by the City of Calgary on April 25, 2015 – this event attracted nearly 200 attendees.

To get a sense of where attendees came from, participants were asked to self-identify where they live in the community. Although approximately half of the attendees participated in this activity, we learned that most participants resided in the Westmount area (a part of Hillhurst/West Hillhurst that is bounded by Kensington Road NW, 14th Street NW, Memorial Drive NW and Crowchild Trail NW) adjacent to the site, which included the neighbours immediately impacted by the future redevelopment.



A brief summary was sent out in the HSCA's email newsletter and blog on December 5, 2016 with general information including an invitation to [view the display boards](#) from the community open house, links to the [HSCA Community Planning](#) blog webpage, the [November 15 CBC news article](#), and further opportunity to submit comments. At the time of writing in mid-December 2016, the summary update has been scheduled go out in the HSCA's January 2017 [Voice newsletter](#).

Community Stakeholders

Table 1.0 identifies a list of stakeholders (below). Stakeholders were sent invitations to participate in the community open house. Each stakeholder group has been ranked from those most affected to those least affected by the CBC site redevelopment due a variety of factors, such as their proximity to the site and the type of engagement as appropriate based on the *IAP2 Spectrum of Public Participation*. The *Engagement Techniques* column describes the communication methods used to get to notify each stakeholder group.

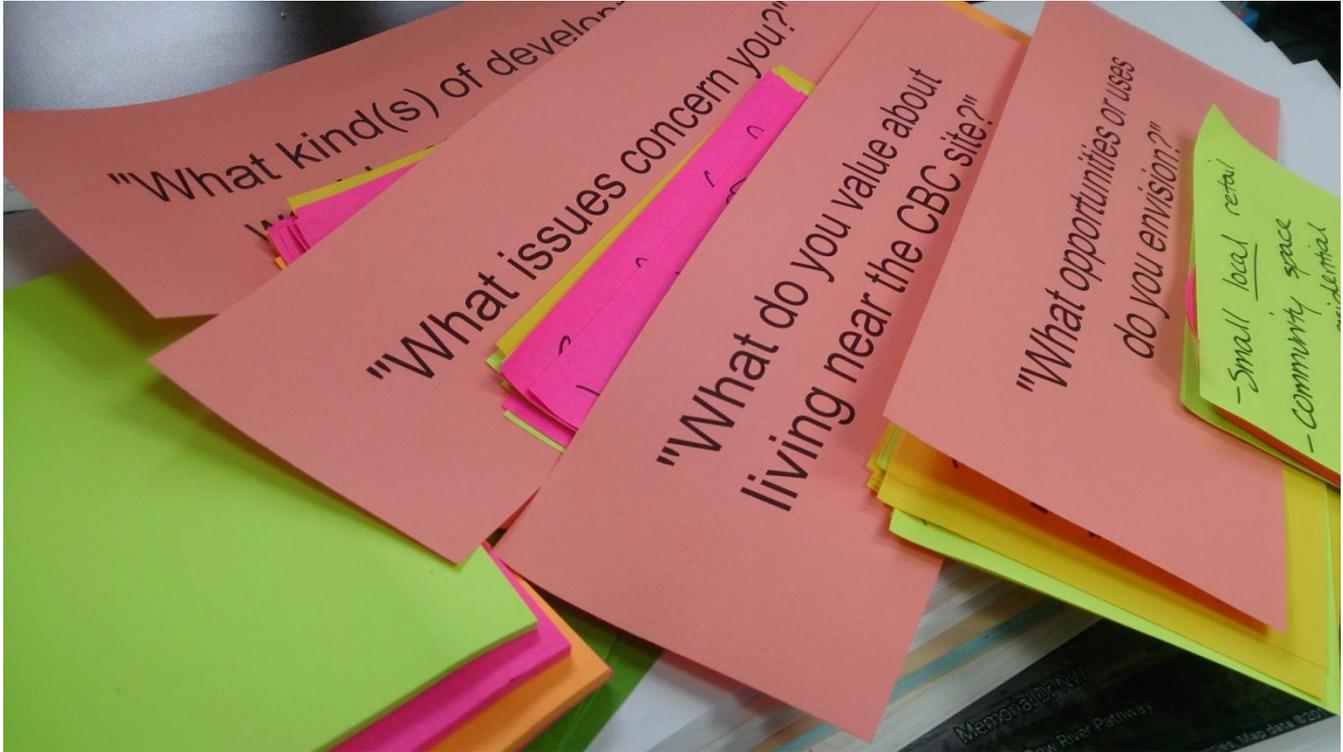
Table 1.0 Community Stakeholders

STAKEHOLDER GROUP	ENGAGEMENT TECHNIQUES	LEVEL OF PRIORITY	TYPE OF ENGAGEMENT
Hillhurst Sunnyside Community Association (Planning Committee)	<ul style="list-style-type: none"> The HSCA is the sponsor of this engagement process. It will take community input and communicate community's values and feedback to the City Planning Department and to potential developers 	Sponsor	Collaborate, Involve, Consult
Immediate Neighbours (most impacted by redevelopment)	<ul style="list-style-type: none"> Flyer notifications in mailboxes (120 letters delivered) Door knocking Phone calls Request to inform others through word-of-mouth Neighbours' email list for 1705 Westmount project (35) 	Very High	Consult, Inform
Hillhurst Sunnyside residents (somewhat impacted by redevelopment; broader reach to the larger community)	<ul style="list-style-type: none"> HSCA Voice November 2016 print newsletter inviting comment and provided contact information (delivered to 7,700 households in the community via CanadaPost) Monthly HSCA email newsletter (approx 2,000 subscribers) HSCA Community Planning blog website on Mightybell (approx. 280 subscribers) HSCA social media (Facebook and Twitter) 	Medium	Consult, Inform
West Hillhurst Community Association & their residents (more impact to WH's eastern border)	<ul style="list-style-type: none"> Email notification to the WHCA Board of Directors and Planning Committee and request to inform others: <ul style="list-style-type: none"> Invitation posted on WHCA Planning Committee Facebook page Email notification to residents subscribed to grassroots updates on the recent Legion development 	Medium	Inform, Consult
City of Calgary (communicates the community's vision to potential developers)	<ul style="list-style-type: none"> City staff attended as observers to our community-led planning approach and to provide policy context as needed 	Medium-High	Collaborate, Consult, Inform
Ward 7 Councillor (elected representative for this area)	<ul style="list-style-type: none"> Ward 7 Communications and Community Liaison attended on behalf of Councillor Druh Farrell 	Medium	Inform
CBC / media	<ul style="list-style-type: none"> Reached out to CBC Calgary to inform them about a bottom-up community engagement about their site Led to press coverage on the community open house at: http://www.cbc.ca/news/canada/calgary/cbc-calgary-building-sale-community-concerns-1.3852835 	Low	Inform
Kensington Business Revitalization Zone	<ul style="list-style-type: none"> Invitation to the Kensington BRZ and Executive Director; representative attended to report back 	Low	Inform
Federation of Calgary Communities	<ul style="list-style-type: none"> Informed FCC planners as a possible case study for community-led planning initiatives 	Low	Inform
General Public	<ul style="list-style-type: none"> Invitation to the community open house Final summary report to be posted online for the public 	Low	Inform

Appendix

Verbatim Comments

Residents were invited to share their ideas on sticky notes at the November 15, 2016 community open house. Comments have been transcribed on the following pages.



What do you value about living near the CBC site?

- “Access. Local events in the community. Parking not a concern”
- “CBC have been great neighbours. Community-minded and nice, quiet, respectful neighbours.”
- “Easy access to downtown from Kensington to 14th and biking! Great neighbours/family. No parking or traffic issues from 16 to Memorial”
- “Good quiet neighbours to have (we enjoy their pancakes and 24 hr security in our back lane)”
- “Good, quiet neighbours. Friendly. Security. Low traffic esp in alley way and by park.”
- “It is quiet and does not generate much traffic”
- “Low density, quiet, low to the ground!”
- “Minimal traffic. Local events”
- “Parking is good. No high-rises”
- “Quiet - low traffic - low building height - sponsor local community events”
- “Quiet, low density, no parking issues, nice looking. Low building”
- “The CBC site is quiet with traffic, parking has been self contained”
- “The CBC-sponsored events. E.g., Stampede breakfast”
- “The park just north of CBC. Local events.”
- “Walkable neighbourhood. “CBC” Park. Close-knit neighbourhood. Trees/canopy streets.”

What issues concern you?

- “A large scale development that is not in keeping with the single family houses in the adjacent community”
- “A massive development that does not respect the character of other development on Memorial Drive. Max height of 16m”
- “A tall and massive Legion like building that blows away the character of area. Too much traffic”
- “Building height. Sun on park. Parking and traffic. Kids walking to park”
- “Building will sit vacant – which may attract squatters”
- “Do not want to see increased traffic”
- “High density, poorly planned development will cause parking nightmare. Dysfunctional neighbor relations. The incorporation of existing community development planning and zoning is appropriate”
- “I am very worried that a large multistory building (like the Legion) will be built there”
- “Increased traffic on 16th Street”
- “Increased traffic. Big box store. Increased noise”
- “Lack of appropriate traffic control - Protection of playground zone on Broadview Rd (1700 block) * currently not enforced”
- “Losing sunlight* on CBC park. Increased congestion. Loss of community cornerstone”
- “Massive and high developments are concerns. Lack of parking. Traffic congestion”
- “Not in favour of commercial use with constant coming/going of vehicles. Possibility of 4 storey building not a fit for traffic flow and immediate residences”
- “Privacy issues for homes backing onto site. Increased noise”
- “Protection of pedestrian-friendly neighbourhood. Protection of ‘CBC park’”
- “Site-lines (we live right behind) from balconies if residential. Construction noise/mess”
- “The potential for ugly high-rise condo tower(s) that block the sun and vastly increase local traffic on 16th St and onto Memorial Dr.”
- “Traffic especially speeding down the alley-way & down Broadview Rd (which IS a playground zone that everyone ignores.)”
- “Traffic, dysfunctional intersection and access from Memorial. Overlooking massing and shadows.”
- “WANT to see densification in appropriate context. No high density/massing”
- “A massive high rise (like the new Legion) that crowds the sidewalk/street and is out of character for the neighbourhood”

What opportunities or uses do you envision?

- “Extend the green space along the river into the community”
- “High end luxury condos with contained parking would be good scenario”
- “Increased density but keep in context of other Memorial Dr. developments”
- “Low density population. Hi-end condo. Hi-end properties. No commercial outlets. No parking lots. Small green area”
- “Low-traffic podium uses E/W/S side, res on lane? (medical? office? services?). High density, north step-back transition residential”
- “Recreation Centre. Multi use community center. Mix of small retail and multi-residential”
- “Small local retail. Community Space. Lo-rise residential”
- “Small retail w/ multi-family above - Possibly incorporate small office use as well”

- “This is the one opportunity for a higher-end mid-density town home development in HHSS. We don’t need another mixed-use block.”
- “To finally get much needed traffic control in the community”
- “Use about 6 stories - High traffic on 16 Street (kids walk here to the park) - Ensure the CBC park is kept”

What kind(s) of development would you like to see?

- “A big hot tub and workout zone to relax and have fun”
- “A low-rise (not more than 4 stories) of mixed-use housing & retail that is articulated in a pleasing fashion & fits into the neighbourhood”
 - “Agreed”
- “Another radio station (not a lot of coming [*not legible*]). Mixed use with 1 iconic business (eg dentist) but radio station otherwise. No traffic calming whatsoever – I hate those speed humps on 16 St (corners of Bruce McDougall). Lovely landscaping. Iconic architecture. Max of 3 stories, steep roof”
- “As to development: not exceeding 6 stories, business or condos, business on first floor”
- “Compatible development with all impacts appropriately mitigated. High density fine as long as there is mitigation”
- “Hi-end townhomes. Residential. Period. No parking lots. No local business”
- “High density so more people can enjoy our community and support local businesses”
- “High density, contextually transitioning (step-backs). Residential. Medical. specialty uses”
- “High-end townhomes no higher than existing CBC Building, please”
- “I would like to see low density residential. No more than 3 storeys”
- “Include lots of green space with trees”
- “Increased parkspace. High density, low height”
- “Indoor garden”
- “Low density / 3 storey or small 4 storey condos with lots of green space”
- “Low density/rise or single family homes”
- “Lower density residential townhome. No commercial”
- “Maximum 3 storeys”
- “New or expanded park space. Better connection to river”
- “No commercial → Increased traffic”
- “Recreation center. Low rise multi-unit residential. Some green space”
- “Row housing would work well in this area”
- “Site would be appropriate for townhouse/rowhouse development. No commercial. No highrise”
- “Sight lines. A Legion building would completely change the neighbourhood agree that the planning context “shade” guiding principles. Shade of a large building on the park”
- “Solar, net zero construction - High end row-townhouse with green setbacks to preserve family community + pedestrian/bike safety”
- “Townhomes or mid density condo max 6 stories stepped back on North side. Possible business to support the community. Café, food, store, etc”
- “Townhouses or single family homes with some green space”
- “Urban agriculture. Great sunlight”
- “Various condo structures with green walk throughs. Not in favour of reimagining the district and bringing in Downtown core building ideas”

Any other thoughts?

- “Address 6ft turn at 16th Street from Memorial Eastbound. Create a pedestrian crossing at 16th Street to the pathway across Memorial”
- “Address ways to prevent short-cutting pedestrians crossing Memorial @ 16 St. rather than going to 14 St. bridge. Address difficult left turns @ 16 St & Memorial Dr.”
- “Excellent work getting ahead of the sale w/ engagement + issue/concern/ideas. Good work HSCA! =)”
- “Keep CBC park & update it.”
- “Keep CBC playground with commitment to improve”
- “Lots of green space. It’s right by the river!”
- “No”
- “No tall ugly buildings!!”
- “Safer left turn from 16 or 19 St. onto Memorial Dr.”
- “Thank you for considering community input prior to spending \$\$ and architects and defending your project”
- “The neighbourhood surrounding this site is close-knit & well organized. This is a great opportunity for a partnership with the City, developer and the community – to all work together to create a development everyone can support.”
- “Update CBC park structures + landscaping”
- “Would like to see the City work with the community on this re-development”

Summary of Email Comments

Some of the emails received contained personal information or residents’ addresses. Respondents identified themselves as affected parties and residents in the surrounding area. Below is a summary of emails received as categorized by themes:

- Concerns about the development process – will the developer consider community input?
- Concern regarding rezoning – it appears that developers are able to continuously push the envelope over what is currently permitted
 - Current bylaws and ARP is not being adhered to
 - Do not want the zoning to change; the Kensington Legion development is more than enough for the area
 - Preference for current zoning
- Design and existing character of heritage homes in the neighbourhood
 - Concern over massing, boxy or “shoebox” buildings
 - Preference for a well-articulated building with setbacks to reduce shadowing (especially on the park to the north of the site)
 - Concern over loss of sight-lines and views as a result of a large building
- Height/shadowing
 - Concern that taller buildings will impact views
 - Loss of sunlight and shading on the adjacent houses
 - Loss of sunlight on the playground/park just north of the site
 - Limit to three storeys
- Hope that something neighbourly will come to the community
- Informed through word-of-mouth from neighbours or through the HSCA
- Pleased with current neighbours/occupants (CBC)

- Preference for residential uses only
 - Reduce impacts of increased traffic if residential only
 - Kensington Road already has a concentration of retail
 - Seniors housing would be a good fit
 - Preference for townhouses or rowhousing
- Traffic concerns:
 - More stop signs or ways to reduce speed
 - Concern that speeding traffic has spread to Bowness Road and 17th Street
 - No opposition to adding a protective sound wall between Memorial Drive
 - Observation that there are more children in the neighbourhood in recent years and safety concerns for children walking/playing
- One household provided their vision for the site in order of their most preferred:
 1. A new business tenant in the existing building.
 2. If the building is torn down, keep it zoned R-C2 for single and semi-detached houses.
 3. An open space park.
 4. If the zoning changes, the building is demolished, and a bigger housing development is planned:
 - keep it housing only (no retail) and
 - no higher than 3 stories

Summary of Comments Received Verbally

- Appreciation that they were being informed about the future of the site
- Concern that property values adjacent to the site will go down as a result of a large redevelopment project
- Concerns about aging and/or lack of facilities (e.g., sports/recreation amenities) in the inner city
- Concerns about traffic impacts
- Concerns about pedestrian movement across Memorial Drive
- Concerns about zoning changes and how the Kensington Legion Phase 2 redevelopment was approved despite community opposition
- Concerns about possible creosote contamination from across the river
 - Concerns that brownfield remediation would add to the overall cost of redevelopment and a higher density (and larger) building
- Curiosity about the listing price and speculation about the bidding process