

Calgary



**Mount Pleasant Affordable Housing
Stakeholder Report Back: What we Heard**
November 2018



Mount Pleasant Housing

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Project overview

Affordable Housing is now a priority at every level of government. Currently, Calgary's private housing market meets the needs of 78% of the city's households. Of the remaining households, 3.6% are supported by government and non-profit intervention, but 19% struggle with their housing costs. As of 2016, 88,000 Calgary households earning less than \$60,000 annually are currently in need of affordable housing.

To meet the ongoing need for affordable housing in Calgary, The City of Calgary has developed an ambitious and innovative approach to building new units. The City of Calgary's *Foundations for Home Affordable Housing Strategy 2016-2025* includes the design and construction of new Affordable Housing units as a key priority, increasing the supply of homes to those in need.

Affordable housing sites are chosen based on specific criteria including proximity to amenities such as open space, transit, and grocery stores. Developments are informed by research on tenant preferences, innovative industry practices and consultation with community stakeholders and citizens to ensure the developments are well integrated into existing neighbourhoods.

City land at 2020 6 Street N.W. in Mount Pleasant has been allocated to Calgary Housing with a mandate to build a new development of 16 affordable homes on the site. To reduce construction impact on the community and speed completion of the project, these units will use prefabricated components. Through this process, all or portions of these homes could be built offsite and delivered to the site. A Bridging Architect has been hired to work with The City to develop project specifications for the development. They will ensure attractive, durable, and thoughtfully-designed homes that fit with the existing neighbourhood context. Community engagement will help ensure the development complements the community to the greatest extent possible while meeting the needs of The City. **(Location Map on following page).**

Location Map





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Engagement overview

At the City of Calgary engagement means, purposeful dialogue between The City and stakeholders to gather information to influence decision making. Engagement is:

- **Citizen-centric** focusing on hearing the needs and voices of both directly impacted and indirectly impacted citizens;
- **Accountable** upholding the commitments that The City makes to its citizens and stakeholders by demonstrating that the results and outcomes of the engagement processes are consistent with the approved plans for engagement;
- **Inclusive** making best efforts to reach, involve and hear from those who are impacted directly or indirectly;
- **Committed** allocating sufficient time and resources for effective engagement of citizens and stakeholders;
- **Responsive** acknowledging citizen and stakeholder concerns;
- **Transparent** providing clear and complete information around decision processes, procedures and constraints.

The City's commitment to transparent and inclusive engagement processes is outlined in the *Engage Policy* (CS009).

Mount Pleasant community engagement activities are comprised of stakeholder discussions, three community/public meetings, on-line project website and interactive tools and ongoing project email/calls. These activities are distributed across two phases of the project. Both phases incorporating various activities to ensure the highest quality of interaction and feedback. The phases are:

Phase 1

- Fall 2018
 - Public Community engagement #1 (Identifying concerns and opportunities)
- Winter 2019 (Jan-Feb)
 - Land use redesignation submission
 - Public feedback period for land use redesignation
 - Public Community engagement #2 (Initial site plan presentation and feedback)

Phase 2

- Spring/Summer 2019
 - Public Community engagement #3 (Final site plan presentation)
 - Development Permit Submission
 - Public feedback period for development permit
- Summer/Fall 2019
 - Building Permit Submission
- Fall/Winter 2019
 - Construction start
- 2020
 - Substantial completion

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The first of the public meetings was held on November 8, 2018, at the Calgary Scandinavian Centre in Mount Pleasant. Doors were open to the event from 6:30 P.M. to 8:00 P.M. Approximately 125 members of the public attended.

The overarching goals of the meeting were to:

- Educate the public on general information about The City’s Corporate Affordable Housing Strategy;
- Share with the community what type of development is being proposed in their community and associated land use changes; and
- Provide an opportunity to gather initial community questions and feedback/input on the proposal.

The public had an opportunity to interact with key members of the project team and ask questions.

The public meeting provided a platform for meaningful conversations to take place with local community members and anyone interested in the development to provide input on how to optimize the development for future occupants, as well as the surrounding community.





What we asked

The focus for this phase of engagement was education, sharing of information and meaningful dialogue. To solicit feedback, 3 simple questions were asked:

- 1. What opportunities do you see for this project?**
- 2. What concerns do you have regarding the site?**
- 3. What do we need to consider as this site develops?**

What we heard

Feedback was gathered at the public meeting by display/information boards with sticky notes, feedback forms (exit survey), general conversation and an online survey.

The most common theme across all responses related to:

- Parking

Those comments offering support or positive feedback for the project mainly observed the following themes:

- Support for Calgary's affordable housing in general;
- Support for this specific project;
- Project is an improvement for vacant lot;
- Good for local community.

The main areas for concern identified in the feedback were:

- Parking
- Reduced property values / increased tax;
- Not a suitable location / should be elsewhere;
- Too many units / overcrowded.

Other common themes from the feedback which offered neutral feedback or alternative recommendations were:

- Keep dog park / Make it official;
- Reduce green space to build more parking / develop housing on green space instead;
- Play Park / Recreation facilities / Community Garden on remaining parcel;
- Ensure good design.

For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.

For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.



Next steps

The collected feedback will be made available to the project team for review, distributed to stakeholders, and posted publicly online.

The information gathered will be used to inform the design of the development and site plan where possible.

The next stage of engagement will be a second public meeting held in early 2019. This event will allow attendees to review project progress and provide further input into a more detailed site plan and building design.

A third and final public meeting to review the final design will be held in Spring 2019.

In addition to these engagement activities, opportunities for further public input will be presented as the project enters the approvals stage of the process. It is anticipated that the application to redesignate the land use on the site will occur in December 2018. The City's review of this application will incorporate open house feedback, circulation to external and internal stakeholders as per the standard City of Calgary rezoning application process, public notices and a public hearing before Council. The development permit application is subsequently planned for submission in Spring 2019. Similarly, the review of this application will be subject to public notification, circulation to external stakeholders, and an appeal period.



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Summary of Input

The below tables set out the most common themes from each of the questions and a brief summary of the comments made.

1. What opportunities do you see for this project?

Theme	Summary of comments
Support for Calgary's affordable housing in general	<ul style="list-style-type: none"> • More housing for those with lesser means • Open minds and open hearts - love affordable housing • Adding to the social diversity in an affluent neighbourhood
Support for this specific project	<ul style="list-style-type: none"> • Welcome to the neighbourhood new neighbours • Great use of space • Adding more young families to the neighbourhood increasing family atmosphere and community spirit
Keep dog park / Make it official	<ul style="list-style-type: none"> • Make the remaining park an official off-leash area • I've met neighbours there I would have never met otherwise • Creating an official off-leash area is a huge opportunity to build and foster community ties while this project is underway
Project is an improvement for vacant lot	<ul style="list-style-type: none"> • Space does not need to be a cement parking lot • Great need and good use of vacant city lot • Nice to fill up the empty space - wonderful to see some appropriate development and for the gravelled parking lot to be put to better sustainable use
Good for local community	<ul style="list-style-type: none"> • A Community Hub • An opportunity for the neighbourhood to thrive and flourish and to be fully inclusive • More young families will ensure schools thrive and improve retail and businesses in our area
Play park / Recreation facilities / Community garden on remaining parcel	<ul style="list-style-type: none"> • Small playground next to the housing • Amenities for families and Community gardens • Amenity space could be a real asset to the community
Parking	<ul style="list-style-type: none"> • This lot is perfect for parking at Sunday services • Don't take away parking from the congregation • No opportunities – let the church purchase the land



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2. What concerns do you have regarding the site?

Theme	Summary of comments
Parking	<ul style="list-style-type: none"> Existing community already dealing with parking challenges - don't make it worse Church parking - where does it go? Many seniors come to church and need parking
Reduced property values / increased tax	<ul style="list-style-type: none"> This will affect the resale value of other homes in area Market value of our home dipping Property taxes increasing to pay for development like this
No concern - Support for this specific project	<ul style="list-style-type: none"> Misunderstandings will derail the project Afraid of NIMBY attitudes Parking concerns can be addressed, No concern – build more
Reduce green space to build more parking / develop housing on green space instead	<ul style="list-style-type: none"> Move housing to the dog park area and let church purchase parking lot Remove dog park – not used by many Make a strip of angled parking on green space along the alley.
Too many units / overcrowded	<ul style="list-style-type: none"> Does not comply with density, too many units Contravenes agreements with city regarding zoning Too much pressure on community.
Does not fit in with character of neighbourhood	<ul style="list-style-type: none"> Pre-fab does not fit in with style, culture or history of community Change of character for worse of a nice neighbourhood.
Increased traffic	<ul style="list-style-type: none"> Increased traffic on 20 Ave Traffic already a nightmare at rush hour Traffic lights needed
Generally Unsupported	<ul style="list-style-type: none"> At least it's not in my neighbourhood Mt Pleasant is not for any affordable housing project



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3. What do we need to consider as this site develops?

Theme	Summary of comments
Reduce green space to build more parking / develop housing on green space instead	<ul style="list-style-type: none"> • Cut the green space in half, make half parking lot for church and park users • Make sure a large portion of the green space is kept for official dog park (1/3 + 1/3 + 1/3 split) • Resize the park to accommodate room for a parking space for the church
Keep Dog Park / Make it Official	<ul style="list-style-type: none"> • Consider maintaining an off-leash area for the sake of community building • Only one in the neighbourhood • People have been using the existing park as a dog park for decades - consider making it official
Increased traffic	<ul style="list-style-type: none"> • Increased traffic due to increased density • Congestion on Sundays • Traffic nightmares during construction
Play Park / Rec facilities / community garden on remaining parcel	<ul style="list-style-type: none"> • Open space for families • Small park for children and Community Garden • Amenity space will add value to community
Parking	<ul style="list-style-type: none"> • Underground parking - 20 Ave a snow route and not for parking • Leave parking for the church • Make enough parking for tenants
Too many units / overcrowded	<ul style="list-style-type: none"> • Not suitable for multi-housing • Too many units lowering value of neighbourhood • Too big for Mount Pleasant, 8 – 10 units instead



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Verbatim Comments

Verbatim comments presented here include all of the comments that were provided. Offensive and personally identifying information has been removed and replaced with either [removed] or [personal information removed]; otherwise, comments here are completely un-edited.

1. What opportunities do you see for this project?

In Person Feedback:

In favour of affordable housing - good plan
Housing people not cars - good access to transit exists
Increased density may attract and support local business/amenities
I like the idea of the project. Only concern is height of total project - maximum 3 levels high and then it will fit in with neighbourhood.
Maintain a pleasing, consistent architectural style
Amenity space more attractive than existing park
Make a community garden space too
Open minds and open hearts - love affordable housing
Welcome to the neighbourhood new neighbours
Space does not need to be a cement parking lot that is used once a week. This is not the city's issue - church parking.
A play structure for young families, doesn't need to be a playground but just a feature
<ul style="list-style-type: none"> - Great opportunity to have new neighbours - Possible Great architectural design - Better than an empty muddy - Less random parking by those who leave cars all day long - opportunity to turn the park into an official off leash area - Upgrading utilities will benefit others (potentially) - Possibility to have new ideas - Possibility to have diversity - Possibility to have higher property values
Much needed affordable housing. Good location for transportation, schools, a small park space, community garden. A small fee for use of parking spaces for Church - i.e. Church pays an annual rent (or monthly) - gives some income for "affordable housing projects
A great chance for affordable housing in an accessible inner city neighbourhood. Amenity space could be a real asset to the community depending on what is put in there
I think this is an excellent opportunity to take a vacant lot and make the best building on the street. Emphasis on high quality exterior finishes and unique design
I am certainly not opposed to this project. I think there is an opportunity to convert an unsightly space to something useful. Give people opportunity to live inner city where people otherwise couldn't afford

What opportunities do you see for this project?



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A Community Hub
Revitalization
Density in the right place
High Quality, Well Maintained Development
More affordable housing opportunities
Higher density may help attract support small business/services to the community
Necessary affordability demonstration
Expand another affordable housing development into adjacent park
I'm in support of low income housing in our community - it's a great way to meet an important need in Calgary. I think creating an official off-leash area is a huge opportunity to build and foster community ties while this project is underway. I use that green space daily and would be very disappointed to see the city remove something that is clearly meeting a need, promoting healthy values, building community networking and overall making our neighbourhood more liveable.
A fantastic opportunity for those with means to share a neighbourhood with those of lesser means!! To be part of a full and inclusive neighbourhood to learn and share from one another. An opportunity to think and live beyond ones self and to support others. To be a neighbour - a good neighbour. An opportunity for the neighbourhood to thrive and flourish. To be fully inclusive. We ae all very fortunate to live in this neighbourhood. There is no reason why our fortunate and lucky neighbourhood can't think beyond itself, think of how they arrived here themselves in Mount Pleasant...honestly think. Support and encourage others to be a full and engaged part of Mt Pleasant. We will all win and be a far better neighbourhood for it.
Desire for units with more bedrooms for larger families
Make the remaining park area an official off-leash area
Local trades employed?
Rosedale and Mount Pleasant are elitist neighbourhoods and need affordable housing
I resent NIMBY exclusive attitudes
Please make an off-leash dog park
Birdhouses - ones that attract birds other than house sparrows
That park is where a lot of dogs and Mount Pleasant people have met
Why are you not putting in more affordable housing
Where are the tenants going to park?
Official dog park is needed in the area. I'll even fabricate gates , garbage cans etc. for free.
Try to fill project with Catholic families so they can join the parish community
The amount of use the "dog park" sees demonstrates the real community need for an OFA
Small playground in park next to the housing project
Basket ball court on amenity space, could double as Sunday parking for church
It would be good to have some (or all) units designed to meet ADA guidelines for accessibility.
"dog park" used everyday. I've met neighbours there I would have never met otherwise = good community building
Improve property values with beautiful building rather than dirty lot
Taking away parking from St. Joseph's Hall. Avenues cannot hold any until parking problems can be solved
This is not for Mt Pleasant
Amenities appropriate for families please - gardens, play area, sandbox, natural play area, landscaping
Getting rid of parking for church lot - good thing

What opportunities do you see for this project?



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More housing for poor
Formalized dog park with incorporated multi-use area in green space
Playground please
Off leash dog park - if formalised please add proper gate - I've seen dogs escape and it's right on 20th Ave :(
Improved street scape with high quality architectural design
Don't just put benches in the amenity space that will be useless - use as a tot lot or community garden
Adding more young families to the neighbourhood - family atmosphere and community spirit
Providing low income housing is a good idea. Currently vacancy rates and housing market make it more economical and efficient to purchase and renovate existing properties
Employment. Affordable housing for people gainfully employed
More young families will ensure schools thrive and improve retail in our area - particularly north hill mall
I think it is a very good idea. It would be nice to see more concrete plans for what the units will look like "insitu". How many floors in the building. People forget that the land being proposed had an old school building on it.
Use a cooperative housing model where the residents have "skin in the game". These are much more successful for lower income families, do not cost taxpayers and are not abused the way I have seen CHC sites. I have been engaged in property management and development for 22 years and am very familiar with CHC.
Opportunity to really use that space and make it look pretty instead of once a week church goer parking area. Would include redesignating the green space and officialise the dog park
Support concept of affordable housing. Great need and good use of vacant city lot.
This affordable housing expands the opportunity to have people who do not own a vehicle to live near bus routes, schools and within walking distance to shopping. It also enables local businesses to offer jobs to those residents. If possible could the adjacent park space be landscaped as a place for children to play and not just a dog park? Are there other apartment buildings in the area that could be converted into Calgary Housing facilities.
It would be good to have units with space for larger families.
Great use of space! It is long overdue
Adding to the social diversity in an affluent neighbourhood
None for the current home owners
None for people that already live in the area....
Mt Pleasant's Transit service is weak. There is no bus running on 20th Ave to my knowledge. Mt Pleasant does not have a grocery store. Our recreation facilities we ancient and inadequate, have very limited medical facilities and commercial services
I would like to see this project cancelled. St Joseph's parish has long tried to purchase this land behind the church.
Not affordable housing certainly not a 16-unit complex. That land is not a piece of land that can accommodate 16 units, why not 6 maybe 8 at the most why does the city operate under different rules than the rest of the tax paying residents? What effect will this have on our church that is already suffering from reduced attendance? Too many units 6 or 8 max!
I see no upside whatsoever but am deeply concerned and disgusted
Poor plan
None
To increase parking for church so we can still park in front (or at least near) our house. Tot lot. Community Garden. Off leash okay but prefer community garden.
None

What opportunities do you see for this project?



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Good idea to have an affordable housing for low income family. However, this lot is perfect for parking on Sunday services attendance. Sorry.
None
Parking on 19th Ave will be insane. It is not fair to homeowners on 19th Ave.
It is important to provide affordable housing but at this point in time, there is a relatively high vacancy rate in the city. Financially the city may be more prudent to access housing that is already available in the city. If the Olympics goes ahead there is also a plan to build low income housing. How much do we need?
We are attendees at the church. Parking is at a premium. Move affordable housing units to the east, allow church to purchase land on the corner for 30 stalls. A win/win situation.
Synergy between Calgary Housing and the Church by addressing both housing and parking concerns with this project.
Affordable housing is important and I have no objection to supplying housing for people that need it. However, st joseph church is in great need for more parking.
Not many. Nice to fill up the empty space and add amenity space.
Affordable housing is necessary and it is wonderful that the city works to provide it. The problem is this location. Parking is at a premium currently for residents. Furthermore, St Joseph's Parish, a church that has been part of Calgary for over 100 years requires desperately more parking spaces.
Support the idea but not the location. See below. Are there other locations in Mt Pleasant or tuxedo area this could go? Talk to CSSD about St. Paul centre (124 24 Ave NE) for development.
The opportunity is to seek a win-win solution. 1 - move the proposed development to the dog park. 2 - Sell the corner lot to the church (they really need the parking and they want to buy the land). 3 - Dog owners can take their dogs to confederation park or the park around the pool.
Developed land to clean up aesthetics. Developed/planned park space to enjoy. Remove dog park that currently exists. Change permitting to allow OPEN Parking on Weekends.
Yes we need low cost housing we do not need a community at war with each other.
Community. Affordable Houses.
A perfect area for 16 catholic families with low incomes who will be able to join a friendly, family and community oriented parish. Also close to St. Joseph's elementary - junior high school.
No problem with affordable housing - great opportunity for some people. Just too many units for the size of the site.
Good for those looking for housing but there is a vacancy rate at this time so should be sufficient for anyone needing housing.
I certainly understand the city can use adequate low income housing. From discussions with your reps at the meeting so far, it appears that we still have to wait and see.
More affordable housing needed in Calgary yes. But I don't think this site is the best location.
Do not like location of this project. But do agree we need more affordable housing.
A great opportunity would be to make the park (or what's left of it after the construction) an off-leash area. It's already, fenced so would not cost the city very much.
Normal price range condos. Parking for church. Former school site. Couldn't this project be placed further east on this lot and not remove parking for church.
A way to create more accessible housing. Create diversity in the neighbourhood. This is a very family friendly neighbourhood. It would be great to see other families in the units. Turn the existing park into an OLA - I have met

What opportunities do you see for this project?



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many neighbours in this park because of my dog. It has created such a great sense of community. I think it is great that Calgary is taking steps to create accessible housing.
Good that affordable housing initiatives are equitably distributed across city - but is eagle ridge doing its part?
I do not like the concept of this project Mt pleasant is zoned rc2 for a reason. 16 Units on this space are completely out of character for the neighbourhood. There should be max 8 units at this location. From 2 units to 16 units is 8 times, 2 to 8 is 4 times.
Make the units look like they fit into the community. We bought in this neighbourhood because it is not like Altadore where when the snow comes you can't even park. We live on a snow route so where will we park? Stop making Calgary like New York.
People who need affordable housing have an opportunity for a place. Have you considered the vacant land in tuxedo park the field & old school?
I think it's a great area or I wouldn't have bought a house here. It would be wonderful to see some appropriate development and for the gravelled parking lot to be put to better sustainable use.
I think it's a great opportunity for people of lower incomes to live in a beautiful community.

Online Feedback:

You can build houses for bums but you can't finish the Westbrook LRT station?
Given that this development is on a busy road, a retail bay might be feasible. Something like a coffee shop or casual restaurant backing onto the park.
Into tall residential tower, senior homes or major shopping center

What opportunities do you see for this project?



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2. What concerns do you have regarding the site?

In Person Feedback:

If the city is concerned about affordable housing why did they shut down midfield trailer park and force long-term tenants out?
Concerned with crime in the area. Is there an increase in crime statistics anticipated?
Existing community already dealing with parking challenges. Don't make it worse please.
Lower housing value, 20th avenue very busy, big building for this area, parking at the church
Church parking - where does it go?
I am concerned about the increase traffic on 20th avenue
Site filled with water
I do not think 'pre-fab' housing units fit in with the architectural style or culture or history of mount pleasant
Parking - there are not enough stalls to meet current city requirement. There is also no room for visitor parking
Need parking. Many seniors come to church
Concerned about the change on 20th Avenue block "Lego"
Concerned about impact on St. Joseph's, why didn't city enter in to talks with church to sell parking area
Needs to be enough parking to manage church parking currently on site
I have a concern that Cal Home Properties will not maintain the building and in ten years we will have a slum, which will affect the resale value of other homes in area
Parking
St Joe's Parish uses this site for parking (and has been trying to purchase it from the city continuously for over 17 years). St Joe's is a very busy and community oriented parish.
What happens to the open space - Play space
8-unit max, 12 m height
There is already a parking shortage especially when mass is on, need more parking
Concerned property values may decrease
Dog off-leash park, syringes, no real use, sport for drug use, subsidized housing, dangerous at night
Remove dog park
Loss of highly utilized green space
Parking issues on surrounding block
Why were we not consulted before this project was approved?
MPCA is already working with city to formalize green space as a designated off leash park
Surprise notification
Tenants - please choose responsible like minded people who will add value
We need parking at st josephs, sell to the church for parking lot. Move housing over to park area - we don't need another park
Contradictory message on your boards. Desire to build that look like the rest of our community, then next board shows pre-fab? Are you kidding me?
Will mean people are using nearby, less safe green spaces for off-leash dogs - impact to school yards, community centre etc.
There is already an extreme parking problem on the street due to the church. Solution? Cut the green space in half. Make 1/2 parking lot for church and park users.

What concerns do you have regarding the site?



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Concern of impact on market value of property in the surrounding community
Use green park for parking lot
Parking for church already limited space. May turn some parishioners away.
The community has worked with the city regarding zoning and density and this does not comply. Four houses max!
Lots of new apartments and duplexes = lots of people
Parking enough?
They don't care about our opinions
Concern parking, Sunday 9, 11, 5 & Saturday 5.
Ensure people are properly and continuously vetted (every year)
Where are St Joe's parishioners supposed to park? Take parking restrictions off on Sundays.
Parking for the church
Consider changing the parking permit around the church. Especially for weekend services.
Parking when funerals / weddings on
Parking is a big issue. St Joseph's church has 4 masses per weekend - it is a big parish. We need parking for the older people.
Will criminal background checks be implemented for applicants? My only concern about low income housing is clients that will be accepted.
Property Values Down, Taxes up
Is there enough storage - not on balcony
Concerned about traffic problems on 20th Ave due to construction. Its already a nightmare at rush hour
Parking on 20th avenue is congested on Sundays
Parking 15 units - 5 @ 1 car, 11 @ 2 cars - 27 cars where?
Make a strip of angled parking along the alley
Concerned about loosing the park, currently used as off leash park. Great for meeting people in the community, making friends and enjoying green space.
Hoping the new construction will not disturb the old church, more than 100 years old.
Aesthetic value of the neighbourhood
Project Schedule - show and tell
St josephs church have long wanted to purchase the parking lot!!! The church has been there since 1912.
What kind of population will these units attract? What is the criteria?
Market has changed from when the boom happened. Rents are less now.
Market value of our house dipping - paid a lot not knowing this would be coming.
Parking - church, Scandinavian centre, visitors and residents
Geotechnical process - already done deal - signal indicator
Dog park off leash being turned in to cemetery
Parking
Why wouldn't Farrell put it on her block in Hillhurst?
Value of properties
Community concerns which lead to NIMBY - hope not
-That small-minded people will derail the project
- That Church parking will override reasonable voices
- That misunderstanding about higher taxes and lower property taxes don't stop the city from building

What concerns do you have regarding the site?



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Potential loss of parking, especially Sundays. Loss of "Dog Park" would be bad
I hope the City will have the courage to stand firm on parking issues and not cower to residents blindly. The best places in the world have no parking and the worst have it in abundance. Provide appropriate parking for the development (1 stall/unit).
As a parishioner at St. Joseph's I have concerns regarding availability of parking. A church must have parking to survive
Exterior aesthetics of the building; could set the wrong tone for the community if junky & unkempt (i.e. junk on balconies). Parking issues for church membership. Dog park (although currently unofficial) will be affected. The dog park has become an unofficial hub for the community. It is important that this development does not affect the ability for the dog park to become official.
On site parking for Resident Cheap/shoddy Build Poor Maintenance
None
I have no concerns about this project. I have welcomed and supported attainable, affordable housing projects in mount pleasant and continue to do so. My concerns are about two other aspects of densification. The first regarding overall building height and shadowing. The project at 17 Ave and 8 St NW, at five storeys casts a long shadow for a long time. The roadway has no sun from late October until early may creating extended, damaging icy road conditions Neighbours across the street on the N side of 17th Ave also in shadow for much of the year. This is not, in my view, respectful or responsible development. Keep the rest of the community in mind. Secondly, and more generally opportunities must be found to spread incorporation of higher density living in all communities. What is good for Mount Pleasant should also be good for Rosedale and other communities currently more exclusively composed of single family housing. Please pass this on to Councillor Farrell. Thank you.
I was assured that 311 would handle all concerns, is this true? Storage enough - not on balconies? Maintenance - city? How much more re-zoning? Higher density tax money for city - changing neighbourhoods.
The adjacent park - it should be a designated OLA and it must remain fenced completely. Parking for the tenants should be underground to maximise the surface space for the housing and green space.
None. Parking concerns can be addressed by removing zone restrictions on weekends/holidays.
None
Absolutely none - BUILD MORE!! A perfect use of space!! My only concern is that some current awful, self absorbed residents of Mt. Pleasant that are unable to think outside of their arrogant, selfish, small and narrow minded heads!
Additional traffic/parking challenges/ The community has seen an increase in large apartment developments and residual stresses on traffic congestion.
I think this is an excellent site for redevelopment. Parking could be an issue - is the development going to have any parking space underground?
None. I think its great.
Restrict heights to 3 levels max. so that property fits in with neighbourhood
Units not having enough parking especially when snow events happen.
Property taxes increasing and property values decreasing. Parking is a major concern as there are a few approved row housing already in planning within the site on 20th. 20th is a snow route. Traffic lights should be installed.

What concerns do you have regarding the site?



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What concerns do you have regarding the site?

<p>Why affordable housing here? Why not the abandoned school in Tuxedo even with the green line stop there is more room. Maybe retrofit the school, it looks good for area. Are you considering this an affordable housing community? My taxes don't reflect that. Wont these residents get forced out by higher income people? Young professional couples who want in area but can't afford a house yet. Increased traffic. Concern over fit for the community and our culture.</p>
<p>Parking problems are huge concern. It is already very congested area (all of 20th Avenue). There's zero parking available on Sunday during church. Snow Days - it no cars move streets don't get clean. Noise level is a concern. Value of the properties around - no studies done in the last 17 years around Calgary w/other city developments – Why??? This is a bit concerning on such a busy street already. Property tax will go up while value goes down ??!!!</p>
<p>Mt Pleasant is not a fit for any affordable housing project. Nobody subsidized my \$2 million house a few blocks away, but the City charges me \$1000/month in property taxes. I'm not surprised that your clients prefer great inner-city expensive neighbourhoods, new buildings and adjacent to green space!</p>
<p>Perhaps the low cost housing project can be built on the site of the dog park.</p>
<p>Development size too large for community it will destroy St Joseph's church ambiance</p>
<p>I'm certainly not being taxed like a low income neighbourhood, why is there low income housing a block from me? What happens to my land value. Taxes certainly won't go down. Stop forcing things on this community that the majority of residence don't want. We are vibrant & growing, our community has changed so much and continues to, let us evolve on our own. What's next? Confederation park land.? Our pool? Come on, wake up</p>
<p>Parking is number 1. As a member of this neighbourhood and a member of St. Joe's parish, a project such as this would be crippling to the church. Parking is often difficult as is and would only be worse. Prefab units do not fit into the neighbourhood at all. This cheapens it and looks out of place. What about seniors who are unable to walk far from the church?</p>
<p>Lack of parking for st joseph's church. Sell parking lot to st Joseph's. Move affordable housing to where you want the park. That would solve the problem.</p>
<p>Over densification of the area. Road infrastructure not adequate. Creation of urban canyons that affect snow removal and public safety. More ongoing costs to a municipal government looking for revenue. Loss of an illegal but well used local dog park. Parking issues in the neighbourhood with a popular church and pressure from SAIT as well as contractors on endless infill construction.</p>
<p>This project appears to be decided with just an inform to area homeowners. I feel this is the first we are hearing about all this.</p>
<p>My property value decreasing due to decline in neighbourhood. Congestion on 20 Ave.</p>
<p>Parking for neighbourhood and the church. Setting a precedent for other projects e.g. 738-19 Ave NW. Congestion on the existing streets. To many units. Stress on small roads.</p>
<p>Concern about construction next to over 100 year old church building. Concerns about parking space for Sundays services especially from elderly who can't walk to far.</p>
<p>Sixteen more units with vehicles (likely more than 1 vehicle per unit if you consider visitors too) to accommodate for parking in the community. The church is a large parish... Sat 5pm mass, Sunday 9am, 11am and 5pm masses and these masses are well attended. Some walkers, many drive, parking spaces are a necessity. The church has tried over the years to purchase this land why has the city not considered this as an option as the church is a strong community player in the area. The elderly folks attending church need to be able to have nearby parking - the lot behind the church makes the most sense. The church and parish community has been here at 19th Ave & 5th St since 1912!</p>



You are taking away the church parking lot. There is already an extreme parking problem on the street when church is on. There are also 4 new houses being built across the street from the church which will make parking even more difficult.
I attend St. Joseph's Church, and I am concerned about the availability of parking.
Essential parking is at a premium it will be overloaded with additional vehicles. Taxing the existing underground infrastructure.
St Josephs Church uses this site for parking during church services. There is not enough street parking to accommodate all the vehicles on Sunday
Taking parking away from the church.
Parking problems that will occur when the church has services. This will not only be a problem for the church but also the neighbours.
Parking. Where am I supposed to park when I attend church at St Joseph's. Why must everything be high density. Keep building low with street level access to each unit. Why another dog park? They're putting one in already at Queen's Park Cemetery.
My concern is church parking. My suggestion is move the development onto the part of the green space. Thus you can have the church retain off street parking and also retain a large part of the green space which can be re-developed into a nice family park.
Parking congestion. Your lack of regard for St Josephs need for spaces.
Very concerned about the impact on St. Joseph's congregation / parking. Will force people to park in the residential streets which are already busy. It will make it more difficult for seniors and young families to attend mass and church activities. Why didn't city talk to church about buying land for parking? St. Joseph's has been in this community since the beginning and needs the land for its congregation.
Remove Dog Park. Remove Permit restrictions. Permitted Parking Restrictions should be changed to be Mon - Friday and open up parking for all on Saturdays and Sundays.
The church which now uses the lot and fills it on weekends will need to now park on the street and the community will not like it. I understand that the church has been trying to buy the lot for many years.
Maintenance of units. Parking issue for church.
Parking at st joseph's parish is limited now and this development will seriously curtail the number of parishioners and the financials of the parish - keep in mind that this is a vibrant catholic parish that benefits the community both spiritually as well as businesses in the community after masses! There are four masses each weekend as well as funerals & weddings. Also don't forget feast days and other days when the parking is at a premium.
This contravenes existing agreements with the City regarding zoning in Mt. Pleasant. Any development should honour those agreements. Sixteen units are way too many It should be two, but four would be fine. Prefab sound flimsy - what will these look like in 10 years?
Little parking. Too big a building for this site, street and area. Too congested with more families in the area. 20th avenue is busy, it will be difficult to see oncoming traffic when driving in 20th Ave.
Over development. Stop changing these rules! Directly across the road the city has allowed two single R2 houses to become RC-G. That's now 8 houses going on to these two blocks and now 16 additional houses. When will this over-urbanization end? My property valuation will collapse, yet my taxes will continue to increase to cover these sorts of asinine projects.
Need to see dimensional data to comment.

What concerns do you have regarding the site?



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Major concerns related to the quality of residents which will be living there, and provision for parking for the facility. Will parking be adequate for both residents and visitors?
Increased traffic. Limited parking for church - may turn parishioners away.
Not the right location. More traffic. Less parking, especially for the church.
Parking, height, traffic, loss of green space. Where will the church goers park? Do not eliminate the residential parking permit system! Seems that more often than not the city has made the decision before the public knows anything about it.
Where are the tenants going to park? Also I am concerned about losing the green space. Lots of people in the community are using it as an off leash. There are no other off leash areas in the community. Dogs not allowed in school yards or athletic fields! We need some space for that please.
Transit, shopping will impact the neighbourhood parking overall. SAIT builds a student parking facility that costs \$160 monthly to park there (not affordable) and our whole district suffers all school season from student parking.
Parking. Decreased property value. Rezoning - leading to further construction of apartment buildings. Background of tenants (i.e. criminal offences, addictions).
It is important that CHC bring its 'A' game to managing the property - it has a rather uneven track record in its management of other projects, other buildings - this appears to be a project that is manageable in scope, but lets hope it is as well managed as CHC is capable of doing.
Traffic problems on 20 Ave. Change of character for worse of a nice neighbourhood. This site should not be chosen for this use.
We are wanting to preserve the parking for the church in lieu of the dog park. We need parking we do not want to end up like the beltline where no one can park. The dog park is used by very few people, there needs to be parking. We live close and see elderly people going to Church who couldn't walk 2 blocks. Are dogs more important than Church goers?
More high density homes and the lack of parking. Creating a safety issue for people in the community. Winter traveling a far distance for people that are seniors or handicap to homes or church. 20th Ave is a major street and unsafe for parking.
Impact to neighbouring properties - shadow study. Parking - don't overcrowd street. The dog park - don't want to lose it. Maintain aesthetic of neighbourhood. How to handle when families improve their financial situation?
Long term plans for when residents move out of the qualifying income bracket and can no longer afford to live in a wealthier neighbourhood. Direct impact to neighbouring properties regarding loss of Sunlight, parking and use of the dog park. Look of the building Colours, size, style to match the neighbourhood. Limited work opportunities for lower income people.

Online Feedback:

At least its not in my neighborhood. The people who live in these places act like animals. this taxpayer funded ghetto will be wrecked in a year by the bums living in it.
What parking considerations are being integrated into the plan? Assuming each of the units may have 2 vehicles - where will they park?
Assuming that the chain link fence around the green space will be removed, perhaps a playground zone could be put in place. This may help with the large number of collisions I've witnessed at 20th Ave and 5th St.

What concerns do you have regarding the site?



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We have major concerns in respect of our property value and community safety. 16 units in this one location is far too many. Schools in our community are also at a maximum and many in the "walking zone" already have difficulty getting in to King George.

St. Joseph's church has very limited parking. This site is currently used for parking by parishioners because street parking is by permit only. Weekend street parking should be allowed so parishioners can park on the street. Otherwise where can we park?

What concerns do you have regarding the site?



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3. What do we need to consider as this site develops?

In Person Feedback:

Please consider maintaining an off leash area (dog park) for the sake of community building
Having the existing park space be allocated as a city off leash dog park. My people and their dogs appreciate this space as it really builds a community feel. Even that it isn't an OLA yet.
Families and children, please consider them
Permitting - Parking. Please change to allow open parking on weekends
Make a strip of angled parking along alley (green space)
Make everyone happy, cut the green space in half, make half parking lot for church and park users. Make half lovely green space. It would solve all the parking problems on the street.
Develop plan with the community
Relax the permit times to exclude sat eve and Sunday please.
Park for fun, then kids can have fun
Provide space for some Church parking i.e. angled parking along alley. Park Space or amenity space - a community garden included. Bicycle Racks or even some covered space for bikes
Busy on 20th, not suitable for multi housing
20th is not safe for parking
Concerned about site line when driving
Development will force people to park elsewhere for church - on the street creating traffic issues
Maintaining existing property values
Need to address water - capabilities of storm and sewer system. More hard surfaces equals greater run off and higher potential for flooding.
Increased traffic due to increased density
Proposed surface parking for the new building seems unrealistic. Should be underground to maximize both the common area and remaining park.
Parking for the users already present in the area ...residents, church goers (increases at weekends)
Happy that CLC is not considering short term leases for this
Open space used for families
Move the development to east end of dog park. Sell proposed development site to st joseph's parish.
Remove parking permit on street parking. Remove the Monday to Sunday permit and replace with Monday to Friday. Giving St Joseph's parking for Saturday and Sunday service. Since the community uses the church parking lot for use of the adjacent park.
As a resident of MP my only concern is maintaining a clean and well kept facility to ensure the community cleanliness is foremost. A community cycle is about 18-20 years
Easy maintenance and life cycle, efficiency for lower income utility bills.
Layout and design to fit in with neighbourhood. Use of material like wood, bricks and stone help blend building in. Safe parking within the building site for renters
The city needs more units of affordable housing for people with mobility issues
Congested on Sundays

What do we need to consider as this site develops?



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Linear development along 20th avenue with park to south and church parking
Application process? Ensure no problem tenants
Underground parking
Don't add to congestion on 20th avenue
The city should get out of the subsidized housing business - nobody subsidized my house
20th is snow route
Put the housing on open space, leave parking for church
Wildlife places then we can save wildlife - add garden to attract bees
People have been using the existing park as a dog park for decades - consider making it official
Pet shop
Amenity park will only add value with some separation from busy 20th Ave - and wall or fence or trees/shrubs
Preserve the off leash park - only one in the neighbourhood.
Work with st Joseph Church on parking issue!!! Come up with solutions together.
- Green space maintenance (keep the dog park please)
- Keep in mind that folks who have been in the neighbourhood may be difficult. Keep going! :)
Let's make the "Dog Park" official. It's been part of the community as long as I've lived here (since 1990's)
Preserve the off leash area. Provide it with official designation as an off leash Park. There are no other dog parks in the neighbourhood
Retaining some parking for St. Joseph's church. This is only required during specific hours on Saturday & Sunday a some special days in the Christmas Easter seasons. Parking for funerals also a concern.
Dog park
Parking
Housing rules to ensure maintenance
Encouraging more amenities nearby
Playground in Amenity Space. Make the green space an official off leash dog park
Parking
Increased traffic on 20th and side streets. Parking for church and residents of building - I don't think surface is sufficient. Loss of green space. Make it pretty - too many ugly cost effective buildings.
Construction traffic will cause disruption to an already busy 6th st/20th Ave intersection. Be respectful of the church and its congregants as the project progresses.
OFA!
Including / adding more units
Make sure a large portion of the green space is kept for official dog park. I like the 1/3 + 1/3 + 1/3 split.
Parking, noise, speed limits, traffic lights. Consider subdividing the king George field for the build.
Noise, no space, traffic lights, speed limit, property value study, what this will do to our property taxes, consider building in the field north of king George school - makes more sense
The City should consider packing up and moving this project elsewhere where they can get "more bang for buck" While I don't support taxpayers finding these housing initiatives at all, if you are going to spend my money build these project on more affordable land.
St Joseph's parish needs the site. Many people come to this parish from other districts. In the winter seniors cannot be expected to walk long distances.

What do we need to consider as this site develops?



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<p>Consider neighbourhood vibe Do you see any 16-unit buildings here</p>
<p>The church, the neighbours that have lived there For years. How about consider something other than what council wants? What about parking issues. The city always operates under a hypocrisy. Land owners must build garages for vehicles, but you are planning a 16-unit complex with no parking? Are you kidding me Where is Druh Farrel on an evening like this. By the turnout this evening and the comments I've heard, this is not something the community, as a whole, endorses. Druh is quick to knock on doors for votes But is also quick to hide when her master legacy building plan is presented absolutely ridiculous! Build the same as the rest of the Community? Do yourselves a favour remove that line from the presentation board! You're not pulling the wool over anyone's eyes... These are pre-fab units. Stop thinking these fine people of this community are fools! Prime land west of 10th st was used for low mobility housing I wish I had a view of the park like these people were given. Now this? Council needs to give their head a shake!</p>
<p>Consideration for a church that has been here over 100 years. Parking and Property Values. Why is there no underground parking for these units when most would have 2 vehicles per unit. Too many units. Lowers value of neighbourhood. Aesthetically unpleasant. Sell the property to the Church and use, the Tuxedo Park School which has been abandoned for years and will be close to the new green line for future occupants.</p>
<p>Communication with people who live in this area needs to be improved</p>
<p>Do not develop the site as proposed. Actually listen to feedback rather than shove it down residents throats.</p>
<p>Dog park is already in use with some signs of lack of respect to site. Please monitor more and ensure proper behaviour. (Or otherwise revoke)</p>
<p>Parking for the church and nearby residents. Big concern for the future of the church. Many of us have invested a lot into our community and would like to see that respected</p>
<p>Parking. Vetting the renters every lease renew. The "look" of the building.</p>
<p>Church and parishioners. Should stay in the old neighbourhood.</p>
<p>Consider to change location for parking around this avenue. Street lights. Snow clearing during winter. Need 60 parking lots for every service at the church. Summer time everyone already parking at street.</p>
<p>If you make it hard for parking then parishioners will go elsewhere it will drive people away. Making permit-only parking to please the residents of 19th Ave will reduce the parking even more.</p>
<p>Cut the green space (park) in half. Make half of it a parking lot and develop the other half into a lovely green space. Church users and park users could use the parking lot.</p>
<p>Retaining parking for the church site. The church has been a cornerstone of this community for over 100 years</p>
<p>The neighbours, the church, the parking...the usual.</p>
<p>Parking for the church.</p>
<p>To resize the park to accommodate room for a parking space for the church</p>
<p>Allow Street Parking on weekends.</p>
<p>Residents parking concerns in front of their homes.</p>

What do we need to consider as this site develops?



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Development will take away parking from St. Josephs as well as adding more cars to the area. I support development of the green space - i.e. housing or keeping it green park space but I feel strongly that St. Joseph needs portion of the land for parking, church activities.
You need to respect the opinion of homeowners - not renters. We are paying the taxes in Mount Pleasant. Look at putting this development in the vacant tuxedo park school yard instead.
St. Joseph's Parking diminished. Been here 100 years and more. Have seen neighbours granted permit parking which further challenges church.
Parking for the church and parking for the housing project and parking for the dog park people.
Parking for tenants. Enough parking for tenants and visitors.
I would like to see the 16 units reduced to 9 or 10. Move development east onto the dog park (the east end of the park) and sell that proposed site to the St. Joseph parish.
Maybe redeveloping midfield trailer park for Affordable Housing since that's what it was, and those people were kicked out.
To reconsider. Build in an area that is quieter, more space for people.
Hide the typical box on box look for typical modular prefab.
Will prospective residents have to meet certain conditions, particularly in general behaviour, to be considered? It would be helpful to see further details.
Size & height of development. Number of units. Parking for church.
How many units? I think size and height of this development is too big. Remove dog park and use part of green space for parking.
Get rid of the dog park. We are close do consideration park. Small green park does not make any difference. Make it for parking lot.
Maintaining the building and site after it is operational. Need for dog park. Maintain residential parking permit system.
We need to consider the traffic nightmares that will happen in 20 AVE during the construction. It's already crazy during rush hour.
Parking for dog park, St Joes overflow parking. Development should provide 130% parking for residents of community.
Higher local companies for construction. Small playground for children. Community garden. Units for seniors. Great for community members to hear first hand from tenants of accessible housing about the benefits.
Manage construction access and traffic, as well as traffic to and from the site upon completion.
Maximum height of the building. Parking access for residents and church users. Park users. Visibility for car drivers on 26 Ave & to drivers entering 20 Ave nw.
How about reducing the number of units and taking over part of the dog park? What are the people moving in restricted to for numbers living in each house?
Keeping the old church building safe during construction. Neighbours vs neighbours over street parking.
The project will increase traffic and parking problem. It also may decrease the value of this area houses.
If there are identified impacts to neighbouring properties...how will the property owners be compensated, if at all? How to mesh aesthetics of the new build with the neighbourhood?
What the plan will be if there are impacts identified to compensate homeowners. It property value goes down as a direct result of the housing development how will those homeowners be compensated in the long term? i.e. resale, taxes, etc.

What do we need to consider as this site develops?



Mount Pleasant Housing

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Online Feedback:

You don't care what anyone thinks. the city is run by idiots so bust virtue signalling that they can't do their job.

There are far too many units slated for this project. 8 units may be acceptable - but 16 is far too many. 20th Avenue is already a very busy street and there is no parking available and this is only going to increase this problem.

Is there sufficient parking for the residents of this site? Or will they compete with St. Joseph's parishioners and other residents for parking? Why is MPCA seeking another dog park near this site? There is one at Queen's Park and 14. St. and JL Blvd.

What do we need to consider as this site develops?