



Main Streets – 17 Ave SW & 37 St

Stakeholder Report Back: What we Heard

14 October 2016

Engagement overview

There was one public drop-in open house on Oct. 4, 2016 and related online feedback about 17 Avenue SW and 37 Street SW as Main Streets in the 3rd Phase of the Main Street Initiative. The online engagement opportunity for these two main streets was available from Sept. 26 – Oct. 11, 2016. There was a total of 56 full and partial responses for 17 Avenue SW and 53 for 37 Street SW (as the online questions were asked separately but the in-person session included both main streets).

What we asked

Citizens were asked to provide their feedback in three main areas:

- Comments and feedback on the proposed changes along the Main Street (changes in density, retail/mixed-use and the area of those changes) and in the residential “transition” zone just off the main street (changes in density and the area of those changes).
- Reflection on the input already received, images of different land-use zones and other Main Street decision factors to provide a thoughtful overview of each participants’ preferences and visions for 17 Avenue SW and 37 Street SW.
- Prioritize the factors that The City should consider in future evaluation of “large sites” that may be redeveloped (by the land owner, not The City) in the context of growth and vibrancy along the Main Streets.

What we heard

Some of the main themes about both Main Streets expressed by citizens and stakeholders were a desire for change and improving or maintaining a walkable community. For 37 Street, respondents online and in-person who answered the question (how well does this plan fit your vision of the main street?) 35/43 indicated that the current plan “somewhat” or “very much” fit with their vision of these the main street. Those who responded to the same question about 17 Ave, 35/41 felt the plan “somewhat” or “very much” fit their vision. Interestingly for both streets, many people indicated they wanted to have a “destination” that would improve the vitality of the area either through retail or other unique visual traits.

The boundaries suggested for transition area for 17 Ave was divided as to whether it was good, needed expansion or needed to be reduced. For example, one suggestion was for expanding the area while another pointed out they did not want change to 31st St.

The total input for 37 St gave more examples about increasing the transitional residential zone such as for more low-rise residential in Killarney or along 8 Ave SW. There were some comments opposed but not many that were not related to height/shadowing or general concerns about increased density in the area.



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The images people preferred generally indicated that taller buildings should have a vertical off-set of higher storeys from the first couple/ground level and that development should either maintain or improve the street scape and green spaces and pedestrian realm. Many comments about the images addressed the idea that new buildings should have variety and character in their shapes and facades and that there was a preference for mixed use buildings to have obvious or clear retail/commercial signage or distinction from non-retail. Images “A”, “C” and “G” had most interest compared to their paired photo.

Retail input from participants’ comments on the maps was analyzed by the Main Streets team. For 17 Avenue, there was a preference for ensuring a continued retail presence on the south side of the street, with greater flexibility and accommodation for residential-only development on the north side. For 37 Street SW, there was a preference for focusing retail at 17 and 26 Avenues SW, with only residential development allowed between 19 and 25 Avenues SW.

For the Large Redevelopment Sites the Top 3 factors for 17 Ave and 37 St were the same: Requiring Retail, through-site connections and to locate highest buildings where shadows have the least impact off-site. Other suggestions for 17 Ave were: that there is high density on these sites or have unique and interesting architecture. For 37 St the other suggestions listed were: having green space and being pedestrian friendly and being mixed-use.

- 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 Main Streets team will be revising the draft maps and providing the final proposed land-use zoning changes to the public at an information session in mid-October.
- At the information session other concerns unique to this Main Street (e.g. heritage, pedestrian realm, streetscape) will be introduced.
- An email with a high-level over view of this report will be sent out in October with a final follow-up once all the October events are complete and the Main Street plans are finalized.
- The Main Streets team will be presenting results and final recommendations for zoning changes of all the Main Streets to City Council for approval in late 2016/early 2017. The process for any Council-approved land-use/zoning changes for Main Streets would not occur sooner than Q1/Q2 2017.



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Summary of Input (In-person & Online)

PHOTO/IMAGE COMPARISON (only asked in-person)

	A or B	C or D	E or F	G or H	I or J
Preference count	31 and 8	26 and 10	18 and 19	25 and 12	16 and 21

From all the comments about the photographs some common themes arose. The majority of comments were, quite obviously, about whether or not the visual appearance (77) was positive or negative but what made the appearance good or bad varied and were sometimes opposed. Typically if the height and building “set back” (with higher stories off set from lower or whole building distance from the sidewalk) was liked (13), the the streetscape and green space/trees were a priority (13) and a positive desire for a distinction between the retail/commercial and residential space in mixed use buildings (10). Several comments (12) also indicated their photo preferences were due to the building facades or units within the building had variety and character.

17 AVENUE

Decision Factor Review, First Impressions of the Map and Map fitting vision ‘why’ (online and in-person responses)

THEME	Number/ Frequency	Examples
General desire for change or improvement to the community	14	“a lot of growth and new investment is needed to make this work” “Growth is good.” “Make the changes...”
Human-scaled, pedestrian friendly and cycling friendly	13	“Good urban design to deal with the interface between pedestrians and vehicles is needed.” “would like to have more walkable access to grocery stores..” “the roads feel inhospitable to bikes...”.
Parking and/or traffic concerns and related suggestions	12	“Traffic calming will become an issue and needs to be in place BEFORE density is added” “With easily accessible mass transit and bike lanes, surface parking is already in excess and should be charged for...” “more underground parking to enhance the streetscapes”
Like the addition of more retail	10	“Commercial should be permitted on both sides of 17 Ave” “If retail was allowed in this area and pedestrian access become better...[it] would be a welcome addition” “put shops on the sunny side”
Interest in creating a ‘destination’ and vibrant	9	“we would like more destination businesses...” “vitality – redevelopment, maintenance or new investment” “...create



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community		a destination, while creating unique character that has been lacking..." "creating more of a destination area with the current vacant/underutilized property..."
Liking and related suggestions to residential transition area	7	"I would like to see more mixed residential and commercial..." "provides a nice transition from thoroughfare to more traditional residential zone." "should expand 'yellow' area into areas marked [on map]"
Concerns about the addition of retail	6	"Westbrook will dominate the viable retail market. Concentrate on more residential with the commercial markets on the corners of 17 th & 37 th " "not allow commercial/retail along the north side of 17 th Ave between 26 Ave & Crowchild."
Concerns about the residential or transition area	6	"I don't agree with more apartment development. " "want to keep the R-1 status" "change to 31 st street is unacceptable especially considering that new single family infills have been allowed."
Interest in improving streetscape and amount/quality of green spaces	5	"I enjoy... local shops, parks, access to river and pathways...these things are lacking along the western stretch of 17" "need green space" "... it could be a wonderful, vital mix of community activities, green space..."

37 STREET

Decision Factor Review, First Impressions of the Map and Map fitting vision 'why' (online and in-person responses)

THEME	Number/ Frequency	Examples
General desire for change or improvement to the community	10	"I like the initiative the City is taking to intensify this area as there is a big need for it." "The area definitely needs to be revitalized." "I would like to see this area built up like Marda Loop..."
Like the addition of retail and related suggestions	11	"I like to have more retail/commercial in the first floors..." "More commercial."
Interested in or supportive of increasing density	9	"both sides of 37 th street desperately need an opportunity for growth." "ensure this is put in place prior to another growth period or else development will be below density expectations."
Human-scaled, pedestrian friendly and cycling friendly	8	"Like the mixed use, residential close to the main street/walkable." "include more ... good walking and cycling access, meeting spaces." "This area definitely needs to be revitalized, but needs to be kept to a pedestrian scale..."
Liking and related	8	"This kind of transitional density is ideal..." "residential low



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suggestions to residential transition area		rise could be expanded into Killarney an additional block... “Could use some residential low rise on 8 th Ave SW – RCG along 8 th ...”
Interest in creating a ‘destination’ and vibrant community	8	“Priority needs to be on creating another city destination...”, “destinations (places to get to or stop) contributes to a sense of community.” “Make the area more appealing/trendy to visit.”
Interest in improving streetscape and amount/quality of green spaces	5	“Extend sidewalks, trees, summer restaurants on street.” “Better lighting and better sidewalks.” “Greenery (trees) by commercial and higher density residential would soften their appearance.”
Concerns about building height and shadowing	5	“...careful of shadowing” “tall buildings don’t fit well...” “I would like the limit dropped at 4 storeys max along 37 st south of 17 th ave...”

How well does this proposal fit with your Vision of the Main Street (see above for “why” responses)

	Very Much/Completely	Somewhat	Neither	Somewhat no	Very little/Not At All
17 Ave - In person	14	12	0	0	2
17 Ave - Online	7	2	0	2	2
37 St – In person	14	10	1	3	1
37 St – Online	4	7	0	3	0



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17 AVENUE

Evaluation Factors for Future Large Redevelopment Sites

Line main street with tall buildings for more interesting street view	Require retail	Locate highest buildings where shadows would have the least impact off-site	Through site connections (more sidewalks, pathways or bike routes)	Along the non-main street edge match redevelopment scale to existing building scale	Use green infrastructure (rain water capture, solar power generation)	Other
17	30	21	23	11	11	5*

Other (in no particular order)

High density (2 times), Singapore style housing or ‘architectural marvel’, not reduce traffic flow [*please note: there were 6 in total but one ‘other’ suggestion was left blank and one more about requiring retail which is added in that tally]

37 STREET

Evaluation Factors for Future Large Redevelopment Sites

Line main street with tall buildings for more interesting street view	Require retail	Locate highest buildings where shadows would have the least impact off-site	Through site connections (more sidewalks, pathways or bike routes)	Along the non-main street edge match redevelopment scale to existing building scale	Use green infrastructure (rain water capture, solar power generation)	Other
15	27	25	21	15	12	6*

Other (in no particular order)

Green space and pedestrian friendly (2 times), mixed-use (2 times), limiting height to 6 storeys, good/improved access [*please note: there were 7 ‘other’ in total but 1 a suggestion was made but the selection was blank and 1 fit into the originally provided categories so was added to the total of that column]



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Verbatim Comments

QUESTION – Image/Photo Comparison (only asked in-person)

	A or B	C or D	E or F	G or H	I or J
Preference count	31 and 8	26 and 10	18 and 19	25 and 12	16 and 21
Verbatim comments A or B	<p>A - visual break, have store front windows</p> <p>A - like the multiple doors idea/design but I would actually like to have the benches added to the A design.</p> <p>A</p> <p>A</p> <p>A - multiple store fronts, brick</p> <p>A - Not as monotony as brick façade. A breaks patterns a bit more. You want to avoid the monotony of one format. A seems to draw me more to want to explain various shops.</p> <p>A – Looks more unique and segmented and less like a mall.</p> <p>B – Vehicles go through door late at night? Like multiple doors.</p> <p>A – More modern. Clean lines.</p> <p>A</p> <p>A</p> <p>A – Brighter doors. Like the signs on the buildings. Informative.</p> <p>A</p> <p>A – Inset doors and cover would (?).</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A – Open canopy give a welcoming effect.</p> <p>A – Canopy for summer coffee shops.</p> <p>A - Multiple doors with no cover. Allows for more streetside market feel. "like Robson Ave" in Vancouver - Recessed and covered with main doors hide commercial space from view - not good</p> <p>A - B is Marda Loop & was a bad design from the start. Squashes onto the lot to much density.</p> <p>B - prefer rain protection</p> <p>A - Shop fronts facing the street, entries obvious from sidewalk (no internal/enclosed malls). Even the busiest mall may have a dead sidewalk.</p>				



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	<p>B - Benches + wide sidewalks A - smaller retail, allows for local businesses</p> <p>A - cleaner lines that look like it will retain its character over time</p> <p>A - inset doors are inviting - B has no indentations (insets) - also box store takes up space of smaller businesses - so 1 reason to visit compared to 3-4</p> <p>A - more visibility to retail A - canopy or arcade cover</p> <p>B - canopy/arcade should be deeper - seating area is nice touch A</p> <p>B - arcade - street lighting is human scale, benches, signage is perpendicular to shops</p> <p>A - These comparisons assume one can separate elements from the overall quality of design. This seems to me a mistake. Flat vs pitched roof in isolation is a meaningless choice. A - like the awnings - like the windows A - More welcoming B B</p>
<p>Verbatim Comments C or D</p>	<p>C - landscaping</p> <p>C - it is a much better use of area/land and looks more modern</p> <p>NONE!! Especially 10-11 stories along North side of 17 Ave or 33 Ave!!</p> <p>C - too flat - no features of interest - need a bit more detail. D - too fussy/busy C</p> <p>D - Again D presents stranger appeal. I think you want to get away from cookie cutter design. D looks more European. You want people to be drawn outside as well. Sitting on balconies or growing plants. Again a sense that someone lives there.</p> <p>D – Less imposing to have the setbacks pull the building back form the street. D – More sun on street. D – Less imposing. Allows far greenery on (?) levels. D</p> <p>C – D looks more like an old school apartment building, a row of boxes, each with a balcony. D – Brighter. C</p>



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	<p>D – Building picture on ‘D’ bad.</p> <p>C</p> <p>D - set back</p> <p>C</p> <p>C</p> <p>D – Shadowing (?) to allow for more sunlight for all is appealing (?).</p> <p>C – Has more character. Love the greenery. D is boring.</p> <p>C - Do not do brick arches - they are dated, ugly and not in line with modern in fills being constructed - 3rd floor set back removed residents (unit) from the community - feels isolated and removed from the streetscape - ps: I hate the arches in D</p> <p>C - More appealing facade. D looks like balconies of a cruise ship.</p> <p>C - the arches in D look terrible</p> <p>C - better esthetics</p> <p>C - Trees - building scale/facade</p> <p>C - looks more inclusive, inviting</p> <p>C - cleaner lines</p> <p>C - more fluidity in style than D - change in facade vertically preferred to stacked look of D</p> <p>C - looks cleaner</p> <p>C - vertical facade with setbacks</p> <p>C - more effective use of space available - architecturally more appealing</p> <p>C</p> <p>C - richer colours - both are ok</p> <p>D</p> <p>C</p> <p>C - looks too industrial</p> <p>C</p> <p>C</p>
<p>Verbatim Comments E or F</p>	<p>E- seems less tall</p> <p>F - like the in and out feature.</p> <p>Either but no higher</p> <p>E - good for office. F - good for a mix</p> <p>F</p> <p>F – Again you want to get away from the monotony of buildings. Example: break the patterns of buildings to draw people to them. Balconies and atriums and extended patios. You want buildings to blend into outdoors, bearing in mind our winters.</p>



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	<p>F – Looks more aligned to redevelop current residential zones. E is too commercial for the 37/17 overall.</p> <p>F – More interesting face of building and plans to the building. E – If office space becomes necessary, this looks clean. E E – I like the top floor set back. F – Modern look. F</p> <p>E – Too large windows. Plays more wild light. Larger spaces alluded to. F F F F</p> <p>E – Has a market feel with protection from weather for optimum window shopping. E – Love stores on street. F, hate garages on street.</p> <p>E - Prefer top floor set back for more outside / live/work space (patio) - vertical facade with no setback pushes contact to an active streetscape E - Warehouse look E - setbacks more visually interesting F - slight pitch to the roof looks better than flat roof E - busier/more activity - mixed use F - more liveable, more neighbourly F - more modern</p> <p>F - E is boxy; appears as 1 non-dynamic structure - F has difference in facade, multiple points of interest E - more commercial E - top floor setback</p> <p>E - more appealing for a commercial development (retail also) E - clean, Bauhaus-style modern lines - more urban look E F F - more modern look F F</p>
<p>Verbatim Comments G or H</p>	<p>G - seems less tall and imposing H - more modern look</p>



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- G
- G
- H
- G – Pitched roof design. I think maybe not all pitched roof design but again a mix. I think the cost would be higher so that maybe a fraction. Maybe pitched style along 2 ends and featuring along the sides with a courtyard in the middle.
- G – More residential look that aligns with the current bungalow in the area.
- G – Pitch roofs. (?) Need front doors on both street elevators. Hate the end wall on H.
- G – More like houses, less like prisons.
- H
- G – It is important that each unit look different.
- G – Rather than business establishment.
- H
- G – Good for 37 Street
- H
- G - more residential
- G
- G
- G – Look of non-box is more appealing but commercial & residential through (?) should match and added.
- G – Love the different styles of housing. Interesting, individualities. H is same, same, boring.
- H - flat roof - modern look gives a more energetic feel likely a better fit with commercial transition
- G - older more classic look (h - blocky no appeal)
- G - H looks too "institutional"
- G - Pitched roof. Much more visually appealing.
- G - buildings have more character - tress
- G - a home even if you share walls
- G - style is in keeping with the existing neighbourhood
- G - H has no retro feels; it sticks out; will not blend well with other residences. G is inviting; has heritage appeal, and it looks like a home not just a block.
- H - Utilizing more space
- H - facade materials changes unit to unit
- G - more traditional style and materials - more opportunity for green space/landscaping
- H
- H - modern design - not a "faux" historic style



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	<p>G H - more modern - cleaner lines H G</p>
<p>Verbatim Comments I or J</p>	<p>J I - much nicer look with more potential NONE I I J – Again maybe a sense of uniqueness with each unit. I think you want something that draws people to want to live there. Ie: I have density but also my individuality. J – Same comment as G. J – Seems to have better interface with the sidewalk. J – Unique materials make it feel less cookie cutter. J J – I like door at street level but would prefer different facades. J – Like the look. J I – Don’t like, flat roof, (?) of aesthetics. J J I I I – More please with curves. I – Love commercial on street. J - Each single occupancy up fro single four storey space with street access allows for more community feel and resident ownership of the street space. Common facade unifies the block of town homes/apartments into a community (neighbourhood). J - acrylic stucco facades are a killer for home owners as it fails & causes financial hardship to owner - J Brick has a more solid settled look J - don't like flat roofs J - More visually appealing. Brick exterior. I - looks mixed use - J feels more exclusive J - pitched roof - less maintenance, friendlier entrance J</p>



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	<p>J - Pay more attention to individual units. I-difficult to distinguish independent business on ground floor. The curved part also seems unnecessary because it isn't a corner building.</p> <p>I - not so symetri</p> <p>I - ground floor oriented front to street</p> <p>I - pitched roof - blend/variety of material usage</p> <p>I</p> <p>J - not a monolithic building - broken up for human scale & interest</p> <p>J</p> <p>I - like the glass - Features</p> <p>I - more detail</p> <p>J</p> <p>I</p>
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QUESTION – 17 Avenue: Decision Factor Review Comments (Online and In-Person)

<p>37th is a busy street - it makes sense to have more density along it. Westbrook Mall, and other commercial opportunities along 37th could be a lot more enticing (though I do frequent Safeway, Wal-Mart a lot). The mall could be improved significantly.</p>
<p>The 37 Street S.W. needs more life and oomph (hope I spelled it right). It looks dead and it needs more densification to be done by introducing new districts like M-U1 or M-U2 which allows landowners to do a lot with it and keep it [illegible]. I personally like to have more retail/commercial in the first floors and residential in the other floors.</p>
<p>*This does not make any sense.</p>
<p>I think over time this area could be an extension of 17 Ave development, but maybe more residential (higher density). Look at redevelopment of West Brook Mall area first.</p>
<p>Increasing density needs to be matched with increased infrastructure with an overall goal of raising the quality of the area. Priority needs to be creating another city destination like Mission or Marda Loop.</p>
<p>Competing with the retail at Westbrook with street level along 37th will not produce a good walking environment. The area needs residential population first! We have retail sites that struggle to survive.</p>
<p>In a community like Glendale, with very limited services and amenities, balancing the city's need for increased density need not exceed current infrastructure. Future schools, parking lots, community centers do nothing for current residents. We should only build what can be supported today.</p>
<p>With such a busy street, the residential homes are out of place and much too loud for residential homes. There is much need for mixed use developments and more increased density along 37th St & 17th Ave.</p>
<p>Seems ok on surface.</p>



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Extended sidewalks, trees, summer restaurants on street. Slower, less noisy traffic. 4-6 stories 17th Ave to Sarcee Trail on 37th Street. We need 10,000 people in Killarney. We are currently at 7,000 to support local business.

I'm glad the community would like to see the area as a destination, where you can walk to get/fulfill daily needs.

- No destination ever
 - re: 8: crossed out east & wrote in "west"
 - 37 is not a destination. It is a main artery - the districts located behind the 37 St. Burgundy will not want the multi family garbage to view.

With LRT and Bus service available so nearby, on-street and small paid parking lots would be ideal. Development of currently existing expansive (free) parking lots would further vitality in the area.

Rezoning seems necessary to improve the streets & neighbourhoods. As they are thoroughfares, making them destinations (places to get to or stop) contributes to a sense of community.

I am not in favour of increasing housing density in the W. Wood Spruce Cliff area more than is already occurring. Street parking & traffic flow is already a concern. Development south of Bow Tr is acceptable!

The Westbrook Mall site, together within Westbrook Station area offer potential for development as a lively, urban setting for living, working, shopping etc - a combination of East Village and Garrison Woods.

Changing the zoning of 37th makes sense

Rezoning as long as it doesn't affect R1 or R2 neighbourhoods.

Plans from 1986 in Killarney/Glengarry need to be revisited and updated. Especially with LRT now so close by.

37 Street: Decision Factor Review Comments (Online and In-Person)

There are expendable homes to tear down - I'm not sure the market will support it. Upper Surbon [unsure?] has a lovely bungalow character. It would be a shame to drive any of that heritage and character away. Tecumseh seems unused for more of the time for such a central location.

Put shops on the sunny side - patios-shops-less ice

Again, this is a big area that will take time to develop.

The planned Westbrook site will dominate the viable retail market. Concentrate on more residential with the commercial markets on the corners of 17th & 37th.

More walkable shopping. Higher density close to transit makes more sense.

I like leaving the North side of the street for residential but am not against more commercial. For the South side where there is already predominately commercial.

Seems ok

High rise in NY as a model. Interesting high rises on (?) & a bridge that goes over Crowchild Trail to meet the old Children's Hospital.



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re: 2: ? This is federal land - have you checked with their plans (they do have some); have you engaged with them on this comment
- re: 3: further down not happening between 17 & 37 - Lots of existing multi family. 1741 was a good plan but limited down the rest.
- re: 1: circled "development of vacant sites" - re: 2: check marked - re: 3: underlined "retain character" - No! The whole street needs major facelift - 17th Ave between 24 & 37 St is far too fragmented i.e. there's no sense of visual continuity. There is a growing number of small restaurants. Would like to see 17th Ave as a dining out destination.
Commercial should be permitted on both sides of 17 Ave.
because LRT is so close that this allows people to leave their residence with easy access to the core
because the LRT within close proximity will make it easier for people to arrive in the City core
Creating more of a destination area with the current vacant/underutilized property/land
I like the idea of keeping single family homes and yards intact. Here in Spruce Cliff - we have multiple huge double/infills They are getting more attractive and sad to say the feeling of close community/neighbours has faded away (petered out).
From 14th St to 37th St. 17th Ave is mostly torpid. More focused commercial and medium rise housing with some foci - like the Tecumseh site would help. Good urban design to deal with the interface between pedestrians and vehicles is needed.
I own a building at the corner of 37th Street and 17th Avenue SW. We would like more destination businesses to work with the businesses already in our building.
These factors affect me directly as a resident on 36th Street. I don't agree with more apartment development. There is already a scarcity of residential parking, vagrants have frequented the alleys more often, and increasing density further will strain the area.
Vitality- redevelopment, maintenance or new investment. -Insufficient parking near the LRT -> increased parking residential areas, reduced access to parking on main streets - new housing-> should include needs for seniors, low income who logically should be here
I would like to see mixed residential and commercial development along 37 St SW between 17 and Richmond Road. I live in Glendale, and would like to have more walkable access to grocery stores, coffee shops and retail.
current home owner in Glendale and want to keep the R-1 Status
I live on 37th St at 26th ave and was not aware of any density issues or planning initiatives that might impact this neighbourhood. I specifically bought here two years ago due to the low density housing in the area
From Spruce Cliff left turn onto eastbound bow T is very difficult. You cannot see oncoming north B 37 traffic. Obscured by northbound 37 traffic turning left onto westbound Bow. Affects pedestrians too. Pedestrian access to north of WB station from 37 area also concern.



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significantly more people need to live in the area to support any additional local retail. The area around the Westbrook Mall site can not be put on hold as that project development may not start for years.... and the area should not be held hostage to that time line.

Traffic calming will become an issue and needs to be in place BEFORE density is added. Development needs to be to a pedestrian friendly scale so the area is inviting to pedestrians and not cold because it is over shadowed. Mixed use residential and retail space.

there isn't any sort of funky, village centre at the north end of 37 St. The Westbrook mall is surrounded by a sea of asphalt. It could be a wonderful, vital mix of community activities, green space, coffee shops, restaurants etc.

Introduction of mixed-use zoning will greatly contribute to the primary goals of creating more vitality and creation of a 'destination'.
With easily accessible mass transit and bike lanes, surface parking is already in excess and should be charged for in the future.

QUESTION – First Impressions of the Main Street Map (17 Avenue)

I like the initiative the City is taking to intensify this area as there is a big need for it. I am looking forward to the City going ahead with this redevelopment planning ASAP.

More commercial

I think at the present time overly ambitious. May take the next 30 to 40 years before it evolves.

Improve the area around Westbrook Mall to create a vial destination that is beautiful, functional, and safe.

South of 17th (save for (?) odd Glendale area, 19th Ave & Glenwood Dr.) looks great. Both sides of 37th street desperately need an opportunity for growth. Redevelopment of SW corner of 17th Ave & 37th street seems necessary. Improve what we have.

Generally positive direction. Housing options should allow viable business that could be supported by population.

Local plans circled (#7) need more info with how to (?) website.

I want commercial along all of 37th Ave & 4-6 story residential structure (own lane). It's quiet on 37th Street.

This should be fused with the Westbrook Village station area plan. The Westbrook Village station area redevelopment plan should be the primary area to be developed next. This mainstreet initiative is nice but should be secondary to Westbrook.

- I would have loved to see considerations for public real/public parks. This is what people are experiencing the most and it is a great selling point!

- It woudl have been useful to overlay the approved Westbrook Village land use.

Horrible!!

Like the mixed use; residential close to the main street/walkable

What will change so more people are drawn to the area. These discussions look like the plans from 6 years ago. I want this area to allow more people to enjoy the walkability that is here.



Main Streets – 17 Ave SW & 37 St

Stakeholder Report Back: What we Heard

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<p><u>Very</u> concerned that this area south of 17th is designated mixed-use. These are single family dwellings. I live in the Burgundy section - I would propose that any & all mixed use buildings go through a consultation process. I do not want to end up next to a 4-6 storey mixed use building. I appreciate the benefit of mixed use, but I live on 37 & don't want to live next door to Retail. I suggest instead more mixed use north of 17th. Not South.</p>
<p>Good. I think currently ground oriented exists where mixed use is planned. Good to get residences off 37th. They clash w/ the busy street.</p>
<p>love the detail, and creativity looking at the future</p>
<p>It will make the area more appealing/trendy to visit</p>
<p>- Overall logical layout - Would prefer townhouse to remain in first block (backing onto Main Street)</p>
<p>I approve of having mixed use.</p>
<p>Very happy about introduction of mixed use, including retail, on 37th on both sides of 17th Ave. Density targets seem appropriate.</p>
<p>The west side of Westbrook Mall and adjacent buildings and parking deadens 37 St SW. More varied and imaginative housing (and commercial) is needed on teh West side of 37 St.</p>
<p>Looks like a good idea</p>
<p>Looks good? Could use some residential low rise on 8th Ave SW - RCG along 8th Ave SW careful of shadowing - commercial only at the ends of Main Streets</p>
<p>Again, this map doesn't zoom in and you can't see street addresses. if there are plans to demolish homes in the corridor for new commercial and/or higher density residential construction, I hope the city will compensate homeowners who have spent a lot of money on housing in this area as it has gentrified.</p>
<p>Ok for first row, but not for the second and third rows into the community. Also, need to consider the availability of access to residential buildings for those of low income and also suitability of building types of seniors who currently live in the area and want to downsize but still remain in their community. Need to include more green space, accessibility, residential units on a single floor, good access for those with mobility issues, parking, good walking and cycling access, meeting spaces. For younger families to locate here, need parks, green spaces and facilities. Need to see the vision for these included in this plan. Tall buildings don't fit in well with this "feeling" and vibe. Spaces for animals (dogs, cats) also very important</p>
<p>I am slightly opposed of it. I think the main street should just be 37st and not one block in.</p>
<p>High density housing and businesses need to be contained to the areas north of 17th avenue. Glendale neighbourhood has the character it does because of the type of housing already existing. Although 37th st is a main road, what it needs south of 17th is better lighting and better sidewalks to make it feel more like a neighbourhood and less like a pass through.</p>
<p>need residential overlooking the mainstreets to help keep it safe 24/7. The last lane east should be perhaps the transition point to a lower form of density not the street. Corner site development needs to front onto both streets with an active elevation for a good pedestrian environment. Shadowing the sidewalk needs to be avoided.</p>



Main Streets – 17 Ave SW & 37 St

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This area definitely needs to be revitalized, but needs to be kept to a pedestrian scale and maximum 4 storeys to keep it inviting. Apartment buildings should only be interspersed and no more than 8 storeys and include adequate parking. Row and townhouses are appropriate in the designated areas, but must also include adequate parking. Traffic calming needs to be in place for the surrounding communities before the density is increased. For your Site 1 and Site 2 questions, if I select OTHER and type in a response, it counts as a 4th response and won't allow!!! For site 1, my comment is--Provide sufficient parking as this will become a destination. For Site 2--Landscaping to help it blend in better and be more inviting to pedestrians

This area definitely needs to be revitalized, but needs to be kept to a pedestrian scale and maximum 4 storeys to keep it inviting. Apartment buildings should only be interspersed and no more than 8 storeys and include adequate parking. Row and townhouses are appropriate in the designated areas, but must also include adequate parking. Traffic calming needs to be in place for the surrounding communities before the density is increased.

Why can't their be multi-residential scattered throughout neighbourhoods? By marginalizing it next to busy roads it makes it less likely that people will view it as a long term or even permanent option.

This kind of transitional density development is ideal for giving a variety of housing options while maintaining traditional character of neighbourhoods. I think it is fantastic and should be employed more often throughout the city.

Need to ensure that the heights are not capped based on current heights, etc. Also need to ensure this is put in place prior to another growth period or else development will be below density expectations.

Greenery (trees) by commercial and higher density residential would soften their appearance.

First Impressions of the Main Street Map (37 Street)

Seems arbitrary to change zoning half way thorough the block on 25A, 24A st.

I don't understand changing zoning on 31st street between 14th & 17th ave, not consistent? Why is 29th street & 15th ave not included? It should have more density.

Same comment on #3. Don't get overly aggressive. It must endure. Look at Eau Clair market.

This 17th avenue needs to (?) north along 33rd to form a loop back to 37th. Opportunity to (?) more pathway via Quarry Road Trail to 17th avenue. A day (?) to destination one way. Train LRT home!

I like the higher density perimeter in Killarney. Encouraging high density on both sides of 17th Ave could give us the walkable retail district lacking in our area. Westbrook (as is) is not a positive in the community, having a new, safe shopping choice would add value for my family.

I would like to not allow commercial/retail along the North side of 17th Ave between 26 Ave & Crowchild. I would also like to cap the height at 3 stories. I would also like to not allow any more gas stations to be built along this street. I also have concerns about bars and patios being allowed from a noise perspective.

Your engagement is awesome. This area is alive with people excited & happy to contribute. Love your ideas but please dream BIG like high rise in NY.



Main Streets – 17 Ave SW & 37 St

Stakeholder Report Back: What we Heard

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Looks fine. If this "plan" comes to pass, traffic @ 17th Ave & 24th St SW will be a significant problem. <u>Bike lanes</u> would be great.
Only the Westbrook Mall - heavy commercial - jarring against the existing plan, which is seamless from Crowchild to 33rd.
going to create a destination, while creating unique character that has been lacking for several year.
Overall premise seems reasonable...but then, I don't live there! :-)
Looks walkable - and by having dense population near commercial use and mixed use should keep it from looking too monotonous. I like variety - not cookie-cutter bldgs but also a unifying theme in the area.
A lot of growth and new investment is needed to make this work!
Emulate McKenzie Town , Marda Loop, etc. Rely less on high traffic volume for businesses/retail. More town centric planning, more underground parking to enhance streetscapes.
Provides a nice transition from thoroughfare to more traditional residential zone.
I wouldn't live much further west of 14 st than Killarney. I enjoy the inner city for its variety of small, local shops, parks, access to the river and pathways, and venues for arts and music. These things are lacking along the western stretch of 17, though there are some fantastic restaurants and I'm keen on checking out the new library. The roads feel inhospitable to bikes--there is some infrastructure, but it seems that larger vehicles are entitled to dominating main roadways and so I'm not inclined to travel through the area at all. It would be nice to be able to bike to MRU through a vibrant area and to access cool shops and restaurants on breaks. The residential neighbourhoods feel cosy and full of character, that should be retained.
I think this is the perfect area for densification. I would agree with this rezoning if this would stop spot rezoning in the core of Killarney.
Shaganappi area should only increase to residential ground oriented buildings at most(2-3 storeys). Keep the apartment style complexes to 17 avenue and 37 street. 4-6 story buildings on 17 avenue are ideal to maintain a balance between increased population in area and allow single family dwellings in shaganappi to remain enjoyable with sun and privacy.
finding a way to connect the pockets of development is important
Great
This side would cast shadows over 17th ave. all densification should be on the north side as it is in the beltline
There are already no parking spaces for customers of businesses. They park on my street! There is no guarantee apartment dwellers will frequent local businesses.
There is already a lot of this type of housing in this area and it is a logical area to increase the density so that a more vibrant main street along 17th Ave can be supported. These areas are also close to transit, which is beneficial to the community as well.
Change to 31st Street is unacceptable especially considering that new single family infills have been allowed. Emphasis should be placed on retaining existing single family homes either in the original lots or via infills. Killarney pool should not be developed as residential because this area has insufficient green space and recreational facilities. 37th street should have space for row houses. The other orange areas could be redeveloped for more dense growth but apartments would place too much stress on parking and access to the area. Tall buildings create too much shade.
Though it will no doubt be fought against, 'transitional' growth (limited to townhouses) along 26 St between 17 Ave and Bow Tr would also be beneficial.
Need to ensure this type of zoning is put in place before another growth period, or else redeveloped land may be redeveloped to a density below the city's density expectations.



Main Streets – 17 Ave SW & 37 St

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QUESTION – How well does this proposal fit with your vision of the Main Street

	Very Much/Completely	Somewhat	Neither	Somewhat no	Very little/Not At All
17 Ave - In person	14	12	0	0	2
17 Ave - Online	7	2	0	2	2
37 St – In person	14	10	1	3	1
37 St – Online	4	7	0	3	0

17 Avenue:

I like the idea of making destinations for the public to walk to, like the smaller 6D area which in the future can be a nice destination to just walk to. While the public walks to smaller 6D, they use the wide sidewalks along 37 street where there will be retail (shops, stores, restaurants) which will increase business in those areas. Also retail/commercial buildings will spread out from teh mall and make a better use of this 37 street. in front of the mall should be low-rise residential.
I think this type of development shouldn't happen until at least the next 30 to 40 years. You need the population in order to sustain the density.
Do not blend yellow into the RCI area of Glendale.
6A – Retain curb parking on west side of 37th to crowd (?) street. Curb (?) to shorter crossing. 6B – Too much commercial at grade. Will not survive in competition with the significant commercial on East side of 37th. The North end of 37th & Bow Trail is being excluded? The longer side, West side of 37th, need street orientation of retail. More parking away from sidewall.
If this is pertaining only to the 6C, identified above (Killarney), then having the same zoning on both sides of the streets is preferable. The orange zone could help bolster he 17th Ave retail and buffer Killarney from 6-story buildings.
This is a great plan that the City planners are working on. I would like to see this area built up as Marda Loop and Kinsington allowing residential and commercial along 37th Street and 17th Ave. Will be great idea so resident can live and shop in the same area. Also talking LRT to downtown. I would like to see the City allowing a flat style home. Example, 3 story used to be 3 flats. Every flat as apartment. Where the yellow districts. (MCG MCI)
The potential for positive growth is huge. Challenge will be to balance needs of long term residents with young families, entry levels. Mothers, students would be attracted to offer with improved amenities.
Much needed & appreciated. These streets are extremely busy and this is exciting. What I envision for these streets is to make them more walkable and vibrant streets.
37th Street & 17th Ave contain both residential & commercial. Some cases commercial is not enhanced enough. Possibly community on ground floors with multi resident above would increase business activity along with a better mix of residential apartment/condo/even senior housing. All of which could benefit from amenities.
Love it!



Main Streets – 17 Ave SW & 37 St

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I think if the zoning is allowed east of 17th on 37th the opportunities to densify will occur slowly and a transition will not occur fast enough. Thereby leaving undeveloped (or under densified) spots throughout - focus just on area between Bow & 17th. Then do Phase 2. Westbrook will eat up a lot of opportunities & the transition will be too slow.
I don't think that commercial use along 37 St between 19 Ave & 30 Ave is viable considering westbrook village and the rest of 37 St and 17 Ave concentrate commercial use!
37 st is not a destination. It is a 4 lane road & should not have fancy curbs to build 4 & 6 storey apts is a disservice to the people who have infills built on the street behind - they end up with the sun blocked no privacy & garbage bins & transients in the lane.
Residential low rise could be expanded into Killarney an additional block, between 19 Ave & 26 Ave (along 36 St).
I am sad the development still hasn't started. Many of the infills being built may soon be torn down.
- I live in a single family home on 37 St - I would like the limit dropped at 4 storeys max along 37 st south of 17th ave - I value the benefit of a main st & the benefit of mixed use areas. I struggle with understanding how the mixed use will blend with EXISTING residential along 37 St - need to address side yard to side yard, connect of buildings when making 37 St multi use.
this will be highly beneficial for the area because it is inner city core
make it a destination
Seems reasonable given proximity to Westbrook Mall & other current retail.
Calgary's growth needs this kind development.
Very much needed.

37 Street:

Stopping mid-block on 24th st, 24 A St, 25 St, 26 St, 25A st etc.
7C - worded very poorly. It would seem that you want retail and to support your goal you will need higher density - maybe forget the retail, that would solve your issue!
Again the density levels must match the population. You need people to want to live there. You also need access to green space (ie: walking or cycling).
If retail was allowed in this area and pedestrian access become better, having a walkable shopping district only a few minutes from my neighborhood would be a welcome addition. Higher density beside more retail could provide a good transition for the lower density area of Killarrey.
I live at the corner of 17th Ave & 24th Street. I would like the North side of 17th Ave to remain residential only between 26th Street & Crowchild. I also think the buildings should be capped at 3 stories.
The only negative I have is the site for rezoning might be too large. It might take 20 – 30 years to develop this much land & create walkable street.
Existing purple area provides commercial. But as development would occur again some house as (?) 1741 was done would be good. Traffic, however, could be (?). We have been land locked due to LRT. 14th Ave you can access 33rd Street. But you have to travel to 17th Ave to get back in the neighborhood. Or I travel around the LRT to go onto the alley. Or drive beside Bow Trail to get home. No left turns allowed to 14th Ave. Why do I need to go Bow Trail or 17th Ave and create more traffic and for heaven's sake a traffic circle on 14th Ave. Dumb waste of money.
Zoning should be changed around Westbrook first to add to the transit hub. Secondary opportunity could be further on 17th. But densification needs to occur at the transit hub first. If too much redevelopment is not focused, momentum will be lost and dead spots will occur!
These neighbourhood have RC2 zoning & have parking challenges already.



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Should expand "yellow" area into areas marked [drawing of rectangle with diagonal lines]
Growth is good. Redeveloping & energizing the neighbourhood is exciting. More consideration should be given to the existing residents & how they are impacted & how the changes in structures will blend into the neighbourhood.
inner city and LRT promotes growth
great for growth
- not overly surprised with proposal - seems reasonable
Looks well-considered.
Greatly needed.
I like it! Property value goes up!
Making 17th Ave like Inglewood a place to work and play
large amount of construction traffic accessing 52nd st and east calgary landfill. often trucks and trailers 8.5' wide and lanes are not wide enough for them to be side by side
Thus is such a poorly written survey/ questionnaire I do not think you will get much of a response. Also not enough emphasis is placed on safety for the area nor for protection of the city mountain view- it could be a tourist attraction and that ridge has new buildings.
Make the changes and changes will happen. I like the ability to be closer to like small farmers markets etc so I don't have to drive all over the city. We as a family would like to support different cultural festivals if we felt safe.

QUESTION – 17 Avenue Evaluation Factors for Future Large Redevelopment Sites (online and in-person)

Line main street with tall buildings for more interesting street view	Require retail	Locate highest buildings where shadows would have the least impact off-site	Through site connections (more sidewalks, pathways or bike routes)	Along the non-main street edge match redevelopment scale to existing building scale	Use green infrastructure (rain water capture, solar power generation)	Other
17	29	21	23	11	11	6*

Other (suggestions) – included one blank

7D - Perfect site for Singapore style housing. Make it an "architectural marvel" including everything from affordable housing to high end.

7D - Need more retail on the way out of downtown.

No retail/commercial @ 7b. Traffic would be a nightmare.

high density

high density

(blank)



Main Streets – 17 Ave SW & 37 St

Stakeholder Report Back: What we Heard

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QUESTION – 37 Street Evaluation Factors for Future Large Redevelopment Sites (online and in-person)

Line main street with tall buildings for more interesting street view	Require retail	Locate highest buildings where shadows would have the least impact off-site	Through site connections (more sidewalks, pathways or bike routes)	Along the non-main street edge match redevelopment scale to existing building scale	Use green infrastructure (rain water capture, solar power generation)	Other
15	27	25	21	14	12	7*

Other (suggestions) (includes one extra suggestion not marked as 'other')

Access needs improvement

6D - integrate multi residential along with retail.

37th St & 17th Ave intersection need to be improved , walk friendly, trees and flowers.

Mix use with residential component.

Green trees

Blend into the nearby areas as well as make sure of sun to avoid shadows over neraby houses but at the same be a side attraction that creates a bit of buzz.

Much height here to be limited to 6 storeys

Live/work spaces.

Other comments on the in-person worksheets (in margins, beside questions, etc.)

in the d portion of 6d there are existing townhomes. It woudl be detrimental to their living to have a huge building on 17th.

Much height here to be limited to 6 storeys

Live/work spaces.

Eliminate the yellow section to Glendale.

Mix use with residential component.

Green trees

Blend into the nearby areas as well as make sure of sun to avoid shadows over nearby houses but at the same be a side attraction that creates a bit of buzz.

6D – Use existing high density properties for newer, high density projects (condo towers at Westbrook for example).

While the yellow zone on the West side of 37th makes sense, this area does not. It would create an imbalance for the neighboring area. For the North side of Glenwood Ave, this rezoning would be terribly inappropriate. Neighbors separated only by fences should remain contextually similar. Also bad for parking zones.

6D - First meeting that I attended was hard to understand. This meeting format is much easier. Well illustrated by noise level.



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6D – Do not change, leave as RZ.

6D - integrate multi residential along with retail.

37th St & 17th Ave intersection need to be improved , walk friendly, trees and flowers.

re: 6d & 7d (6): This should be a requirement for all projects!!

Nothing

7D - Perfect site for Singapore style housing. Make it an “architectural marvel” including everything from affordable housing to high end.

re: 7d (2): (circled "retail") More services & entertainment

re: 7d (1): Line main street with taller buildings, but capped at 8-12 stories



Main Streets – 17 Ave SW & 37 St

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Retail Questions from Online Participants (all incorporated into retail analysis)

17 Ave – Retail is a good fit:

good as planned
Along north side. Smaller footprint development. Not chains
The map is completely illegible but I am neutral > favourable regarding retail and commercial
Between 26th ave and 29th street on the south side.
Across from the walmart/vacant lot, 29 st to 26 st sw on the south side (7-11, olive chicken)
Closer to crowchild as this connects with the more vibrant "red mile"
East section. Population most dense closer to downtown
Very disappointing when the reader cannot read street names or numbers
These areas already developed enough
29th street and 24th street along 17th ave
Side streets do not have sufficient parking to meet needs of this much commercial activity.
17th Ave between 26 St and 33 St (North and South side)
Most beneficial would be to build up around Westbrook, then "move" to the east.

17 Ave – Should not have retail:

North side of 17 Ave opposite Naval Museum
The map is completely illegible but I am neutral > favorable regarding retail and commercial
north side between 26 street and crowchild trils.
Commercial should be everywhere to increase vacancy rates thus lowering lease costs
Shame on you for calling it 17th avenue when it is far more than that
all of the burgundy area should have retail/commercial potential
37th street should retain some residential, perhaps higher density.



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All is appropriate.

37 St – Retail is a good fit:

If I could read the map I would comment but I can read the numbers even using my computer glasses.
North of 19th avenue where there is already commercial development (THIS MAP IS IMPOSSIBLE TO READ)
Bow Tr (40 Str - 37 ST), anywhere between 17th Ave and Bow Tr, but closest to 17th Ave and Bow tr.
37 St and 19 Ave/ 37st and 21 Ave/ 37st and 26 Ave/ 37 st and 28 Ave
17th avenue in all directions, 37th St north of 17th
To the south of number "2" on the map
corner properties at 37th and 17th and the existing commercial in the 1st block south of Bow Trail
corner of 37th st and 35th st... basically 37th north of 17th ave
Mixed use residential and retail are appropriate for all the burgundy area if max 4 storeys
All of the burgundy area is appropriate for mixed use residential and retail to a max of 4 storeys
on 17ave between 37th and 33rd st. on 37 st between bow trail and 23rd ave
Bow trail between 40 St and 37 St.
37 St between Bow Tr and 19 Ave. 37 St between 19 Ave and 21 Ave (East side).
Extensions from current retail/commercial areas, i.e. Bow Tr/Westbrook/26th

37 St – Should not have retail:

South of 19th avenue - already residential and would cause significant changes in noise and traffic
Nesr intersections of 15 Ave and 13 ave (school) and existing homes. Should be no more than 4 story.
37 st and 23 Ave/37 st and 25 Ave
37th St south of 17th should remain residential
Wouldn't object to any burgendy areas
The area between corner commercial along the west side of 37th - keep the curb parking west side
37th street south of 17th ave- street has too many homes, slow speed, and numerous walking/crossings



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Nothing over 4 storeys in the burgundy area to keep it pedestrian friendly and allow for sunlight
Nothing taller than 4 storeys anywhere along the burgundy area
Bow trail between 40th and 37th
37 St between 19 Ave and 26 Ave but only on the West side.
All should be able to be retail/commercial.