



North Hill Communities Local Growth Planning

Phase One: DISCOVER & DISCUSS

Stakeholder Report Back – Engagement Summary
What We Heard Report – Fall 2018

Project overview

The North Hill Communities Local Growth Planning initiative includes the communities of Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights-Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill, Thorncliffe-Greenview (south of McKnight Blvd) and the Greenview Industrial Area.

Through the local growth planning process, we'll work together to create a future vision for how land could be used and redeveloped in the area – building on the vision, goals and policies outlined in Calgary's Municipal Development Plan and the Developed Areas Guidebook.

A new local area plan will fill gaps in communities where no local plan currently exists and replace other plans that are largely outdated.

Communications and engagement program overview

The North Hill Communities Local Growth Planning initiative is a pilot project for The City's planning department to try a new way of engagement and communications for local area plans. Through this project we are creating an engagement framework that will be utilized and repurposed for future local area policy plans throughout The City. This framework will be customized to the local context of each plan area.

For the North Hill area, we took the following local context factors into consideration as we developed our strategy:

- higher than average seniors' population;
- higher than average Chinese and Spanish speaking population;
- higher than average rental population;
- 18 schools within the area, including SAIT;
- past experience with redevelopment;
- an abundance of recent engagement with other City projects;
- cultural considerations such as; Centre Street being an extension of Chinatown and the area being known as "Little Italy;" and
- the area as a regional destination with many people travelling through the area on high-traffic corridors or visiting destinations such as the Zoo or Telus Spark.

Engagement for the project will occur in four phases from September 2018 through December 2019. These phases are:

- Phase 1: Discover & Discuss (**we are here**)
- Phase 2: Envision

- Phase 3: Evaluate
- Phase 4: Realize

The City-led engagement strategy has been developed to facilitate multiple touch points and ensure inclusivity for all who want to provide input and learn about the project. Our strategy will include multiple in-person events for community-wide stakeholders, targeted outreach to harder to reach stakeholders, in addition to online dialogue throughout the entirety of the project.

The feedback collected from the City-led engagement program will be used to help Administration analyze opportunities, issues and build alternatives as we work together to create a new local area plan.

Engagement spectrum of participation

The Engage Spectrum level for the first phase of public engagement was ‘Listen & Learn’ which is defined as “We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas.”

Phase one: DISCOVER & DISCUSS objectives

In phase one of engagement, Discover & Discuss, we were looking to:

- Educate citizens about the importance of growth and redevelopment
- Ignite interest and create familiarity with the project
- Increase awareness about what local area planning is and The City’s planning process
- Encourage working group applications and select members to join the project working group
- Gain a better understanding of the local area and citizens values, aspirations, concerns and viewpoints

What did we do and who did we talk to?

Our engagement program for phase one ran from September 19 through to November 25, 2018. Throughout phase one, we held eighteen (18) in-person events and meetings in addition to online engagement. In total, over 300,000 were made aware, over 6,300 individuals were involved either passively or actively, and over 100 individuals provided input online or in-person. A total of over 1,300 contributions were received. For a breakdown of participant demographics, please visit this [appendix](#).

In-person public engagement

Pop-up events

Throughout phase one, our in-person engagement took place in the form of pop-up events. The project team “popped-up” at high-traffic destinations in the plan area to share project information, recruit applications for the working group and collect input. In total, we held six pop-up events. These were:

- Beacon Heights Safeway, Saturday, September 29
- Beacon Heights Safeway, Thursday, October 4
- North Hill Co-op, Thursday, October 11
- North Hill Co-op, Saturday, October 13
- Mount Pleasant Sportsplex, Saturday, November 17

- Renfrew Recreation and Aquatic Facility, Saturday, November 24

We interacted with over 100 citizens at our pop-up events in phase one.

Online public engagement

Through phase one, we conducted engagement online at calgary.ca/NorthHill. The website was created to share a number of educational materials about the project, The City's planning process and to encourage people to participate and provide feedback.

From September 19 through October 15, we encouraged citizens to submit applications for our working group. From October 16 through November 25, we opened the online discussion tool to start conversations and collect feedback about growth and redevelopment. The website also includes a question and answer section that will be open for the entire duration of the project, where members of the public can ask the project team question and receive timely responses.

Over 5,200 individuals visited our website with 182 unique participants providing 687 comments.

Targeted stakeholder engagement

North Hill Local Growth Multi-community Stakeholder Working Group

Members of the working group will discuss the broader planning interests of the entire area, bring different perspectives and viewpoints to the table and act as sounding board for The City as we develop a local area plan for the communities of: Highland Park, Thorncliffe – Greenview (south of McKnight Blvd), Capitol Hill, Mount Pleasant, Tuxedo Park, Winston Heights – Mountview, Rosedale, Crescent Heights, Renfrew and the Greenview Industrial area.

There are 32 members in the working group. The group is made up of: 10 representatives from the area Community Associations/ Business Improvement Association, 3 Development Industry Representatives and 19 members from the general community. Working group members were chosen through an application process and represent a broad range of perspectives and interests. During phase one, the working group participated in two sessions.

Session 1: Planning 101 – November 22, 2018

The first session looked to build understanding of The City's planning processes and key concepts that will be used in future sessions. It also provided the opportunity to connect community members and facilitate conversations around issues, concerns and aspirations for the growth of the area.

Session 2: Visioning – December 4, 2018

During the second working group session, members participated in four breakout sessions with the goal of reaffirming and distilling online engagement findings, as well as developing vision attributes and core ideas that will help inform and guide work on the local area plan as we move forward.

Community Associations

Prior to the public launch of the project, we met • Met with each community association in the plan area to introduce the project. Including: Highland Park, Mount Pleasant, Tuxedo Park,

Winston Heights - Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill, Thorncliffe – Greenview.

How did people hear about engagement?

A comprehensive communications plan was developed to inform the community about the project and all of our engagement opportunities.

Over 300,000 individuals were made aware of the project and the opportunity to get involved. Tools used to build awareness included: Facebook, Twitter, bold signs and informational displays, mailed postcards, community newsletter ads, and email updates. The following is an approximate number of individuals reached through all of the channels during our first phase of engagement.

- Facebook (Reach) = 114,951
- Twitter (Impressions) = 135,345
- Bold signs & information boards = unknown
- Postcards (mailed) = 21,214
- Community newsletters (distributed) = 31,600

What did we ask?

We asked people to answer the following questions to help increase the understanding of local assets, issues, opportunities, and trends.

1. Values

Using a story and picture sharing tool, citizens were asked:

What do you love about the area? We want to hear what you love about your community and the area. Tell us about the hidden gems. What are the assets that exist in your community? What makes your community unique and contributes to its character? Why do you love the area? Tell us a story and feel free to include photos of the things you love.

2. Improvements

Using the sticky note tool, citizens were invited to share comments and vote them up and down. We asked:

When it comes to growth and redevelopment, we want to know what drives you crazy and what you see as the burning issues in your communities. What are the pain points that currently exist? What ideas do you have for improvements? What just simply isn't working and needs to be addressed? Let us know what you think needs changing.

3. Focus Areas

Using our mapping tool, we asked citizens to please place a pin on the map showing us locations where you think redevelopment could happen or where redevelopment should be avoided. We also asked why they chose this location and to specify the type of redevelopment that would/wouldn't be appropriate.

4. Hopes & Fears

For this question, we used a dialogue tool where citizens were able to participate in conversations with their neighbours about hopes and fears connected to growth and redevelopment in the area. We asked:

- FEARS: What scares you most about change to your community, what problems or concerns do you have with potential redevelopment?
- HOPES: What are your hopes for redevelopment, what good things would you like to see from growth, what are your aspirations for your community through change, what should things look like in 20 - 30 years?

5. The Past

The City recognized that a lot of engagement has occurred in the past, this question was about asking citizens to reaffirm and prioritize previous comments and themes heard through past projects by voting individual comments up or down.

What did we hear?

Overall, there was a high level of interest in the project and a wide range of input was received from the community.

The high-level themes that emerged throughout all of the comments received in phase one include:

1. **Density and redevelopment:** Citizens believe density and redevelopment can have benefits such as; an increase in amenities and other improvements to the area. However, there are fears that too much density or development not done right, can negatively impact the community.
2. **Pedestrian and bike access:** Citizens expressed desire for improved pedestrian and bike infrastructure to promote a reduction of car use in the area and improve alternate mobility choices.
3. **Amenities and local businesses:** Citizens expressed a desire for more local businesses and a diversity of retail offerings in their communities
4. **Parks, trees and open spaces:** Citizens value green space and have a desire to increase, preserve and protect current green and open spaces in the area. Citizens also shared strong value for mature trees and tree-lined streets and want to see these maintained and protected through redevelopment.
5. **Character and community:** Citizens value the unique community feel and character that exists in their communities and want to ensure this is recognized and/or maintained as the area grows and evolves.

For a full summary and description of individual themes broken down by each question with examples, please see the [Summary of input section](#).

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

Summary of input

Below is a summary of the main themes that were most prevalent in the comments received for each question, across all methods of engagement. Each theme includes summary examples of verbatim comments. These are the exact words used. To ensure we capture all responses accurately, verbatim comments have not been altered. In some cases, we utilized only a portion of your comment that spoke to a particular theme.

1. Values	
Theme:	Explanation and sample verbatim comments:
Citizens value proximity to amenities and an array of transportation choice	<p>Citizens value the area's convenient access to amenities, workplaces and other areas of Calgary while also having an abundance of choice for transportation including walking, biking, driving and public transportation.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"Crescent Heights is close to everything - walk to work, great restaurants a stroll away..."</i> • <i>"I love the ease of access to anywhere in the city and the joy of having a ten dollar cab ride to downtown!"</i> • <i>"I love how centrally-located and close to downtown Renfrew is without being too affected by the frenzy of urban living."</i>
Citizens value public transportation	<p>Citizens value the future Green Line LRT to provide more public transportation options as well as a few improvements to current transit routes to reduce the number of cars on the road.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"With the green line LRT coming in the future transit in our area will be world class."</i> • <i>"It means a lot to me that I can get to the library from the train."</i>
Citizens value the character of their individual communities	<p>Citizens value the community feel, unique character, and friendliness their communities offer.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"...the feeling of community with my fantastic neighbours."</i> • <i>"We love west Crescent Heights because we feel like we are in a small town with a tight knit, diverse, and respectful community full of history, and lively future."</i>
Citizens values open spaces and natural areas	<p>Citizens value parks and greenery for outdoor recreation within the area and would like to see these preserved and not impacted by increased density.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>"There is lot's of shared green space and a couple of good parks."</i> • <i>"This off leash dog park by the old Elks Golf Course is amazing! It's hidden away and not high traffic, it's peaceful. Walking through on a beautiful fall day is magical with the changing leaves. It makes you feel like you're outside of the city walking through the hills and natural area."</i>

<p>Citizens value a choice in amenities, services and local businesses</p>	<p>Citizens value the many amenities in the area such as: food and beverage establishments, local businesses, activity centres, schools, community centres and recreation complexes.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I love that this area is full of hidden gem restaurants! There are so many places close by and you don’t have to travel down to have really good eats and drinks.”</i> • <i>“...so many ethnic food stores, great neighbours, schools and city assets like SAIT, UofC and the hospitals.”</i> • <i>“We can walk to the hardware store, grocery store, coffee shop, pharmacy, mall, schools, shops, the Jubilee for concerts, Canmore Park, Confederation Park and of course our much loved community centre. On the same day I end up going three times, once for my children’s preschool, back for my kids Taekwando and back again for adult dance classes. Our community centre has plenty of family oriented events that are fun to participate in!”</i>
<p>Citizens value their longevity in the community</p>	<p>Citizens shared stories about their longevity in the area, stating they have lived in the area for a long time and/or their houses have been passed down from generation to generation.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“My husband was born in raised in the house we live in.”</i> • <i>“I have lived here most of my 62 years and we used to call Renfrew the best kept secret.”</i> • <i>“We have lived in this community for 30 years. I love it.”</i>
<p>Citizens values diversity in housing forms</p>	<p>Citizens value the unique and diverse housing options for all life stages in the area</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I love this area because no two homes are the same. When you go in a new community the houses are squished together and all look the same.”</i> • <i>“I like the increased density resulting from replacing bungalows with duplex infills and would like to see options for lane homes considered.”</i> • <i>“Love how there are housing options for every stage and phase of life in a small radius”</i>
<p>Citizens value their community vision</p>	<p>Citizens value the future of their community and are excited for the changes to come</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I love my neighborhood and seeing it transform over the past 6 years since I've moved here. The densification is done mindfully and the businesses around them are doing well. If you build it they will come.”</i> • <i>“We look forward to watching our communities grow and change.”</i> • <i>“We are excited to see the improvements on Edmonton Trail and hope to see more new buildings which fill in empty lots or decaying buildings.”</i>

<p>Citizens value serenity in their communities</p>	<p>Citizens value the quiet and safe feeling of their community along with the lack of crowds and ability to avoid busy streets.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“It’s really quiet especially considering the proximity to major roads. Being innercity Also lets us get around very easily. Nice short walking distance to shops, yet were far enough away if we feel like avoiding the activity. We also appreciate the quiet streets.”</i> • <i>“I love the variety of places and the small neighborhood feel without big box stores... trees, quiet streets, slow traffic”</i>
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2. Hopes: What are your hopes for redevelopment, what good things would you like to see from growth, what are your aspirations for your community through change, what should things look like in 20 - 30 years?

<p><i>Theme:</i></p>	<p><i>Explanation and sample verbatim comments:</i></p>
<p>Citizens hope to preserve the community character in North Hill communities</p>	<p>Citizens hope to preserve the feeling of community and history this throughout densification.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I hope that Creacent Heights becomes more a more vibrant, unique neighbourhood with character and sense of community.”</i> • <i>“...we also need to maintain and improve community cohesion. Knowing your neighbors is the best way to keep a neighborhood safe.”</i> • <i>“My hope for redevelopment is that through building a variety of different house types we can have more diverse communities that represent different economics backgrounds. We can offer stuff for families, single professionals, low income, high income and we can come together as a community, learn about each other’s different perspectives and work towards building a better community together that represents all.”</i>
<p>Citizens hope for more affordability of homes in their communities</p>	<p>Citizens hope for a variety of housing options that provide a range of affordability, for all incomes and all stages of life.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“You need young families to move in if you want your community to be sustainable into the future. Populations have been decreasing in these older neighbourhoods and land values are too high and no one can afford the older big homes on huge lots so it makes more sense to build smaller affordable homes for families. more families and people means more amenities and services in the future and I think that leads to a more exciting place that I would want to live in.”</i> • <i>“I would like to see the return of affordable housing in my neighbourhood. 10 years ago you could buy an older home for half what a single side of the duplexes going in sell for.”</i>
<p>Citizens hope increases in density will allow for improvements to the North Hill area</p>	<p>Citizens hope that an increase in density and redevelopment will bring improvements to infrastructure, transportation networks and amenities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Game changing density brings more tax revenue that will give the city the money to be able to build projects like the green line and</i>

	<p><i>other needed improvements. We need more people in our area to help justify the need for more transit services...</i></p> <ul style="list-style-type: none"> • <i>“I wish there was more Jane Jacobs-style vision and less car-oriented development in this city, and I think we can lead the way.”</i> • <i>“Hopes: High standard of design maintained, increased population brings more amenities and businesses for residents, schools are maintained due to stable population of children, housing options for all income brackets.”</i>
<p>Citizens hope for improved mobility options.</p>	<p>Citizens value a variety of transportation options and would like to see the emphasis put on increasing public transit, pedestrian connections and bike access in an effort to reduce car reliance.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“The less people want to drive, the more they will take transit or bike and then these modes will be forced to be better-funded and effective. My hope is that these neighbourhoods will become even more “walkable” and that locals in these areas can leave the house by foot more and more often.”</i> • <i>“Connect the bike infrastructure and put priority on everything other than cars.”</i>
<p>Citizens hope for improvements to parking and traffic congestion</p>	<p>Citizens hope for traffic calming measures and parking improvements to improve traffic flow and congestion.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Hopes: thoughtful traffic calming measures roundabouts many more lit crosswalks (flashing lights) underground transit development”</i> • <i>“Hopes: Access to the communities are changed to limit motorists ability to use the neighborhoods to short cut between major roads.”</i>
<p>Citizens hope for more green spaces and natural areas</p>	<p>Citizens value and want to increase or better utilize existing natural spaces, trees and parks while protecting the environment.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“trees are a huge component in making a neighbourhood appealing”</i> • <i>“Yes, the urban canopy is to be treasured for these mature communities. They truly add value to inner city developments, and needs to be managed effectively so the future generations can enjoy them. Protect and preserve public trees, and encourage new planting on private / redeveloped lots.”</i>
<p>Citizens hope for more amenities and local businesses.</p>	<p>Citizens value local business and want to see an increase in choices of amenities and more local shops in their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I want the bussling shops to bussle more...”</i> • <i>“Hopes: more opportunities to walk for basic needs like groceries and fun too: restaurants and entertainment in the area.”</i> • <i>“Hopethat 16th Ave and Edmonton trail become vibrant walkable zones that continue to attract unique business and vitality to our neighborhood”</i>

3. Fears: What scares you most about change to your community, what problems or concerns do you have with potential redevelopment?	
<i>Theme:</i>	<i>Explanation and sample verbatim comments:</i>
Citizens fear a decrease in safety	<p>Citizens shared concerns over safety and security being jeopardized due to the impacts of increasing density.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I worry that crime will increase in the area”</i> • <i>“There have also been concerns that more and more people are wandering up from downtown and committing theft/break-ins/etc.”</i> • <i>“Fear: Low income or subsidized housing of any kind could move in. We don't want anything here that would increase crime or cause discomfort in our community.”</i>
Citizens have mistrust of The City	<p>Citizens shared concerns over a lack of engagement and inclusion in the decision-making process and a lack of trust for decisions made about their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“The City consults to just say it does and then goes about doing what they want with no regards to the present community.”</i> • <i>“The city is happy to create more density as it creates a larger tax base for them so it is in their best interest to have more apartments and commercial zoning, which is fair, as that is their mandate.”</i>
Citizens fear impacts of amenities development	<p>Citizens shared concerns about the lack of local businesses in the area, but also fear that this could impact residential areas in planned to closely together.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Fear that there is creep of businesses on to some of our residential streets and we lose some of our residential feel”</i> • <i>“It has been very slow to redevelop and there are few amenities for the community residents like space for cafes, recreational activities (other than massage parlours), restaurants, shopping, grocery, convenience, childrens play groups, etc.”</i>
Citizens have fears concerning density and growth in their communities	<p>Citizens shared concerns over sentiments and attitudes shared by their neighbours and fear this will prohibit density and change in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Living in a generally older community my fear is that I will be a minority and my desires for development will be drowned out by the loud naysayers who are afraid of change and frankly just Nimbys.”</i> • <i>“Fears: Nimby-ism stops development and businesses cannot get enough customers and leave area, schools close.”</i> • <i>“I'm getting tired of seeing these heinous infills sprout up everywhere. not only in this area, but calgary in general.”</i>

<p>Citizens fear disruption</p>	<p>Citizens shared concerns about the impacts of redevelopment such as increase in noise from construction and disruption from new neighbours.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I fully support higher-density in the inner city but my fear is the lack of robust bylaws to protect residents from noise. In 25' infills, it is really important that neighbours are very considerate of each other with regard to noise, smoking, fire-pits, overhanging trees, maintenance, etc. Noise is my biggest worry: one person playing thumping music or letting their dog bark incessantly can make life intolerable for all the surrounding residents and the existing bylaws don't provide any protection, particularly if the noise occurs outside the 10pm-7am 'quiet' hours.”</i> • <i>“Noise will also be a factor and please get rid of backyard fires. Many people are allergic to the smoke. Lack of respect from builders and their workers is a problem. We had a new house built next to us and there were many issues, damage to my trailer, garbage thrown on my property, workers putting ladders up on my property, they don't even ask, pushing the construction fence into my yard, workers starting and making noise before they are supposed to, and many other problems.”</i>
<p>Citizens fear the loss of community character</p>	<p>Citizens shared concerns over the loss of community feel and aesthetic of unique houses resulting from increased densification.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“As for older houses, I fear the loss of those homes that have defined our neighbourhood in the past (in some cases century), I hope we can find a way to encourage owners to retain them.”</i> • <i>“I'm concerned the re-development will make all the neighborhoods look like a suburb full of same same infills. there needs to be an incentive for a variety of designs - especially for single and semi infills.”</i> • <i>“Fear that my neighbourhood will lose its character with homes of all ages, shapes and sizes and become a place for the rich only with very tall and very boxey infills.”</i>
<p>Citizens fear traffic and parking complications</p>	<p>Citizens shared concerns over increase in traffic congestion and a lack of parking.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“High density also means parking issues. Now we can park in front of our own homes, but that will all change.”</i> • <i>“I'm afraid that more and more communities are built in the north they will use this area as travel through in their cars requiring more and wider and faster streets making it unsafe and unpleasant to just be in the area afraid bikes will be shinier off to back streets away from active streets to allow for parking and through traffic”</i> • <i>“I fear mini-condos on each corner, putting strain on parking (most people have more than the one car these developments need to budget for) and infrastructure (pipes in our areas are OLD!).”</i>

<p>Citizens fear transit development will increase traffic problems.</p>	<p>Citizens shared concerns about the impact of the Green Line and other transit networks and what effect they will have on transportation infrastructure and congestion.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“My fear is we still only design for the car.”</i> • <i>“Center street is an important and almost efficient corridor. LRT congestion could jeopardize this. The HOV lane was not designed as such and does not function well. I worry that Center may become jeopardized as 10th street was when lanes were reduced.”</i>
<p>Citizens fear development will only benefit the wealthy</p>	<p>Citizens shared concerns over redevelopment benefitting the wealthy and an increase in financial and tax costs that may reduce the ability for some to reside in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I fear redevelopment may be done to the benefit of the wealthy, pricing out low - mid income earners and creating another Concrete and glass jungle that is essentially unoccupied.”</i> • <i>“In many ways I feel like I am being pushed out of the place that I love. My taxes are outrageous for my 960 sq ft home. There is another home to be built on the other side, don't know if I can stand the stress.”</i> • <i>“Small bungalows that are put on the market for 500,000 are bought up developers (who outbid people with less money), redeveloped into ugly box-like multi-unit buildings in which the individual units sell for \$650,000 plus. The result is a more homogenous neighbourhood and poor people are pushed to the suburbs. This is poor planning and must stop. Densification and change are good but not when they only benefit the rich. People should have a choice in their housing and the current planning model forces people with lower incomes into condos or the suburbs.”</i>
<p>Citizens fear the loss of green spaces and natural areas</p>	<p>Citizens shared concerns over damage to the environment and loss of green spaces, parks, natural areas and yards that will take away from individual enjoyment of communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“I'm afraid that in ten years (or less) the greenery and the small houses will be all gone and Renfrew will look just like every other bland suburb.”</i> • <i>“Fear: Redevelopment will chop down trees and remove birds, squirrels, rabbits etc. Yes, this sounds weird, but we really like having it all around. Makes the Innercity feel less metropolitan.”</i>

<p>4. Focus Areas: Where is growth appropriate?</p>	
<p><i>Theme:</i></p>	<p><i>Explanation and sample verbatim comments:</i></p>
<p>Capitol Hill</p>	<p>In the community of Capitol Hill, citizens hoped for more local businesses and felt 20th Avenue was not appropriate for increased density. They also had comments regarding traffic improvements.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“although 20th Ave is busy for traffic. it is not appropriate for multi use or apartment style buildings”</i> • <i>“Better local businesses for groceries, etc.”</i>

<p>Crescent Heights</p>	<p>In the community of Crescent Heights, citizens focused on pedestrian and bike accessibility, limiting density in areas that have already been increased, providing more amenities and increasing greenery and parks in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Crescent Hts has already given way many blocks to multi. Keep the variety of house options”</i> • <i>“Need to formalize the bike path between 2a St on 11 Ave SW and 9 Ave SW. Right now, it goes through a parking lot without a sidewalk, then turns into a narrow walk path, only to then spill right into a street without a sidewalk. Who wants to walk right into a street? Makes sense to have a pathway all along 2 st until the McHugh Bluff!”</i>
<p>Thornccliffe-Greenview</p>	<p>In the community of Thornccliffe-Greenview, citizens hoped for the revitalization of the industrial area with more retail, amenities and parks to become a more interesting area of attraction.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Industrial in the Greenview area makes little sense in todays date! I think residential and or a food corridor or retail would be better options even parks :-)”</i> • <i>“I think theres opportunity to do something really cool in the Greenview area. Make it more of an innovation area with lofts and live/ work buildings. This is too central to downtown for this area to be pure industrial.”</i> • <i>“I think we can do better in this industrial area. It needs some revitalization and more interesting businesses so its more of a destination”</i>
<p>Highland Park</p>	<p>In the Highland Park area, citizens located areas where there were opportunities for increased density, the need for more businesses and parking improvements. Citizens felt the area of the Highland Park Golf Course Redevelopment should remain green space and redevelopment options here need to be reconsidered.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Would have been nice as a park extension of Confederation Park not as a tax base!”</i> • <i>“I hope they are able to salvage the development planned here given the water stuff. Would be great to go back to the drawing board and come up with a concept that encorporates more green space, the new pond and high quality development.”</i> • <i>“I hope development happens at this end of the golf course. 40 Avenue is a good spot for increased density and some added local retail.”</i> • <i>“This parking lot is a mud hole. If it was paved I think it would encourage people to take transit more”</i> • <i>“Would love to see a second Barley Belt in this area. Having Citizen and Burwood in this area is awesome, we need more business like this to attract people and activity to this area.”</i> • <i>“Any tiny bungalow sitting on a giant corner lot should be up-zoned for increased residential density.”</i>

<p>Mount Pleasant</p>	<p>In the Mount Pleasant area, citizens felt density should be limited in certain areas, off-leash dog parks and bike lanes were needed and some zoning or traffic changes were required.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Half of this area could be fenced for an off-leash area. Mount Pleasant doesn’t have any safe off-leash area within walking distance since the Queen’s Park location was “un-fenced” a few years ago.”</i> • <i>“Anything beyond one block away from 20th ave or 4th street should be kept for single houses or duplexes only.”</i> • <i>“bike lanes needed”</i>
<p>Renfrew</p>	<p>In the community of Renfrew, citizens had many areas they would like to see increased densification and utilizing green spaces in the neighbourhood. They also hoped for more community amenities and an update to community facilities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Up to 4-story buildings (think Brownstones, not apartments) make sense where there is no houses to the North. We have short enough days in Calgary without casting huge shadows on our neighbors!”</i> • <i>“Awesome place for a 3-5 storey commercial/residential development that could be a community hub.”</i> • <i>“This is a great community facility but it’s dated and surely the land could be used more efficiently with your facilities concentrated in one building with a smaller foot print. Then you could optimize the green space and perhaps add affordable or seniors housing to the site and more community amenities, so it became a more active vibrant community hub.”</i>
<p>Rosedale</p>	<p>In the community of Rosedale, citizens hopes for increased commercial space.</p> <p>Sample comment:</p> <ul style="list-style-type: none"> • <i>“This busy (cars) street should have commercial space. New buyers for housing is hard to promote here because of this. Commercial buyers would probably line up.”</i>
<p>Tuxedo Park</p>	<p>In the community of Tuxedo Park, citizens wanted to see increased development and use of older areas as well as more community amenities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Lots of opportunity for mixed use development near Tuxedo Park park using abandoned school site.”</i> • <i>“This could be a great community hub. New recreation facility, maybe a library, optimized green space ? Add many uses and be efficient”</i> • <i>“Safeway should look to redevelop similar to Co-op and add more stuff to the site and have people live here too. Too many large surface parking lots around this area.”</i>

<p>Winston Heights-Mountview</p>	<p>In the community of Winston Heights-Mountview, citizens located many areas where taller buildings and increased density would be appropriate.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“6 Street would be appropriate for increased density like townhouses etc.”</i> • <i>“Develop these two lots into 4-6 storey buildings and commercial on the ground floor”</i> • <i>“If Coop is redeveloping this could be a good transition area with higher density.”</i>
<p>Green Line LRT Station Locations on Centre Street.</p>	<p>With the Green Line LRT coming, citizens felt up-zoning was required for increased density.</p> <p>Sample comment:</p> <ul style="list-style-type: none"> • <i>“Everything within 400m-500m of the BRT and upcoming Greenline station requires up-zoning to allow density.”</i>
<p>16th Avenue N Main Street</p>	<p>Citizens felt that increased development and density are needed on 16th Avenue Main Street along with improvements to current buildings and amenities. Citizens wanted to see more connections between communities separated by 16th Avenue and hope future projects would revitalize the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“A community - High Density structure of Mixed Use development would be good for the old Brick site here. Combine that with a public plaza in front, and an entrance into the underground Greenline LRT station at 16th Avenue, this can become a focal point for the final revival of the 16th Avenue corridor. Make the big assembly of land is available to the highest bidder with a good public space component. With good public transit options, and easy access for vehicular traffic, it will be a prize”</i> • <i>“With the new Co-op plan happening right across the street, it would make sense to put the mostly-empty lots on the South side of 16th Ave to good use. How can we create great connections between Winston Heights and Renfrew? Need something better than the current crosswalks.”</i> • <i>“Along 16 Avenue should be 10-12storeys, transitioned north and south a few blocks all along down to 8-6 then 4-6 storeys.”</i>
<p>Centre St N Main Street</p>	<p>Citizens felt the Centre Street Main Street corridor could be improved with increased density and a variety of business development. Citizens also hoped for better pedestrian access.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“some 6-10 storey development along centre street with required retail.”</i> • <i>“Need better pedestrian safety!”</i> • <i>“Please tear down the massage parlours, we dont need 40 of them”</i>
<p>Edmonton Trail NE Main Street</p>	<p>Citizens felt the Edmonton Trail Main Street needed some revitalization of older buildings, improved pedestrian and bike access and more walkable business development.</p>

	<p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Edmonton Trail needs an overhaul. Too many run down houses that could be replaced with 4-6 storey buildings with retail mixed in on the first floor and improved sidewalks.”</i> • <i>“we need a safe way to bike up this hill - maybe some infrastructure on 3 Street? Edmonton trail is not safe to bike up.”</i> • <i>“Edmonton Tr. (between 8 and 16 Ave.) would be great as more walkable business development (similar to Kensington)”</i>
<p>Major Public Open Spaces</p>	<p>Citizens wanted to see, existing and unused open spaces and public parks revitalized or improved. They also wanted to see outdoor fitness equipment and shared some concerns about increased development creating garbage.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Allocate funding to create a mountain bike/bmx skills park here. Every town in Western Canada seems to have one except for Calgary (and the one in Fish Creek doesn't count - that's in a provincial park built with volunteer labour and donations!)”</i> • <i>“Make part of Confederation Park off-leash - perhaps along the creek or during certain times of day only (similar to Central Park in NY).”</i> • <i>“Building an outdoor calisthenic fitness park at the base of the McHugh Bluff stairs always made lots of sense. People workout on the stairs and then do push ups and sit ups there anyway, might as well get them off the bike path.”</i>
<p>Former Midfield Site</p>	<p>Citizens wanted to see the former Midfield Mobile Home Park site used for increased density and development and to create a large hub for communities. Citizens also wanted to ensure Winston Heights and Renfrew were not segregated by future development.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Bigger buildings and more people makes sense here now the trailers are gone”</i> • <i>“This could be a prime chunk of land for development, but don't isolate the Winston Heights side from the Renfrew side. How can we form great connections between the two communities?”</i> • <i>“Create a hub of shops, food and a sense of community! Mom and pop shops, large retailers/food vendors welcome. A way to experience more of Calgary in a "central" area.”</i>
<p>4th Street N Main Street</p>	<p>Citizens wanted to see more development and businesses added to 4th Street.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Within 1 immediate block of 4th ave on either side is a good place for row houses (neighborhood limited category)”</i> • <i>“Small store front development from 26 Ave NW to 22nd Ave NW along 4th Street NW. -Community Natural Health -Holistic drug store - Yoga studio -cafes”</i> • <i>“The parking lot in front of The Block restaurant needs to be developed into a culdesac of small storefront businesses. Currently, its too disconnected from 4th Street.”</i>

Other areas outside of Plan Area	<p>Citizens shared comments outside of the North Hill area regarding the revitalization of North Hill mall, Sears and parking lots.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Huge space for high density residential/commercial mixed use on east end of north hill mall. Mountain and city views when up high.”</i> • <i>“Big opportunity to make better use of space where old Sears and huge parking lot are”</i> • <i>“The old Sears is perfect for affordable mixed housing.”</i>
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5. Improvements: What are the pain points that currently exist? What ideas do you have for improvements? What just simply isn't working and needs to be addressed?

<i>Theme:</i>	<i>Explanation and sample verbatim comments:</i>
Capitol Hill	<p>Citizens of Capitol Hill desire better pedestrian and bike access with an emphasis on discouraging car reliability and better access to local amenities. Citizens also wanted to see parking improvements and an increase in safety initiatives.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Connect the bike infrastructure and put priority on walking, cycling, and public transportation. Driving should not be encouraged.”</i> • <i>“The City needs to develop a series of Announcements (or Community Moments) to discourage social disorders and enforce bylaws in public space</i> • <i>“Local coffee and business areas people can walk to and enjoy. Have to go downtown or drive somewhere right now.”</i>
Crescent Heights	<p>Citizens priority for Crescent Heights was to; improve walkability and bikeability, improve transportation network, added safety measures and the addition of more local amenities. Crescent Heights also found beautification of the neighbourhood for more character to be a high priority.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“The restaurant scene around Crescent Heights is booming but there are few retail stores to browse. Shops would encourage a walking lifestyle”</i> • <i>“More public art (eg murals), flower planters, and neighbourhood banners, etc would give the neighbourhood more character.”</i> • <i>“Reduce the potentials for conflicts, flash-points, injuries! Why put bike and cars on the same road? Separate them and keep everyone safe!”</i>
Highland Park	<p>Citizens of Highland Park desire easier access for pedestrians and bikes, flourishing local businesses and traffic improvements.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“More street events, food, drink, arts, local crafts, etc. and keeping chain businesses out of the areas.”</i> • <i>“Massing with a lack of green space. Continued decay of sidewalks and curbs. Reduce residential speed to 30 km.”</i> • <i>“The bike lanes share space with cars in many places which is dangerous. Older houses are replaced by ugly, gray, huge monstrosities.”</i>

<p>Mount Pleasant</p>	<p>Citizens of Mount Pleasant expressed their hope to promote better bike and pedestrian connections and safety with a hope to reduce car reliance. They also wanted to encourage better residential and commercial development.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“With densification comes more traffic and cars. Can we plan/build communities that encourage people to leave that lifestyle behind?”</i> • <i>“Add more commercial businesses and improve existing ones. Create a Kensington road or 17th ave kind of feel, mix of retail/residential”</i> • <i>“Would definitely like to see residential speeds reduced. Tired of cars racing down our small side street to get to Edmonton Tr.”</i>
<p>Renfrew</p>	<p>Citizens of Renfrew hoped to see: improvements to pedestrian and bike connections, an increase in safety and provided suggestions for increasing density without ruining the character of the community.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Too many older homes getting demolished in favour of cheap duplex/4-plexes. More incentives needed to maintain these old character homes.”</i> • <i>“There is no GOOD route to cycle from Renfrew to downtown (and back.) Screaming down the steep roads trying not to get run over sucks.”</i> • <i>“The community is short of active police and bylaw enforcement.”</i>
<p>Rosedale</p>	<p>The citizens of Rosedale hoped to see an increase in traffic calming measures and more efforts to decrease speeding in the community. There also was a desire to mitigate noise from 16 Avenue and improve connections to other North Hill communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“There should be a transit shuttle that connects Renfrew, Bridgeland, Inglewood and Ramsay directly. This corridor needs to better connect.”</i> • <i>“16th Avenue in Rosedale is already so loud and has gotten worse over the yrs but no one ever checks decibels because it's over allowed amount”</i> • <i>“16 Ave NW & 8th Street NW light should have police presence or cameras a few feet after light. People speed through the light & squeel tires”</i>
<p>Thornclyffe-Greenview</p>	<p>Thornclyffe-Greenview wanted to see improvements to the streets, as these have become run-down.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“Streets are in bad condition where infills are tied into utilities. Streets should be fixed to a higher standard where redevelopment happens”</i>
<p>Winston Heights-Mountview</p>	<p>Winston-Heights Mountview hoped to see more affordable housing for younger families and provided suggestions for density improvements</p> <p>Sample comments:</p> <ul style="list-style-type: none"> • <i>“City if Calgary attainable housing program homes in the area. Home prices are being driven out of renter families living in the areas reach.”</i> • <i>“From a property tax perspective, there is no incentive to re-develop. I built new = 6x property taxes for the same service level from City.”</i> • <i>“New higher density housing developments should be required include three bedroom suites.”</i>

6. The Past: To validate previous findings of engagement on past projects we wanted to know what was still relevant and if anything had changed about these findings. Citizens were asked to vote up or down on whether they felt the findings were still relevant or to add comments for any new findings.

<i>Theme:</i>	<i>Top findings and sample verbatim comments:</i>
Banff Trail Capitol Hill Land Use	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • Limit density increases to major streets and areas closer to transit and commercial zoning • Responsible and sustainable density/decrease urban sprawl • Residents want responsible and sustainable density for their communities <p>The top voted down findings were:</p> <ul style="list-style-type: none"> • Citizens stated that their community is feeling overwhelmed by the current amount of redevelopment happening • The desire to decrease building heights and density to fit within the community • Limit density increases to major streets and areas closer to transit and commercial zoning • Some citizens were generally supportive of City-initiated land use redesignations
Green Line (28 & 40 Ave Stations)	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • Assurance that the portal won't block local businesses along Centre St. or create a divide in the community between the west and east sides. • The tunnel portal where the train surfaces after passing under 16 Avenue is a concern for some area residents. • Low-profile, integrated station design with amenities close to the stations to provide easy access and a more vibrant urban environment • Better, safer and more welcoming urban places, including more designated space for pedestrians and cyclists. • Four to six storey mixed-use developments directly along the alignment with three-story residential developments on the avenues • Improvements on both Edmonton Trail and 4 Street N.W. to encourage motorists to use alternate routes. • The use of bus lay-bys along Centre Street to help traffic flow at bus stops <p>The top voted down findings were:</p> <ul style="list-style-type: none"> • Requests for residential and pay parking areas to maintain parking for both residents and business owners
Green Line (40 Avenue Charette)	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • Citizens concerned with Design Guidelines for redevelopment • The preservation of green space is an important issue to the Community • Include a contiguous park space in Highland Park Golf Course to allow for existing mature trees to be preserved • Retain a significant amount of park space in the Highland Park Golf Course lands • There should be a greater emphasis on walking, cycling, and transit, to foster a sidewalk culture of small and local businesses

	<ul style="list-style-type: none"> • Easy to access downtown <p>The top voted down findings were:</p> <ul style="list-style-type: none"> • Rundown property is a concern • 4 to 6 story residential development and townhouses along the western end of 40 Ave N to 3 St NW • In the Highland Park Golf Course lands: 1 to 3 story townhomes integrated into the slope in a portion of the centre of the site
Green Line (9 & 16 Ave Stations)	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • suggestions to improve the public realm by creating a unique comm/retail environment to attract people from beyond the immediate community • Recognize that there a lot of students in the area. <p>The top voted down findings were: None</p>
Green Line (North) General Feedback	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • Development potential south of 16 Ave N • Opportunity to unite communities across Centre Street with enhanced pedestrian crossings <p>The top voted down findings were: None</p>
Green Line (Tuxedo & Crescent Heights Charette)	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • The desire for improvements to Centre Street and 16 Avenue • Lack of amenities is a concern <p>The top voted down findings were: None</p>
Highland Park Land Use Application	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • Existing residents want to feel like their concerns are being listened to and factored into decision-making • Traffic congestion and parking availability are major concerns for existing residents • Those who were in favour are seeking access to more restaurants, coffee shops, markets and other food and beverage retail. <p>The top voted down findings were:</p> <ul style="list-style-type: none"> • Will change the character and demographics of the community (i.e. more renters, fewer families) • Traffic congestion and parking availability are major concerns for existing residents
Main Streets (16 Ave N)	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • No more big box developments with long and dead frontage along 16th Ave. • More trees, parks and green space along sidewalks and in vacant lots. • More planters and more aesthetic lighting on the median. • Walking along 16th Ave is dangerous for pedestrians. • 16 Avenue is too car-focused. • Still considered highway #1, not good. <p>The top voted down findings were: None</p>

<p>Main Streets (4 St NW)</p>	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • Some kind of public art to make street distinct and attractive. • Need to revitalize the commercial or add new commercial to make it a destination area. • More cafes and restaurants along the length of 4 Street. • Build on existing successful business (4th Spot). <p>The top voted down findings were:</p> <ul style="list-style-type: none"> • Secondary suites are an issue. • Make 2 Street the bike route to make car/ bus capacity higher of 4 Street. • Discourage cut through traffic between 4 Street and Centre St along residential streets.
<p>Main Streets (Centre St N & Edmonton Tr)</p>	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • Least steep hills are too busy/far out for cycling • Create a sense of place with lighting, banners, flower baskets. • The broken roadway at Buchanan School Centre St southbound dangerous to cyclists • Houses and private property in a terrible state of disrepair, sidewalks covered in gravel and oily slush, no trash cans • Narrow broken sidewalks; dusty/ dirty • Walkability/cycle - Lack of infrastructure to support other modes of transportation • Centre St opportunities - rejuvenation. • Patios! • Beautify with trees, banners (decorative). • Preserve heritage. • An active, safe and comfortable high quality sidewalk area providing a high degree of pedestrian and bicycle mobility. <p>The top voted down findings were:</p> <ul style="list-style-type: none"> • Traffic flow from Deerfoot to Centre on McKnight is horrible! • Need pedestrian overpass so you dont fight with traffic
<p>North Crosstown BRT</p>	<p>Additional comments on the project were:</p> <ul style="list-style-type: none"> • <i>The execution of the North Crosstown BRT was appalling in not improving connectivity with the U of C-It's now harder to get there using BRT. (1 up vote)</i> • <i>Was there gender consultation on the BRT shelters? The lit-up glass boxes feel unsafe; I'm an object on display. Do gender design consults! (1 down vote)</i> • <i>The lack of stops on 16th for MO BRT is frankly unacceptable. There are long distances between stops. Has no one thought of accessibility?</i>
<p>Rosedale Affordable Housing</p>	<p>Additional comments on the project were:</p> <ul style="list-style-type: none"> • <i>The NIMBY-ism on this project was shame-full.</i>
<p>This is My Neighbourhood (Capitol Hill)</p>	<p>The top voted up findings were:</p> <ul style="list-style-type: none"> • Confederation Park is a community asset • The desire for active connection improvements (walking/ biking) in Capitol Hill. • The desire for more community facilities (rinks, gardens) in Capitol Hill. • Need for traffic-calming measures in Capitol Hill <p>The top voted down findings were: None</p>

What did we do with your input?

All data collected through this phase was analyzed by The City and shared with the Working Group. The Working Group and The City came together to prioritize the themes heard from citizens and this information was used to help develop guiding principles.

These guiding principles will be used to help evaluate ideas and concepts as the project progresses. These will also help inform our conversations about tradeoffs and benefits as options are developed.

Guiding Principles

- Maximize the opportunity for people to choose to live in close proximity to varied mobility options that safely and conveniently reach a diversity of destinations.
- Recognize and enhance open spaces, the public realm, the urban forest/tree canopy, natural systems, and the connections between them.
- Foster vibrant mixed-use main streets that support local businesses and are in turn supported by diverse housing options on tree-lined streets.
- Build on and strengthen existing clusters of small-scale neighbourhood shops and community amenities outside of the main streets.
- Enable the creation of housing that fosters accessibility and diversity among people, ages, incomes, and household types.
- Support the ongoing vitality of the Greenview Industrial Area and its role as an important employment area.
- Encourage resilience in the built environment that allows adaptability to a changing society, economy, and climate.

The feedback collected in phase one will also help;

- determine a vision for the area;
- set focus areas to be discussed and analyzed in future phases;
- improve understanding of community priorities and concerns; and
- Identify what project details and educational materials need to be shared in future phases.

What are the next steps?

We will be back in the community for Phase two: ENVISION from February 12 through March 10, 2019. Phase two will include multiple engagement opportunities including a community-wide engagement tradeshow featuring multiple city projects and departments, local pop-up events, targeted workshops and online dialogue.

To stay up-to-date on project details and future engagement opportunities please visit Calgary.ca/NorthHill and sign-up for email updates.

Appendix: Participant demographics

The following is a breakdown of participant demographics from those that responded online and chose to answer these questions.

Community

Capitol Hill	8%
Crescent Heights	15%
Highland Park	6%
Mount Pleasant	21%
Renfrew	18%
Rosedale	3%
Thornccliffe - Greenview	3%
Tuxedo Park	6%
Winston Heights/ Mountview	12%
Other	8%

Owners vs. Renters

Owners	82%
Renters	18%

Longevity in community

Under 1 year	5%
1 - 2 years	10%
3 - 5 years	27%
6 - 10 years	16%
11 - 19 years	17%
20 + years	25%

Age of respondents

18 - 24	2%
25 - 34	12%
35 - 44	30%
45 - 64	44%
65+	12%

Appendix: Verbatim comments

Verbatim comments include all written input that was received through the online events.

The verbatim comments have not been edited for spelling, grammar or punctuation. Language deemed offensive or personally identifying information has been removed and replaced with either (offensive language removed) or (personal information removed).

Values
<p>I moved to Crescent Heights when I lived in Mission and was evacuated by the floods. Crescent Heights was a refuge for me! It offered a combination of inner city life (only a 15 minutes walk to Eau Claire and Stephen Avenue), combined with a neighbourhood feel. Most importantly, I moved to the top of a hill, beside the Emergency Operation Centre! How much safer from floods can you get?! I lived in Crescent Heights for three years and I have such fond memories of my walks through Rotary Park, down the Centre Street bridge, through Prince's Island and back up the stairs on McHugh Bluff. Crescent Heights has the best views of the city and beautiful tree-lined streets. I love the fact that Centre Street North and Edmonton Trail have gone through recent improvements and seem to be becoming trendy areas to eat. On Centre Street, my favourite hidden gem is Tea Funny, Lambda Market, and Shikiji. I love that there are now some other businesses that are keeping with the latest culinary trends (a new ice cream shop, coffee shop, poke place, ramen). Similarly, the food scene on Edmonton Trail seems to be booming, with some awesome classics like Diner Deluxe, Taquiera El Charrito, and Boogie's Burgers, alongside new amazing restaurants like Blowers and Grafton, Tavernetta, Dellor Ice Cream, and Elite Brewing and Cidery.</p>
<p>We've lived in this community for 50 years! Have seen buildings destroyed by fire or abandoned and demolished, many infills, big new homes and more multi-family units over the years. Former mountain views are now obscured by tree growth - a fair trade! Love walking/biking to downtown, Confederation Park, Nose Hill, Thornhill pool/gym/library, North Mount Pleasant art centre. Access to shopping, restaurants, bus lines, playgrounds, churches. Great views of fireworks, without the noise and crowds. Also nice to live above the smog and flood risk, though in truth these affect all Calgarians.</p>
<p>My husband was born in raised in the house we live in. We moved in with this ailing mother a few years ago t help her and love the community. I love how we are so close to everything. I love this area because no two homes are the same. When you go in a new community the houses are squished together and all look the same. I love the neighbours and the businesses in the area. With the green line LRT coming in the future transit in our area will be world class. We look forward to watching our communities grow and change. We love that there is an affordable housing project being built nearby.</p>
<p>I love that this area is full of hidden gem restaurants! There are so many places close by and you don't have to travel down to have really good eats and drinks. Azzurri Pizza, Tavernetta, Burwood, Citizen and Elite Brewing! I love that they are kind of our little secret up here and you don't have to fight the crowds or make reservations weeks in advance and can easily head up for a spontaneous meal.</p>
<p>This off leash dog park by the old Elks Golf Course is amazing! It's hidden away and not high traffic, it's peaceful. Walking through on a beautiful fall day is magical with the changing leaves. It makes you feel like you're outside of the city walking through the hills and natural area. And everyone that goes is just so friendly and talks with each other and makes it feel like a real sense of community. It's great to have something like this nearby!</p>

<p>I love that my neighbourhood (Rosedale) and those to the north of me are on a grid, with multiple routes through when I walk or bike or run or drive. I love the mature trees framing the street like arches overhead.</p>
<p>Things to love:</p> <ul style="list-style-type: none"> - walkability between the communities - uniqueness of the architecture - friendliness of the community - beautiful views from the ridges - trees - established bike routes - local schools - variety of businesses nearby - one of the few areas in Calgary where you can easily live without a car
<p>When I look at this area I have to say I love how fortunate we are to be so close so many great parks! We are very lucky to have Confederation, Nose Hill, Tom Campbell and Rotary Parks all so close to us. We are also super close to the river and the Nose Creek Valley. There definitely is no shortage of great spaces as big green spaces on all sides of this area and these are such a great asset to our communities and should be celebrated more.</p>
<p>I love having easy access to bike routes and pedestrian walks from Winston Heights to the Zoo, Memorial Drive, Bridgeland and the Bow. I love all the mature trees in our neighbourhood and the feeling of community with my fantastic neighbours. I appreciate having easy access to Deerfoot Trail, 16th Ave and the Airport.</p>
<p>Each of the neighborhoods has it's own feel. While there's some overlap in house styles and street patterns, each are unique.</p>
<p>I love the connection to parks and the Renfrew Pool and community centre. The events that are hosted by such committed members are always enjoyable. The toddler and big kid park, the great places to eat in Edmonton Trail, the quick access to East Village and Bridgeland.</p>
<p>Love that the lots in these areas are big enough to support laneway suits. Increasing density while protecting the historic architecture. Would love YYC to follow Edmonton and allow for subdividing lots back to front or pork chopping to increase density. This should be encouraged over tearing down small homes to build McMansions.</p>
<p>We love the established neighborhood. When we moved in we had 6 fully grown trees, including an apple tree we harvest each year. The full size lots allow us gardening room and room to enjoy our yard & patio. It's really quiet especially considering the proximity to major roads. Being innercity Also lets us get around very easily. Nice short walking distance to shops, yet were far enough away if we feel like avoiding the activity. We also appreciate the quiet streets.</p>
<p>I love the mature trees, proximity to downtown and lots of transit options. Since we moved here 11 years ago, we are happy to see more young families moving in to the area. I like the increased density resulting from replacing bungalows with duplex infills and would like to see options for lane homes considered. With increased density, though, it is important have bylaws in place to reduce the inevitable conflicts that will arise with regard to noise. It only takes one inconsiderate resident to destroy a high-density neighbourhood and the current bylaws don't have enough teeth.</p>
<p>I grew up in Altadore, it's a great neighbourhood and have lived all over the City. Our Chiropractor was located in Crescent heights however and we drove to Associate Chiropractic Clinic, on Centre Street at 10 Avenue NE on a regular basis. I loved the accent along the Lions Gate Bridge, across the river, toward Rotary park; that seemed like</p>

<p>a miniature forest from Centre Street Hill. We'd park along one of the treed boulevards and after our appointment we'd walk back and I'd tell my parents I'd live in the neighbourhood one day. I've lived in the area, since 2006, from Crescent Heights, to Renfrew and most recently to Mount Pleasant. I feel more at home in this area than any other I've lived in. The old growth, low homes. Parks and space. It's a beautifully treed, quite safe area. Low traffic, lots of family's and plenty of services. Dog parks official, and otherwise. I truly feel like I live in in a neighbourhood. I've refused to leave the area with every new home I've purchased. In some ways it reminds me of the Calgary I grew up in. People say hello and acknowledge one another when out and about. It's a nice simple place to live. At the same time businesses abound. There are great local businesses, easy access to downtown by vehicle and transit. Easy access to SAIT and U of C. Traffic isn't ever out of hand. Crime is low. I could go on, but I believe I've said enough.</p>
<p>Moved into the neighbourhood in 2007 and when our families needs changed we moved 5 blocks down the same road. Love how there are housing options for every stage and phase of life in a small radius and all with close proximity to good amenities (good schools, pool, skating rink, SAIT train and athletic facility) and walking distance to many other great parts of town. Can't wait to spend many more years here.</p>
<p>I love the community of Renfrew because it is fairly quiet and I love the trees. I have lived here most of my 62 years and we used to call Renfrew the best kept secret. It is a lovely place to go for walks as well. We have access to many shops and restaurants including the ones in Bridgeland. I like the lower density here as well.</p>
<p>We love living in Mt. Pleasant and just had our first child a few years ago. Some of the best attributes are the mix of housing types, great local businesses and restaurants, schools in close proximity, arts and recreation opportunities, and close proximity downtown for work and to Confederation park. I am supportive of the thoughtful new development of multi-family options. Many of them have great designs that fit in well with the neighborhood... especially row homes. Having more residents in the area will bring more vibrancy, help our local businesses thrive, and make sure that schools stay open and well enrolled.</p>
<p>I love how walkable and community oriented Capitol Hill is. We can walk to the hardware store, grocery store, coffee shop, pharmacy, mall, schools, shops, the Jubilee for concerts, Canmore Park, Confederation Park and of course our much loved community centre. On the same day I end up going three times, once for my children's preschool, back for my kids Taekwondo and back again for adult dance classes. Our community centre has plenty of family oriented events that are fun to participate in! And fantastic neighbours!! So many great amenities!</p>
<p>I have been a resident of this beautiful community for 42 years and counting. My plea is to leave our community alone. It's bad enough we have to deal with cowboy builders who put up infills in 3 months with shady workmanship, disgusting row houses, a ridiculous complex built on prime land right across from confederation park on 23rd Ave. The poor family who built their dream home on the park now gets to stare right at a giant complex. I shake my head at how some of these projects get approved. Then I come to my senses and remember that it's all about the almighty dollar for the city. Our community is strong, vibrant and growing. Our hockey rink is cold and dated but I wouldn't change it for the world. Our pool is always busy, record revenues (weather dependent) and people come from all over Calgary to enjoy it. The city has made a mess of the traffic adjustments on 4th street and please let's not discuss the disaster at 10th street and Northmount. (personal information removed) and her finest. And she has the audacity to have a confused look on her face while campaigning after learning she wasn't getting my vote. Stop assuming people want change. I personally pay \$9700 a year in property tax. My voice is never heard. I'm a life long resident. Just leave our beautiful community alone. It's</p>

<p>very near and dear to all of us. Focus your money on the green line or Calgary Next or the Olympics or whatever else (personal information removed) has on his legacy building agenda and please leave our community alone. I plan to be here another 42 years with the rest of my family as long as (personal information removed) stop ruining things!</p>
<p>I used to live in the 'urbs, until the late 1990's, when Calgary became too big to "drive across town in 20 minutes." Faced with the challenge of driving in to work daily to just north of 16th Avenue, I began looking for a place to grow our family, in the heart of the city.</p> <p>I still remember that hot summer day when we first took a stroll along the cool and shady, mature tree-lined streets, just a block off either side of the "transportation corridors" of Edmonton Trail and Centre Street, and after our talk over dinner at the old Mykonos Restaurant, my wife and I made the decision to look for our family home in the community.</p> <p>Crescent Heights (CH) was a community in transition, as the Centre Street Bridge was shut down for over a year for repairs and expansion. It was an opportunity for us back then to move into the community while it was affordable.</p> <p>A good selection of unique housing stock, ranging from tear-downs, to fixer-uppers, to brand-new infills, and even apartment suites provided a lot of choices for any new resident to CH, then, just as now.</p> <p>Public amenities and green-space (Crescent Park and Rotary Park) provide the opportunity to rejuvenate the spirit and calm weary nerves after a long and hard day at work. New and modern playgrounds steeming with laughing and screaming children from all walks of life helps to ground one in the reality of modern city living, and gently coaxes the treasured memories of growing up in this ever changing world. The modern water park (when it is operational) can keep our children occupied for hours on hot summer afternoons.</p> <p>The numerous shops, restaurants and supermarkets within walking distance means we no-longer have to rely on our vehicles as much.</p> <p>Over the years, we have grown up with CH. We have many friends in the community, and still meet many more of our neighbours with peaceful strolls around the same tree-lined streets. Always friendly and helpful, CH residents have helped to make this community OUR home!</p>
<p>This was such a great area to grow up in. Lots of parks and places to walk to. The streets are so beautiful with the older houses that have remained and all the gorgeous trees that line the streets. I am really not sure what needs to be fixed or improved as it is an area that was perfectly planned. The city should have taken notice to provide this type of planning for future developments. There might be problems with traffic, but that seems to be everywhere. The communities of Renfrew and Crescent Heights are so vibrant that there really should be enough homes for everyone not just the people with lots of money. When I grew up there we were just an average family, so there should still be room people with lower incomes. It shouldn't just be for high priced condo's, that are out of reach for most people. I have so many great memories living and growing on 11 ave, and going to school in that area. I know there must be change, but hopefully not to the extend of changing the whole feel of this wonderful area. It would be nice to see buildings with character that fit into there as some of the have been really nice. Not those cold impersonal square boxes that they are starting to building the older areas.</p>
<p>i think that the areas are still relatively diverse in land uses, eclectic in terms of commercial offerings (with small-scale mom and pop shops), very walkable (since they are still mostly planned as grids) , lots of impromptu green spaces/playgrounds/schools/parks, and I believe these are the elements which need to be reinforced and augmented with further development</p>

<p>Have lived in Renfrew for over 17 years and have always enjoyed the mature trees, the old Sandstone Stanley Jones School and corner store, walkability to the Bottom lands and bike paths, the connections to Bridgeland and Crescent Heights. The back lanes are gentle reminders of past eras. I love how the Edmonton Trail businesses including restaurants and shops seem to draw in more people, are getting a facelift, and its nice to walk to those areas from where we live. Places like locally owned Lina's and Plantation are amazing to have in our neighbourhoods. Also love our Renfrew Recreation Centre though it often seems it is over capacity for families and could be bigger and have more offerings of modern drop in fitness classes.</p>
<p>We have recently moved to Renfrew and have already found a number of things to love about it. The tree lined streets, the increasing number of young families and children playing outside, the feel of community with the block party on 10th Ave, the community association, community garden and the number of family focused events as well as the walkability to schools, stores, restaurants, downtown and parks. I would love to encourage and increase the walkability of the neighbourhood especially along the busy roads such as Edmonton Trail.</p>
<p>We love west Crescent Heights because we feel like we are in a small town with a tight knit, diverse, and respectful community full of history, and lively future. We are proud of our community school, the way the neighbours take care of each other, the architectural diversity and proximity to the main transportation corridors. We can walk to many restaurants, though few in our actual community, via the pathways to downtown, Kensington, Edmonton trail. The community is of similar size to the one I grew up in rural Alberta with a school that everyone knows each other and kids can be kids.</p>
<p>I really love the Louise Riley Library. It's one of the easiest libraries to access from the train (in the NW). It means a lot to me that I can get to the library from the train. The other thing I love about this area is the Mount Pleasant Community Centre. I love the Friday Night Swing held there. I do wish it was easier to get to by transit, but am very glad it is there.</p>
<p>I know many of the people on our block and we organize a fabulous Stampede breakfast every year. Trees line our street of individual homes, although many of the smaller houses are unfortunately being replaced by huge, unfriendly houses.</p>
<p>I've lived in Highland Park for 20 years. It's always been a community full of spirit. Nowadays though, people seem a lot less involved in the community. That development they wanted in the golf course really threw the neighbourhood into a mess. I think we need to regain that sense of community and integrate some of the new members who live in the infills</p>
<p>I love living in Crescent Heights. It is a walkable community with close access to downtown and Highway 1. It also has a mix of people (young, old, from all over the country and the world) and housing (low-rise apartments, bungalows), interesting shops, and nice parks.</p>
<p>I love living in Tuxedo. It's close to downtown, where I work and play, but far enough away that my street is quiet. There's a huge variety of shops and restaurants within walking distance and surrounding neighbourhoods, so one only has to venture down the street to try something new.</p>
<p>Highland - 2002 thru 2007 rented whole house Mt Pleasant - 2011 thru 2014 rented whole infill house Present - Own single family detached house. One thing ... ok maybe two :) Please reclaim the highland golf course and turn it into a park / green space</p>

<p>Green line further past 16th ave in the NW. I hate all the parked cars jutting out and blocking my drive</p>
<p>It's easy to see, what does Bridge land, Mardaloop, Inglewood, Kensington have in common. Besides being very expensive to live in they all are full of small local businesses. Let's keep this going.</p>
<p>I moved to the Briar Hill community 7 years ago with the intention of biking to work. I love the neighbourhood. I especially like seeing the gradual development of multi-family/multistory buildings, not just large single family dwellings replacing post-war bungalows. This encourages some retail development (which needs densification to thrive). It's also very convenient to walk to grocery store, banks and coffee shops.</p>
<p>So walkable and bikeable with the grid, so many streets with beautiful tree canopies, so many ethnic food stores, great neighbours, schools and city assets like SAIT, UofC and the hospitals. I'm nervous that investment in Calgary is only for street widening and interchanges - so what will this plan actually influence? Can main streets learn to like bikes? I hope so before 4 Street and Edmonton Trail go ahead.</p>
<p>Please do not change Renfrew. It is a nice quiet neighbourhood. I am afraid that builders will come in and build big apartments and or condos. Traffic is already getting bad.</p>
<p>I love the variety of places and the small neighborhood feel without big box stores... trees, quiet streets, slow traffic</p>
<p>Crescent Heights is a great community! It is established, has great neighbours, people who care for their yards, is within walking/cycling distance of downtown, excellent transit services, mature vegetation, lots of restaurants/services, is traffic calmed, is a safe place to live, lots of property upgrades, etc.</p>
<p>We have been in our home for the last 20 years. What drew us to the neighborhood was the smaller homes, big yards and trees. I understand that density is important but for us, some of what we loved about our neighborhood is quickly disappearing. The infills have gotten bigger over the years to the point where that is all you see. Drive down any street and it is like railroad tracks for all the accesses that had to be built for the 2 new homes where one stood. The infrastructure seems barely able to accommodate this model, with water lines bursting every year. Builders it seems get to do whatever they want, even if it is against city guidelines. On the plus side, location near downtown and amenities, off leash, soccer park.</p>
<p>Great things in Crescent Heights: mature trees, tree-lined streets, eclectic mix of singles, walk-up apartments, infills (nothing over 4ish storeys), south view to downtown, Rotary Park!, Centre Street could be a major focal point for our community. Slope adaptive design (in some spots), stairs connecting to 3 Avenue NE, we have a Community Association building, view of the fireworks, bike and pedestrian path along the hill, access to the river, Edmonton trail cycle path, connection with Bridgeland and Renfrew, a little less busy than Bridgeland, Sunnyside, there are more affordable options for housing, especially for rentals, view of the bridge from Rotary Park, splash park, playground, (need better connections to east and west Crescent Heights though). (Centre Street bridge connection needs some major improvements for pedestrians), transit access, driving up Samis road, the bike path on Samis road, access to SAIT, access to downtown, low rise intensification, century homes, no/few front driveways/garages, opportunities for laneway housing, restaurants on Centre Street, small-town feel with local shops, not major big box, history of Crescent Heights, ability to walk and bike around the neighbourhood safely, the high school, the hill on the east side of the community, Buds, Luke's. The biggest things though are the tree-lined streets and eclectic mix of low rise development.</p>

<p>Yes love the fact that we can walk and meet people at local restaurants. Love having kids and parents walk by and visit with us and our dog. Love to walk to the pool in the morning for lane swim!</p>
<p>I like the mix of housing types and styles in Renfrew. I've heard it called the "missing middle" type of housing - it's pretty high density but without resorting to huge apartment towers.</p> <p>There is lot's of shared green space and a couple of good parks. The city fitness centre/pool/rinks are small but easily accessible. We are reasonably close to most ammenities, although the South end of the community tends to have easier access to Bridgeland than Renfew businesses.</p>
<p>I've lived in many inner city neighbourhoods and am surprised at how few, not sure how to phrase correctly, "urban outdoorsmen" there are in Renfrew. My car hasn't been broken into, the alley is quiet and no needles. The bottle collectors are friendly and respectful. Night and day from Rosscarrock, Killarney and Kensington. I love the secure feeling - although I imagine the green line will change that.</p> <p>Trees and pride of ownership are strong in this community. Can appreciate the need for more R2 but I feel the increase in rentals and cookie cutter infills will hurt that.</p>
<p>Proximity to schools, downtown, river pathway, major transportation arteries, and commercial establishments. The neighbourhood has everything and its all within walking distance. Its the best neighbourhood I've ever lived in.</p>
<p>We have been in Tuxedo Park for a little over a year now and it took some getting used to. Things that we live include the walkability of the area and the trees that are properly maintained. The things that we struggle with is the broken sidewalks, terrible roads due to the development of new homes and their hooks ups requiring the roads be mangled up. I would love to see roundabouts used as a traffic calming measure in the area. In terms of businesses we live the local stores and hope the new economy can support more entrepreneurs. There is great diversity in food offerings and coffee too. Love the small green spaces.</p> <p>Another area of concern is the beautiful old school - this building has such potential for many things for our community and it sits vacant and derelict looking. We need to do something with this I'd like to see a town hall for some brainstorming.</p> <p>Also what is with the streetlights? I have never seen so many that are burnt out it's crazy and particularly frightening near Tuxedo Park/School for the reasons above.</p>
<p>We chose to live in Highland Park over 30 years ago because it was centrally located with easy access in every direction. We were also able to buy a very reasonably priced small bungalow on a large lot, on which we enjoy gardening. We have good, friendly neighbours with whom we interact regularly.</p> <p>The neighbourhood was reaching a tipping point about 10-15 years ago, with a decline in the old houses. Since then, infill redevelopment has kicked in and accelerated, and although the new housing is modern, it is also much larger on much smaller lots. It is also much more expensive. As a result, the community now has an eclectic demographic and socioeconomic mix, but is also generally becoming less affordable for lower income people with the increase in house and lot prices.</p>
<p>My wife and I purchased our first home in Renfrew in 2015 with the intention of starting a family. Together, we now have two young children – (personal information removed). In the first three years living in the North Hill region, we have admired the diversity of people in the community. We are a short walk from Chinatown, East Village, Bridgeland, SAIT, and a wide variety of restaurants from an array of different cultures.</p> <p>I appreciate the safety and sense of community within my neighbourhood. I am able to</p>

<p>explore the surrounding neighbourhoods with my young children without the fear of exposing them violence and drugs. I am very glad that the recreational use area for cannabis was not approved next to the main park in Bridgeland, which I frequently use with my family.</p> <p>I appreciate the amenities available in the area. My family and I frequent the Calgary Zoo, Telus Spark Centre, Prince's Island Park, and the numerous children's parks in the area. We regularly walk and bike down the hill to East Village where we explore Fort Calgary, Inglewood and use the bike paths along the river. We also go for family walks around the Crescent Heights area and use the hockey rinks in the winter in Renfrew and Crescent Heights. I do, however, find that the one major downside in my area is the lack of a quality community recreation centre. I have been to the Renfrew Community Centre pool and gymnasium and have even participated in many of their programs for myself and my family, however, this recreation centre does not quite meet my needs. I am noticing that my family and I are frequently leaving the community to use recreational centres elsewhere in Calgary such as the Village Square and Southland Leisure Centres. I believe that a top tier region like North Hill deserves a top tier community recreational centre.</p> <p>Overall, I love the community and I look forward to seeing the direction it's heading.</p>
<p>I love being able to access the city so easily, getting to parks, the river and the downtown core. I am happy when I see the preservation of older buildings and their incorporation into newer urban areas. Old growth trees and quiet residential neighbourhoods are balanced with shopping and services for daily living.</p>
<p>I love the established feeling of my area. The homes, parks trees and schools make my area. As well as the sports complexes, community buildings and art centre. I love the boulevards lined with trees. The people that live in this area are content, happy and friendly. No matter where I am in my ward I feel like I'm home. My ward is not an area of the city but a community, my home.</p>
<ul style="list-style-type: none"> - Quick access to the downtown core and major north/south and east/west arteries - The mature trees throughout the area - The large green spaces and parks in and surrounding the area - The potential for a "main street" hub on 4th street NW
<p>Winston Heights - a sleepy little community with two golf courses, bike paths, parks, community hall, easy access to 16th and Deerfoot, close proximity to downtown and a very good Elementary school. City of Calgary in their wisdom decided that this was too good to be true and felt this was a great place to add some tax dollars so designated Edmonton Trail a Main Street so they could rezone it for 6 - 8 story buildings along the route. This not only ruins it for the good people who lived here, some for 50+ years, but increases traffic, crime and density. Thank you City of Calgary and our well-paid Counsellors for ruining yet another fabulous little community.</p>
<p>Renfrew is a changing, living space, with families outside playing, amazing restaurants and services, young people sharing houses, and elders walking their dogs.</p>
<p>I love the mature trees and character of Renfrew. The houses aren't too close together and you have an actual yard. However, I'm disappointed with the number of side by side infills that are just block housing with the character.</p>
<p>Our street is like a village, where we know and enjoy everyone.</p>
<p>Born and raised Calgarian, I've seen the city grow and change for the last 40 years. All my life I lived in the burbs and thought for sure that's where I wanted to be until my golden years. My husband and I one day decided to check out some homes closer to inner city. Our top 2 choices were Altadore and Tuxedo. After checking out multiple homes we</p>

ended up finding a beautiful duplex in Mount Pleasant where we have lived only since Aug 2018. We chose Mount Pleasant because we ultimately wanted to stay in the North part of the city. It's only been 3, almost 4 months and we can already say we are in love with this neighbourhood! Everyone we have encountered is friendly, our street (4th St) is beautiful and the homes are all unique. Some old some new and all different styles of homes, not to mention all the tree lined streets make for an interesting walk or bike ride every time. We love the bike path right next to us and of course how accessible everything is! So many nearby restaurants and local shops to check out we are never bored. Every week we discover new places to eat at within minutes of our home! This was our first Halloween here and we were unsure of how much candy to buy. Well we ran out by 7pm! So many families. Almost every house on our street was decorated. It's easy to see everyone takes pride in their homes and their community. We love being closer to inner city without being too close to all the noise and hustle-bustle of downtown. Downtown is now a short walk, bike or Uber drive away. We were already living an active lifestyle before moving here but this neighbourhood has definitely amplified it. Living here makes us want to get out even more. We love Mount Pleasant and would love to see it grow but not get too overpopulated much like what happens in the burbs. We love the local businesses around and love the beauty of old and new in the neighbourhood. We love it here and would never move back to the burbs!

While I no longer live in a beloved NW area; I will tell you of my experience with the City where I do live now. I am now a few steps from the new SE LRT bus line. From the second the project funding was available; residents were totally ignored. The only notices and community meetings were hidden and obscure; late one Jan night when it was minus-30C. (Much like the notices for the downtown library were hidden) Business were contacted; but not residents. Our lives were turned upside down- photos shaken off the wall; the road destroyed, and made more narrow- with dozens of heavy equipment and faulty design- even with lost vesicles to hit and run; residents are ignored. The noise, lights and traffic are horrific. Three years of prior phone calls to the city over road issues - were, and still are; totally ignored as engineers and planners pushed ahead with their own narrow minded vision. They just celebrated on 17th Ave this big opening, and not a one resident was contacted or personally invited. Business's were. So although you may feel like you have a say here; don't be surprised if your words, concerns and ideas are ignored.

I love the big lots here and how much you can grow here. My garden is spectacular every year and we get so much enjoyment out of it without having to leave home. Our neighbors are fantastic, always going the extra mile to help each other out when needed. My husband is ill so it really makes my day when I get a hand with snow removal! It's also a very innovative community, we even have an adult playground... Did you know that?! There is so much within walking distance, we've lived here for 15 years now and I can't think of anywhere I'd rather be.

Have lived in Capitol Hill for a decade - selected to be close to work and schools. Was puzzled early on to see people walking in the road, but have come to love that our community is so active and streets (ours anyway) quiet enough neighbours can get together to walk in groups larger than sidewalks can accommodate! We are a beautiful little gem of mixed longtime residents with newcomers and renters. Proximity to great post secondary schools means young people. I love watching our new young renting neighbours get to learn about basic gardening from us, and for us to be collectively inspired by the skills of our 90 year old neighbour!

Biggest challenge with our neighbourhood is the cut through traffic - breaks up the area and makes walking to/from school risky for little ones.

<p>Well connected to adjacent communities, particularly Banff Trail, with shared newsletters, which is nice. Would like to see more infrastructure to attract young families to area - kiddie parks, maybe crossing lights.</p>
<p>Love the small town feel. Local mom and pop busienssss. Lots of strong community members that support them. Interesting businesses you don't find anywhere else.</p>
<p>I love living in north central Calgary. Quick and easy to access to all areas of the city. There are lots of options for getting around. I love the age of the trees in the area. I love that I can bike year round. I love being able to walk to get groceries. Great transit access as well.</p>
<p>Regal Park is a little community tucked into a cute neighbourhood at the centre of a world class city. I wanted to live in Regal Park because it's close to downtown, restaurants, coffee shops, the train, transit, my work, BUT it feels far enough away from the business of downtown that when I cross the river, I know I'm heading home. I love that I can have a garden, and live in an affordable space.</p>
<p>Crescent Heights is close to everything - walk to work, great restaurants a stroll away, even beautiful greenery and family friendly parks (dogs are family :-)). But the best thing about the area is that neighbours know and look out for each other. We shovel each other's snow, we stop and chat on the corner, we gather on the street for neighbour night drinks. By not flooding the area with high density housing, we've managed to keep a neighbour feel and keep attracting young families.</p>
<p>I love my neighborhood and seeing it transform over the past 6 years since I've moved here. The densification is done mindfully and the businesses around them are doing well. If you build it they will come. Adding parking on Edmonton trail in Renfrew is making the area have a Kensington like feel. Seeing new townhome complexes, garage suites, apartment buildings with businesses in them and the plans for COOP are all very exciting and will bring a youthful vibrancy to the community but also provide more places for people to age in place. I love the ease of access to anywhere in the city and the joy of having a ten dollar cab ride to downtown!</p>
<p>I love where these communities are going with varied housing options, moving away from expensive single-family monopolies, while retaining the existing old growth green canopies. As the retail and restaurants on Centre St., Edmonton Trail, and 16th ave are slowly upgrading and modernizing it's becoming a community where you can walk, ride, or transit everywhere, which is why we bought into the neighbourhood. We bought for the vision it's heading towards of density, local services, and transit-oriented community (all with a 90 year old apply tree in our backyard) vs. the single family low-density model of the past.</p>
<p>I love how centrally-located and close to downtown Renfrew is without being too affected by the frenzy of urban living. We have some beautiful green space and many types of amenities right in our neighbourhood.</p>
<p>We have lived in this community for 30 years. I love it. There is a diversity of living accommodations and a diversity of people, old and young, families and singles, and lots of dogs. People are friendly, people are out, this is a walking community not a commuting community I believe there is great opportunity to belong. I want to keep the diversity and ensure that there continues to be single family homes as well as multi family residences. My favorite meeting place is rotary park full of dogs and great conversations. We are attracting more unique restaurants and businesses making this a great destination and destination I feel fortunate to live in.</p>
<p>We have lived in Renfrew for about 8 years and love how it's evolving to be a bit more clean cut but still retain a trendy quality. We are excited to see the improvements on Edmonton Trail and hope to see more new buildings which fill in empty lots or decaying</p>

buildings. We love that there are trendy independent restaurants and shops. Being able to walk downtown to work or cycle to East Village is wonderful. We love the trees and friendly neighbourhood vibe, plus proximity to alternative schools, swimming and shopping
I love that this area is inner city, yet has a major watershed going through it from Nose Hill all the way to Nose Creek. This corridor, used by humans and wildlife for millenia, would have connected Nose Hill to the Bow River and Elbow River systems and been a part of human travel for time immemorial. I love that this link to our past was commemorated in the restoration of the watershed in Confederation Park to celebrate Canada's centennial, and that the rest of the watershed perhaps awaits consideration for commemoration of reconciliation and acknowledgement of this area's much longer history.

Improvements
City of Calgary attainable housing program homes in the area. Home prices are being driven out of renter families living in the areas reach.
A greater sense of identity is needed. I now live in Bridgeland and there is more of an emphasis on community improvement projects there.
A local (maybe boutique?) grocery store that people could walk to would promote a walking lifestyle in the neighbourhood.
The restaurant scene around Crescent Heights is booming but there are few retail stores to browse. Shops would encourage a walking lifestyle
I don't like that Centre St and Edmonton Tr feel so busy with cars. Doesn't make me want to walk around. Beautification projects would help.
More public art (eg murals), flower planters, and neighbourhood banners, etc would give the neighbourhood more character.
More violence as owner-inhabited housing gives way to a more transient renter population. Traffic and travel times have gotten worse.
There are numerous streets in all these communities that have no sidewalks or only a sidewalk on one side of the street. Needs to improve.
Can we stop w/ the diatribe that renters = lesser human beings & are all somehow violent criminals? Not everyone has \$100k down payments
Sidewalks are in terrible condition all throughout this area and are just far too narrow. This can't be safe.
There are too many vacant lots on the north side of 16th Avenue. More development with retail below and residential above would be wonderful
There should be a transit shuttle that connects Renfrew, Bridgeland, Inglewood and Ramsay directly. This corridor needs to better connect.
Back alley and back yard prowling is a concern. It needs a broader community engagement to discourage it.
What drives me nuts is an attitude of entitlement. Rich people think our community should be restricted to other rich people in big homes
Need more small retail/coffee/dining in areas like north Capitol hill area
Connect the bike infrastructure and put priority on walking, cycling, and public transportation. Driving should not be encouraged.
As grocery store in the lower areas that IS NOT boutique. I need to be able to stay within my budget to feed my family.

Repairing sidewalks and stairs so they are wider and more accessible. Promoting more walking and exploring of the community.
Ecologically conscious development. Development will happen but please preserve what is here. The big trees & "urban wildlife" is loved here
Preserve the existing trees and flora, don't allow full lot housing to maintain the character of the area. Require parking with new builds.
I would like to see Edmonton Trail go on a "Road diet". This is what I'm talking about: https://www.youtube.com/watch?v=Rs7jHvh7v-4
Speed bumps in the parking lot and speed cushions on 13th in front of the sports complex to stop the hockey bros from speeding through.
Higher density in the inner city is great but I do think some of the infill architecture is becoming very "cookie-cutter".
Would definitely like to see residential speeds reduced. Tired of cars racing down our small side street to get to Edmonton Tr.
Better snow removal would be great. The roads had 30cm deep ruts in some areas. People who don't own 4wd vehicles had a lot of issues.
From a property tax perspective, there is no incentive to re-develop. I built new = 6x property taxes for the same service level from City.
Less modern designs, need controls for more traditional designs. Do not allow anything more than R2 on single lots.
More amenities in green areas to support recreation for a growing population. Mt. Pleasant Arts center field for example.
Better bike infrastructure... there needs to be a better E/W connector for cyclists. 20th Ave can be busy and scary for riders.
The city has far too many indoor recreation facilities and is building more while we fail to properly maintain parks, diamonds, pitches etc.
More trees. Some trees are nearing the end of their life span. Many of there are on city property near the road.
The City needs to develop a series of Announcements (or Community Moments) to discourage social disorders and enforce bylaws in public space
East-West connections need to be improved to ensure the continued quality of life for residents, especially during rush-hour periods.
City should practice what it preaches - lower mill rates for established communities. These old houses have paid more than their fair-share
De-designate Edmonton Trail and Centre Street as "Transportation Corridors." Remove the uncertainty to encourage re-building and renewal!
Encourage new / redevelopment of the commercial uses on Centre Street. Plan for additional public parking to support local businesses.
Why combine these very different communities into the same mix? They have own identity, unique, different, vibrant, challenge & opportunity
Reduce the potentials for conflicts, flash-points, injuries! Why put bike and cars on the same road? Separate them and keep everyone safe!
Common sense has to prevail, and help build your community. Report crime in progress is the best way to discourage these behaviours. Report
Provide enough site parking to support commercial businesses. They will not be able to survive on the local resident and traffic alone!
Discourage cut-through traffic on local streets. Dangerous to pedestrians and children, and are accidents waiting to happen. Education!
Stop making changes to a perfectly good neighborhood. Stop tearing down old houses that havr character to replace them with condos.

Continuity of pathways, sidewalks, (bike sharing pathways) to promote pedestrian accessibility.
More Highrise building, residential for Seniors and even shopping of course security
Teach my neighbours about what "growth planning" is and that it's not about things like adding more parking & snow removal.
Can we de-pave some streets with lanes or big intersections like Rupert/Richland? Streets are liabilities; trees & rain gardens are assets.
More support for businesses on Edmonton Trail e.g. Making the areas near shops and restaurants safer and more comfortable to walk.
Prioritize Edmonton Trail to be pedestrian friendly and attract people to the businesses that are developing both in Refrew and Bridgeland.
The community is short of active police and bylaw enforcement.
Sidewalks need repair. Some older communities have new sidewalks but ours continue to fall apart. Keep the good walks, but fix the hazards
Get rid of the red light district. We are zoned for 2 pot stores, but 40plus sex trade facilities are ok. Business diversity is healthy.
Overhead crosswalk. Please. Too many accidents, poor visibility.
bike lanes needed on 20th ave
I can't say enough good about The King Edward School Development (cSpace) in the Marda Loop area. Similar developments would be awesome.
Old golf course area in Highland Park needs to be converted to a green space. We need a beautiful space that children can walk to.
The bike lanes share space with cars in many places which is dangerous. Older houses are replaced by ugly, gray, huge monstrosities.
Please create better bylaws to protect healthy trees from the bulldozers when old houses come down.
New houses going in should have garages built into the house within the footprint of dwelling - leaving more green space on property.
With densification comes more traffic and cars. Can we plan/build communities that encourage people to leave that lifestyle behind?
Allow secondary suites and laneway housing to increase density without destroying character. Make Edmonton Trail more pedestrian friendly.
There is a lot of tension between older homeowners as infills. The proposed golf course development is horrifyingly bad
Massing with a lack of green space. Continued decay of sidewalks and curbs. Reduce residential speed to 30 km.
Reduce residential speed to 30 km . Sidewalks and curbs decaying. Massing of residential homes, losing green space and trees around homes.
no adequate/safe pedestrian/biking route to local king George school. sidewalk and crosswalk to cross busy 20th ave do not match up :)
encourage nicer development of 16th ave and 4th street, as in your previous vision.
please have developers take more responsibility for all aspects of building in such close proximities. they must clean up after themselves!
please have developers notify the block of an impending demolition so we can protect ourselves from the asbestos and airborne contaminants.
encourage building of more beautiful and lasting structures that withstand the test of time so we do not have to continually redevelop

Advertise (local TV news programs, newsletters) re: the use of roundabouts; who has the right of way. Too many accidents & angry drivers!!
The most pressing issue is development. People are being priced out of the community due to the type of development being allowed.
More services like a grocery store in the community. A yoga studio.
More street events, food, drink, arts, local crafts, etc. and keeping chain businesses out of the areas.
Additional policing to prevent crime
Methods to prevent cut-through traffic
Bike lanes on 20 Ave are so needed - I thought a study was going to start?
Don't sacrifice the trees and other natural features of our communities to push city councils agenda
Streets are in bad condition where infills are tied into utilities. Streets should be fixed to a higher standard where redevelopment happens
I think Crescent Heights residents want all of the benefits of the suburbs which is unrealistic. Densification on major corridors is a must.
Have a better plan to fix roads they tear up when hooking up to utilities. Builders seem to be able to build whatever they want.
New higher density housing developments should be required include three bedroom suites.
Pedestrian streetscape up Centre St north of the bridge, maintain mix of low-rise multi, safer pedestrian and bike connections to tie community together across centre street
separated bike infrastructure to bike up the hill on the edmonton trail side of community.
Public art on 3 Ave stairs
More schools are needed! Additionally, the current schools are old and need upgrading for the safety of our children.
It seems like 13 St, 13a St., Phair Ave, and St Georges drive have been abandoned by the city. Why are these streets left in poor repair?
The connections between Renfew and Bridgeland are poor. Just look at the world's most terrifying pathway between Jamieson Ave and 4th Ave.
There is a LOT of under-utilized green space. It's not park space, it's just grass. Why not put that to better use?
City rules for building houses seems to be randomized every few months. How is one house not allowed to be 3 stories, but the next house is?
There is no GOOD route to cycle from Renfew to downtown (and back.) Screaming down the steep roads trying not to get run over sucks.
Drives me crazy that every older home that comes on the market is knocked down and rebuilt 3 or 4 stories tall. How about renovating instead
Add more commercial businesses and improve existing ones. Create a "Kensington road or 17th ave kind of feel, mix of retail/residential
vacant lots on south side of 16th need to be developed! we need people in our community not weeds.
Broken sidewalks roundabouts 4 traf calming Overhead power lines, burnt out lights, Roads parks High taxes
What I think isn't working is the blanket rezoning. Parking & traffic concerns increase. Also need more local business spots.

Local coffee and business areas people can walk to and enjoy. Have to go downtown or drive somewhere right now.
Adding more 4 condos in one block is causing parking issues as everyone has at least two vehicles.
Slum lords" who rent out older housing and don't keep their properties in good repair. Can make the whole area look shabby.
1) Traffic congestion at Edmonton Tr, Memorial Dr and the Reconciliation Bridge. Two stop lights is two too many! Free flow traffic needed!
Too many older homes getting demolished in favour of cheap duplex/4-plexes. More incentives needed to maintain these old character homes.
I support more infill duplexes and fewer mansions being built to increase density, not excess.
Our bylaws need updating to protect neighboring owners during redevelopment. E.g. damage to mature trees, maintain current sloping/drainage
I think its a shame that Mount Pleasant is largely designated R2. Many of the attached developments being erected are truly ugly.
If you are in Rosedale and next to the wall on 16th you can not build duplexes or condos but across the street you can. Silly really.
16th Avenue in Rosedale is already so loud and has gotten worse over the yrs but noone ever checks decibels because it's over allowed amount
Going up 10th Street NW turning right on 16 Ave NW is a blindspot everyone speeds & almost hits pedestrians.bad accident waiting to happen
Buy out houses next to wall on 16 Avenue Northwest from 10th to 4th. The vibration from road is already messing w foundation integrity
Would like to see fitness become a focus, for example there are outdoor workout parks but the equipment is old and boring.
As inner city, TOD community, it hurts to see bad, ugly & inappropriate development. Density can be achieved without over tall boring boxes.
Keep the trees! Restore and maintain some of the older homes and although I do support development, I donâ™t support overdevelopment.
10th street, Center street and 14th street volume Can something be done to make the commute better on those roads?
There is a lot of homeless and drug users by the Lions Park Ctrain station. I have personally had to call police several times.
Walkability! Traffic calming measures for center street need to improve. Put in a bike path to link center street to downtown.
Improve 16 Avenue NW by having mom and pop shops, fix the sidewalks.
16 Ave NW & 8th Street NW light should have police presence or cameras a few feet after light. People speed through the light & squeel tires
Bike path along 16 Ave NW
Traffic calming measures between Centre St and 4th St. I'd love to see the fire hall on 4th St moved closer to 16th Ave.
Traffic and noise from the airport are my greatest complaints. People take the 8th ave overpass very fast at night and itâ™s very loud
Crossing Edmonton Tr and Centre street is dangerous. More regulated crosswalks (lights!!!)
Would love to see north of 16th ave better connected to south for pedestrians and cyclists. Perhaps more dedicated overpasses?
Please plant more canopy trees.

Increase control and thought about new homes being built. 3 Stry "McMansions" aren't appropriate, destruction of character homes and trees.
16th Ave has HUGE potential to become better. All buildings are gross and decrepit with useless tenants. CREATE SOMETHING, mom and pop
Addiction center in middle of the Renfrew community needs to be moved asap. These type of facilities should not be in the residential area.
Sound proofing wall on south side of 16 avenue (north side of Renfrew dr is terrible and and not long enough to protect from traffic sound.
I find the roads terrible along Center street , Edmonton trail . There is allot of old homes that probably require structural revitalize.
Allowing monster-sized infills under current RC-2 zoning while preventing considered multi-unit residences.
RC-2 zoning within 400m of major transit hubs (ex: Centre & 16th) is not aligned with transit-oriented development and density.
The pedestrian realms on Centre. St and Edmonton trail are abysmal. They should be similar to Kensington Road not highways.
Hwy 16 bifurcates these communities. With the ring road in place 16th Ave should be turned into a smaller road through our communities.
16th Ave should be a landscape for people, not cars. It should be decreased to one through traffic and one turning lane in each direction.
The city needs to address slum landlords that don't upkeep almost century-old bungalows in the neighbourhood. I'd take density over decrepit
Green spaces are not used to their full potential. More benches, bushes and terraces could be installed to create a meeting space for people
16th and Edmnt Tr need to be given back to pedestrians & turned into pleasant areas for residents. Noise levels are particularly bad nearby.
More thought should be given to overall design of 16thAv. It is a huge eyesore in its current state & many buildings are decrepit.
Not enough traffic-calming measures esp. around 30km/h-zoned parks near 16th. Cars speeding through, skipping stop signs to make the lights.
On-street parking is being abused all over. More permits should be allocated to decrease the amount of non-resident cars on the streets.
Bike lanes on 16th and 20th avenues desperately needed.
Several vacant lots on 16th need to be developed asap and billboards removed, they cheapen the look of this major transit avenue
We need more done to 16th Ave NW to make it a less hostile place to walk, bike and shop. Parking lots need to be placed at rear.
20th Ave NW the length of North Hill needs a cycle track desperately! Bike and car separation is critical for families to feel safe on bikes
Reduced speed zone in the whole community. Lights on cross walk on Meredith road and Edmonton going south
The green line needs to be built but hopefully it runs underground all the way to Beddington. Centre street is tight as it is.
The green line won't be buikt for decades. Commuter rail for outer suburbs so traffic from far away won't clog the streets
Reduce crime and improve traffic in the area Have new infills have their own parking and not rely on street parking
16 Avenue and Centre Street need a major facelift with more vibrant development and interesting businesses.

20 Ave is a high traffic road & alternative to 16 Ave. Need to put bike lanes or cycle track on one of the roads to the north like 24 Ave?
I don't think the city has faced the fact that keeping services for the homeless conflicts with making this area safe and welcoming
The largest burning issue in my community is the 10 000 year old valley/watershed at risk of being destroyed for a condo complex.

Focus Areas
Further developing a main street feeling on Edmonton Trail
Water issues and present proposal is out of whack with existing community.
Edmonton Trail needs some major revitalization, there are some seriously old run down buildings that have to go and aren't a good gateway into the communities on the east and west. Bump up density all along I'd say 6-8 storeys. Lots of retail on the street. But keep some of the quirky stuff like Tavernetta. The Elite Brewery building is a great example of new. Need a blend of old and new to keep character.
The intersections of both 16th and Edmonton Trail and Centre Street need some work. How many gas stations could we possibly need on these corners? We need better development here. Driving through these areas makes it look like slumsville but when you actually go into the communities they are beautiful and these entry points don't highlight that. No more gas stations and decrepit single story buildings.
The old trailer park property is a perfect opportunity to plan an improvement project for the Winston Heights-Mountview neighbourhood.
Highland Park Golf Course. A big target, so I'm not sure I marked it appropriately. Should remain green space.
Bigger buildings and more people makes sense here now the trailers are gone
When is the coop being rebuilt. I think this is a good project that should move forward
More residential/retail buildings and fewer vacant lots, pawn shops, auto-body shops along the north side of 16th Ave
High-rise apartment/office buildings with retail amenities on the ground floor, like supermarkets and bookstores!
Edmonton Tr. (between 8 and 16 Ave.) would be great as more walkable business development (similar to Kensington)
This intersection is already too busy with school drop-offs. The convenience store is great, but the area doesn't need anything else.
Keep going with making 1st Ave a walkable shopping area!
Retail/service/multi-unit density along Centre Street would encourage pedestrian traffic, and would be consistent with its use as a transit corridor.
At Midfield Park, we should follow the traditional city pattern of really narrow streets and 3 to 6 storey walk ups. We could go taller along 16th but that would cast shadows on the walk ups. Nathan Lewis describes it well: https://newworldeconomics.com/how-to-make-a-pile-of-dough-with-the-traditional-city-7-lets-bulldoze-a-big-box-shopping-center/ https://newworldeconomics.com/how-to-make-a-pile-of-dough-with-the-traditional-city-10-lets-bulldoze-a-big-box-shopping-center-2-no-seriously/
Neighbourhood - Limited or Neighbourhood - Low Rise would be appropriate on 8th, esp. across from the school and the community association. A fine-grained approach of narrow

<p>townhouses with ground floor entrances would be best. This would be an ideal place for Calgary-specific brownstones. Then we can fix 8th Ave (and other) streets. We could widen the boulevard so we can plant street trees, narrow the street with a bike lane, add angle parking, or maybe combinations of all three.</p>
<p>Crescent Hts has already given way many blocks to multi. Keep the variety of house options</p>
<p>This building is totally empty on the main floor, more shops and less boutique fitness ! Perhaps a community centre</p>
<p>This busy (cars) street should have commercial space. New buyers for housing is hard to promote here because of this. Commercial buyers would probably line up.</p>
<p>Huge space for high density residential/commercial mixed use on east end of north hill mall. Mountain and city views when up high.</p>
<p>Half of this area could be fenced for an off-leash area. Mount Pleasant doesn't have any safe off-leash area within walking distance since the Queen's Park location was "un-fenced" a few years ago.</p>
<p>Make part of Confederation Park off-leash - perhaps along the creek or during certain times of day only (similar to Central Park in NY).</p>
<p>20th Avenue is a faster way to travel than 16th Avenue (fewer lights and easier to turn on to 14th Street southbound) but the development on 20th Avenue is primarily single-family home. Change the traffic or change the zoning.</p>
<p>Would like Neighbourhood and Community Mid-Rise along Centre Street.</p>
<p>Lots of opportunity for mixed use development near Tuxedo Park park using abandoned school site.</p>
<p>Big opportunity to make better use of space where old Sears and huge parking lot are</p>
<p>Loving the short condo buildings going up along 17th Ave NW that back onto 16th Ave - the block the traffic noise, increase people in the community and look nice, also lots of the older properties that back onto 16th were quite rundown.</p>
<p>good views, pathway access, currently not used</p>
<p>Would prefer to keep the present single lots single or no more than R2</p>
<p>Good Place for neighborhood low rise or mid-rise</p>
<p>Within 1 immediate block of 4th ave on either side is a good place for row houses (neighborhood limited category)</p>
<p>Anything beyond one block away from 20th ave or 4th street should be kept for single houses or duplexes only.</p>
<p>More amenities could be added, but not an off-leash park as it precludes any other uses (ex. used a lot for kids soccer currently)</p>
<p>16th Ave / Hwy 1 is a major thoroughfare and needs rigorous standrds. Thousand of Albertans and others see this part of Calgary on their way to the mountains etc.. There is need for greater parking requirements and a mix of green space.</p>
<p>A pedestrian overpass to link east and west Crescent Heights would be beneficial. Lots of people walk to work, but hold up rush hour traffic to cross the street. Unsafe, and inefficient because it stops traffic and cause congestions.</p>
<p>A pedestrian overpass and "community gate" would be appropriate for here. Reduce traffic hold-ups, enhance community identity.</p>
<p>This double pedestrian activated cross-walk on both north and south side of 8th avenue needs to be rationalized for safety reasons. Make the walk on either north or south side, not both sides! It's a safety issue, as a lot of drivers are not even aware that people cross on the south side of the Avenue also. I have seen a lot of close calls here on this busy</p>

<p>street. Drivers look for the marked cross walk, but never dream of having two on the same intersection. Maybe make it into an all-way X</p>
<p>Neighbourhood - Limited or Neighbourhood - Low Rise might be appropriate on 8th, alongside Stanley Jones. Might also be a good place to incorporate some local retail or a restaurant. This could help bring some of the vibrancy of all of the shops along Edmonton Trail and down in Bridgeland into the community.</p>
<p>16th and Centre seems to be the most logical area for development with new LRT and intersection of heavy traffic routes...ideally community mid rise mixed use to retain the "feel" of the area</p>
<p>This pocket park is the perfect place for laneway suites. The park would become the neighbourhood's backyard and balconies facing the park would make it easy for people to keep an eye on the park. Subdividing the lots for duplexes ignores local context, which is why Renfrew needs local growth planning. If there was ever a case for 'as of right' laneway suites, this is it.</p>
<p>Something special should be done around this pocket park so it becomes the neighbourhood's backyard. It could be kept as R-C2's density but requiring laneway suites instead of subdividing for deplexes. Balconies could face the park so people can keep an eye on the park.</p>
<p>6th St from 16th Ave to 8th Ave would be a good place for Neighbourhood - Limited. Fine-grained, row or town homes or small apartments (for example, two or three couples could downsize and build a home on a 50 foot lot with an elevator and a floor for each couple). The street is wide and rarely used for parking, so why not add some incremental developments here?</p>
<p>Russet Road from 16th Ave to 12th Ave would be a good place for Neighbourhood - Limited. Fine-grained, row or town homes or small apartments (for example, two or three couples could downsize and build a home on a 50 foot lot with an elevator and a floor for each couple). The street is wide and the west side is rarely used for parking. Seems like a good place to add some incremental development.</p>
<p>9th and 10th Avenues have well cared for century homes that need to be preserved. Could the density be increased? Probably but only in ways that preserve the street front (laneway homes, secondary suites etc), not through lot consolidation and mid-rise buildings. One of the strongest reasons to upzone larger residential streets in the area is to preserve these streets' homes.</p>
<p>The four century homes at 10 Ave and 4th St NE should be preserved. Due to their size, they already have a higher level of density than other parts of Renfrew. One of the strongest reasons to upzone larger residential streets in the area is to preserve character homes like these.</p>
<p>A community - High Density structure of Mixed Use development would be good for the old Brick site here. Combine that with a public plaza in front, and an entrance into the underground Greenline LRT station at 16th Avenue, this can become a focal point for the final revival of the 16th Avenue corridor. Make the big assembly of land is available to the highest bidder with a good public space component. With good public transit options, and easy access for vehicular traffic, it will be a prize</p>
<p>A Community - Centre Mixed Use development of upto 10 storeys in height would help to define the south end of the 16 Avenue station. Combine the entrances on opposite side of Centre Street as an underpass to cross the road. Finally, wide sidewalks with seating options to encourage public use of the space would help to bring vibrancy and vitality to the community.</p>

<p>This section of 4th street is only "busy" because of cut through traffic. Any further development should be minimal and should have appropriate parking or traffic congestion would be unbearable.</p>
<p>Improve Edmonton Trail so that pedestrians feel safe walking along the street and crossing the street. Add commercial business and improve the streetscape to attract people/business and have a feel of Kensington, Marda Loop or Inglewood. Also Edmonton Trail is key in connecting Crescent Heights, Bridgeland and Refrew to the developing East Village, the new Loblaws being built as well as the new Central Library. Why not make this road safe for families to use to bike and walk to these attractions</p>
<p>Can we please improve the crosswalk at 11 Ave and Edmonton Trail? I have witnessed numerous close calls with adults and children crossing Edmonton Trail. I have also experienced numerous close calls including 2 accidents that occurred while cars were stopping to allow me to cross with my kids. With 4 lanes of traffic it creates a dangerous scenario as one lane of traffic stops but the other lane does not and drivers do not see the pedestrian due to the cars that have stopped.</p>
<p>Please tear down the massage parlours, we don't need 40 of them</p>
<p>Please redevelop melody's. All night nonsense at a good location for a cafe/community gathering area.</p>
<p>bike lanes needed</p>
<p>although 20th Ave is busy for traffic. it is not appropriate for multi use or apartment style buildings</p>
<p>Redeveloping the golf course would completely change the character of the neighbourhood</p>
<p>Empty lot and an eyesore at that right across from the parking lot!</p>
<p>This parking lot is a mud hole. If it was paved I think it would encourage people to take transit more</p>
<p>Would have been nice as a park extension of Confederation Park not as a tax base!</p>
<p>There is a large concrete pillar that displays the businesses in this lot. This is very dangerous for cars turning left out of this lot. I think removing it and installing a metal pole or something less obstructing makes sense and improves safety</p>
<p>Development should be confined to major thoroughfares like 16th Avenue, Edmonton Trail, and Centre Street.</p>
<p>Development should be focused on major streets like 16th Avenue, Edmonton trail, and Centre.</p>
<p>Development at 40 and centre but not a Tim Hortons. The drive causes so much problems.</p>
<p>no left turn signal light</p>
<p>Mixed use medium density</p>
<p>The sidewalks for pedestrians notably on the west side of Edmonton Trail need to be "enhanced" or widened. Perhaps, a minor setback could be put in place from 16 Avenue to the south.</p>
<p>Prohibit westbound through traffic on westbound 8 Avenue NE at Edmonton Trail. Only allow the westbound left turns and right turns.</p>
<p>maintain neighbourhood limited (up to 4 storeys) in this area. the mix of housing is great already.</p>
<p>some 6-10 storey development along centre street with required retail.</p>
<p>we need a safe way to bike up this hill - maybe some infrastructure on 3 Street? Edmonton trail is not safe to bike up.</p>

Up to 4-story buildings (think Brownstones, not apartments) make sense where there is no houses to the North. We have short enough days in Calgary without casting huge shadows on our neighbors!
Build up (4 story brownstones) South of the green spaces.
This is probably the sketchiest corner in all of Renfrew. Can it be cleaned up somehow? Should business access be from the back since the front doors are about 4 feet from high speed buses right now?
Higher density South of the greenspace makes sense.
Lot's of opportunity to build taller South of the park and rec centre.
With the new Co-op plan happening right across the street, it would make sense to put the mostly-empty lots on the South side of 16th Ave to good use. How can we create great connections between Winston Heights and Renfrew? Need something better than the current crosswalks.
The intersection here was made smaller a while back (which is great!) and created a new potential building lot. The city should sell this so someone can build some homes on it, instead of leaving a big empty patch of weeds and grasses.
Allocate funding to create a mountain bike/bmx skills park here. Every town in Western Canada seems to have one except for Calgary (and the one in Fish Creek doesn't count - that's in a provincial park built with volunteer labour and donations!)
This not-park chunk of land between Tom Campbell's Hill and Bottomlands could be put to much better use. It's mostly used for illegal camping right now.
This could be a prime chunk of land for development, but don't isolate the Winston Heights side from the Renfrew side. How can we form great connections between the two communities?
The new trails along this hill are great! We need much more of this type of not-park-but-still-greenspace development.
This is our only connection to Mayland Heights, and it's pretty scary crossing on a bicycle. Can it be improved? Can the sidewalk on the North side be widened to make a 2-way cycle track?
Awesome place for a 3-5 storey commercial/residential development that could be a community hub.
Better local businesses for groceries, etc.
Multi family housing along Centre Street close to 40th Avenue
Develop as improved parkland and stormwater management ponds, as per preliminary recommendations of the Confederation Creek regional drainage study
Opportunities for increased density along 40th Avenue
A cluster of tiny houses could replace the trailer at the corner of the intersection of 12 Av and 6 St. Could be something like Homes for Heroes is proposing elsewhere (https://twitter.com/CBCScott/status/1062048627768651783). -It's a short walk to Co-op. -The bus stop is at the corner. -Lots of green space nearby. -It wouldn't threaten the historic Rutledge hangar. -Beats the spot in East Riverside they've considered.
When the community association's hall has reached the end of its lifecycle in 2030 or 2031, the City will build something with more than one purpose (because it's the new policy). Being at the heart of the community, by the school and park, I hope it includes a daycare and before and after school care. It could have housing (up to 4 storeys tall). Might be a spot for units above so seniors can stay in the neighbourhood and avoid stairs.

<p>Industrial in the Greenview area makes little sense in today's date! I think residential and or a food corridor or retail would be better options even parks :-)</p>
<p>Small store front development from 26 Ave NW to 22nd Ave NW along 4th Street NW. -Community Natural Health -Holistic drug store -Yoga studio -cafes</p>
<p>Less development in Confederation Park. I am finding picnic garbage every time I go out for a walk in the park.</p>
<p>The parking lot in front of The Block restaurant needs to be developed into a culdesac of small storefront businesses. Currently, its too disconnected from 4th Street.</p>
<p>The old Sears is perfect for affordable mixed housing.</p>
<p>Sewer need to be fixed here. it always clogs up and floods the sidewalks.</p>
<p>De-pave 2A St north of 14 Ave. Turn the street into a park. No through traffic and both sides of the street have back alleys so the street is not needed for parking. Plant trees and gardens and put up benches and a bike and pedestrian path wide enough for emergency vehicles.</p>
<p>Great place for some public art at top of 2st stairs. Very little public art in Crescent Heights. Would complement view and popular photos of the river valley (Peace Bridge) and downtown.</p>
<p>Building an outdoor calisthenic fitness park at the base of the McHugh Bluff stairs always made lots of sense. People workout on the stairs and then do push ups and sit ups there anyway, might as well get them off the bike path.</p>
<p>Need to formalize the bike path between 2a St on 11 Ave SW and 9 Ave SW. Right now, it goes through a parking lot without a sidewalk, then turns into a narrow walk path, only to then spill right into a street without a sidewalk. Who wants to walk right into a street? Makes sense to have a pathway all along 2 st until the McHugh Bluff!</p>
<p>Great place for a community garden!</p>
<p>Crescent Heights has no city owned recreation facilities (pool or fitness) within walking distance but has two curling clubs (North Hill and Calgary Curling Clubs). Can we convert one?</p>
<p>I would love to see this street de-paved. It would add to the walkability and beauty of the area. Both sides of the street have back alleys and it is already blocked off at the end so it would be simple to convert to a park with a bike path, walkway, and benches. I saw it done to streets in Vancouver and it was awesome.</p>
<p>Whatever happened to the idea to put up outdoor fitness equipment here? It is the most likely place in the whole city that it would actually get a lot of use.</p>
<p>Higher density housing needed</p>
<p>Need better pedestrian safety!</p>
<p>Better pedestrian safety</p>
<p>I think there's opportunity to do something really cool in the Greenview area. Make it more of an innovation area with lofts and live/ work buildings. This is too central to downtown for this area to be pure industrial.</p>
<p>Would love to see a second Barley Belt in this area. Having Citizen and Burwood in this area is awesome, we need more business like this to attract people and activity to this area.</p>
<p>Edmonton Trail needs an overhaul. Too many run down houses that could be replaced with 4-6 storey buildings with retail mixed in on the first floor and improved sidewalks.</p>

There's a great opportunity to do something interesting with the old school site
6 Street would be appropriate for increased density like townhouses etc.
I hope they are able to salvage the development planned here given the water stuff. Would be great to go back to the drawing board and come up with a concept that incorporates more green space, the new pond and high quality development.
32 Avenue makes sense as an area to increase density through townhouse type development.
Please develop this space
It makes sense to improve the appearance of the buildings
https://www.boxpark.co.uk/ Create a hub of shops, food and a sense of community! Mom and pop shops, large retailers/food vendors welcome. A way to experience more of Calgary in a "central" area.
Everything within 400m-500m of the BRT and upcoming Greenline station requires up-zoning to allow density.
The best view in the city and public space here should be enhanced, not curtailed like the adjacent property owners believe. They don't own the public realm and everyone should be encouraged to congregate and use this amazing public outdoor space.
I wish the back of Peter's was a community space or something other than a parking lot. We can do better!
Edmonton Trail connects all of us living up the hill to Bridgeland, the East Village, and Downtown. It requires an improved pedestrian and bike realm. Also - thinking BIG - a bike funicular to improve the cycle route for all of us who live up above the river valley: https://www.youtube.com/watch?v=7j1PgmMbug8
Any tiny bungalow sitting on a giant corner lot should be up-zoned for increased residential density.
Stop shaming the massage parlours. Vibrant communities have a diversity of services, including massage, cannabis, and liquor.
These tiny bungalows are wasted on land that should be higher density residential.
Be Bold. Turn streets into green park areas with bike paths and pedestrian paths. Direct vehicular traffic into the back lanes. We don't need two means of vehicular access for every building, we dedicate an excessive amount of space in this city for cars instead of life.
Need traffic calming measures around this parking, especially on 5thst. Cars are speeding through and skipping stop signs to make the green lights on 16th.
Park has great potential for bringing community/neighbours together. Why not add a "piazza" type of terrace?
Needs better crossing mechanism here to cross Edmonton trail. Difficult for cars to see. A flashing pedestrian light system is required.
This is a floodplain
Imagine East Confederation Park
I hope development happens at this end of the golf course. 40 Avenue is a good spot for increased density and some added local retail.
I think we can do better in this industrial area. It needs some revitalization and more interesting businesses so it's more of a destination
More density on 14, 10 & 4 St's NW, Centre, Edmonton Tr, 6 St NE, 16 Ave, 20 Ave, 32 Ave and 40 Ave. The development on the old Golf course, North Hill Mall and at Midfield Park. Small infills everywhere else and there you should have your density targets.

Develop these two lots into 4-6 storey buildings and commercial on the ground floor
This could be a great community hub. New recreation facility, maybe a library, optimized green space ? Add many uses and be efficient
This is a great community facility but it's dated and surely the land could be used more efficiently with your facilities concentrated in one building with a smaller foot print. Then you could optimize the green space and perhaps add affordable or seniors housing to the site and more community amenities, so it became a more active vibrant community hub.
This place is dated and an eye sore. This should be sold and redeveloped into 8-10 storeys with interesting retails. Seniors housing could also be good here.
There are too many gas stations along here. A new building would be a better use.
This corner has too many gas stations. Do something interesting on this lot that adds vibrancy to the area especially with the BRT stop right here. You could do like a 10 story building with a nice cafe on the main floor.
More buildings like this along Edmonton trail but with some residential and not just offices.
Along 16 Avenue should be 10-12storeys, transitioned north and south a few blocks all along down to 8-6 then 4-6 storeys.
Taller buildings make sense along the park so long as they don't shadow. Up to 4 storeys
Vacant lot that should be redeveloped.
This building is dilapidated and has to go. Put a new condo building here but build space for the religious groups to use on the main floor.
Too many single storey old houses being used for rub and tugs. These should be redeveloped
Safeway should look to redevelop similar to Co-op and add more stuff to the site and have people live here too. Too many large surface parking lots around this area.
If Coop is redeveloping this could be a good transition area with higher density.
Taller buildings/more density along the fringe of the school site and any green space.

Hopes & Fears
I hope that Creacent Heights becomes more a more vibrant, unique neighbourhood with character and sense of community.
I worry that crime will increase in the area
I hope the city doesn't screw up yet again. Let's see...the Highland golf course redevelopment mess. Consulting on a North line LRT and then giving it to the South. Talking of allowing game changing density increases while not dealing with the already lacking green space and frustrating traffic issues. The City consults to just say it does and then goes about doing what they want with no regards to the present community.
The community of Highland Park has been increasing in density. New development has occurred without interference from the city. Single occupant homes have been demolished and in return the lots have been split with young families moving in. So we go from one person to an average of 6 on the same parcel of land.
You need young families to move in if you want your community to be sustainable into the future. Populations have been decreasing in these older neighbourhoods and land values are too high and no one can afford the older big homes on huge lots so it makes more sense to build smaller affordable homes for families. more families and people means

<p>more amenities and services in the future and I think that leads to a more exciting place that I would want to live in.</p>
<p>Seriously who wants to live next to an single old cranky person in their big empty lonely home. I'd way rather have kids running around the streets and playing in the yards. I'm all for family friendly communities.</p>
<p>In Renfrew, I'm seeing all these massive new builds replacing single family houses with much bigger single family houses. They go right up to the property line and there's no room for all the big mature trees and green spaces (and the older houses) that are what I love the most about Renfrew. I'm afraid that in ten years (or less) the greenery and the small houses will be all gone and Renfrew will look just like every other bland suburb.</p>
<p>Game changing density brings more tax revenue that will give the city the money to be able to build projects like the green line and other needed improvements. We need more people in our area to help justify the need for more transit services, we are already pretty well served in the North when you compare us to other areas.</p>
<p>Living in a generally older community my fear is that I will be a minority and my desires for development will be drowned out by the loud naysayers who are afraid of change and frankly just Nimbys. I am hopeful this project will make way for some positive change that will make our communities even better. I am hoping as community we can have constructive conversations that bring forward valuable ideas, rather than just saying everything is the worst. The only constant is change it's time to accept that and stop saying no, but how can I make this better?</p>
<p>We need greater density, yes, and we also need to maintain and improve community cohesion. Knowing your neighbors is the best way to keep a neighborhood safe. There have also been concerns that more and more people are wandering up from downtown and committing theft/break-ins/etc.</p>
<p>I fear that people will resist densification and put their own feelings of entitlement ahead of community and environmental benefits. More densification makes for urban interestingness. I wish there was more Jane Jacobs-style vision and less car-oriented development in this city, and I think we can lead the way.</p>
<p>I'm all for density in the inner areas of the city. This comes at the price of easy driving and parking, but this is absolutely necessary and fine. None of the great cities in the world have easy parking. The less people want to drive, the more they will take transit or bike and then these modes will be forced to be better-funded and effective. My hope is that these neighbourhoods will become even more "walkable" and that locals in these areas can leave the house by foot more and more often. My fear is that the desire for easy driving and parking will keep making Calgary slow in progressing towards being a truly enjoyable place to live.</p>
<p>Absolutely - trees are a huge component in making a neighbourhood appealing</p>
<p>Agreed. I hope we can retain (and add!) trees to private and public property. As for older houses, I fear the loss of those homes that have defined our neighbourhood in the past (in some cases century), I hope we can find a way to encourage owners to retain them. I would support incremental upzoning in Renfrew along what we could call residential main streets (8th Ave, 12 Ave, 6th St, Regal Cres, maybe along the bus lines too) if it meant we could fight hard to preserve historic homes on 9th and 10 Aves and in other spots. I like Bridgeland's approach of a character home retention program. If I was adapting that policy to Renfrew, I would change the date to 1950, so we can keep the century homes in Regal Terrace and Beaumont and at least some of the homes that CMHC built as veteran's housing in 1949.</p>

<p>I'm concerned the re-development will make all the neighborhoods look like a suburb full of same same infills. there needs to be an incentive for a variety of designs - especially for single and semi infills.</p>
<p>Could not agree more! I want the bussling shops to bussle more higher density along main arteries and along the future green line. Connect the bike infrastructure and put priority on everything other then cars.</p>
<p>Laneway suites should be encouraged to increase density while keeping historic homes at the time. Edmonton is porkchoping lots back to front to allow for this. YYC should follow suite. I agree one McMansion per lot should be discouraged. It does not increase density and ruins the historic feel of the neighbourhood.</p>
<p>I hope that redevelopment creates a better sense of community , promotes alternative transit methods and gives me more options for leisure and entertainment close to home. I fear redevelopment may be done to the benefit of the wealthy, pricing out low - mid income earners and creating another Conceete and glass jungle that is essentially unoccupied.</p>
<p>Fear: Redevelopment will chop down trees and remove birds, squirrels, rabbits etc. Yes, this sounds weird, but we really like having it all around. Makes the Innercity feel less metropolitan.Fear: Low income or subsidized housing of any kind could move in. We dont want anything here that would increase crime or cause discomfort in our community.Hope: Owners would move in who tend invest more into the community. Little shops could be supported more with increased population; there's a vacant coffee shop in the middle of renfrew, close to the community center, that would be nice to see revitalized without 5 stories of building on top.Hope: whatever development looks like, that it brings community together in any or many ways.</p>
<p>We have noticed this too and are deeply concerned as well. Great comment.</p>
<p>Fully agreed! I live in Renfrew as well and see this on my street. Infills wouldn't be so bad if their architectural design fit in with the look and feel of the existing houses. Leave the trees, build a somewhat smaller footprint and make the front facade look of a similar vintage so they blend in, not stand out. My bungalow is probably too small, but the full build out infills are too big.</p>
<p>I feel that people are resisting densification in our neighborhoods for the mere fact that a lot of people moved to them for the trees, space and location.Many of trees and greenery are removed in order to build these new huge structures (homes and complexes) and the existing community members lose greenery, privacy and space. When these desired items start to get stripped away in order to "progress" it can be frustrating.Urban "interestingness" can be gained downtown where there is large amounts of density and less environmental impact is made.Every new structure has to have a larger environmental cost than providing renovations on an existing house.In my immediate area I see huge homes that house only a few people in them which is not human densification only structural densification.The city is happy to create more density as it creates a larger tax base for them so it is in their best interest to have more apartments and commercial zoning, which is fair, as that is their mandate. However, it is frustrating when new groups of people move to an established neighborhood, that its members have nurtured, and place their wishes and desires above those who have cared for and lived in those neighborhoods for years.I feel that people resist densification because it takes away the things that they love about their neighborhood.When the house you love because of the sunlight that streams through the windows is left dark due to the three storey infill built on either side it can be difficult to be concerned with urban "interest" and feels more like you are being pushed out.If people don't want trees, gardens, grass and animals there are new communities which are able to offer those qualities.A home that once had upwards of</p>

<p>eight feet to the neighbor, now sits right on top of you. When you choose a place to live based on space, light, foliage and fauna, densification removes those attributes it can feel like others are placing their feelings of entitlement ahead of the existing community. I used to love the diversity of my block and the fact that no two original homes looked the same. Many people speak about densification being synonymous with community but we have found that, almost exclusively, new builds house people who really don't want to speak to their neighbor or interact in any way. They don't have grass to mow or yards to take care of and ignore each other even as they sip an \$12.00 cup of coffee. Last month a new build neighbor cut down every tree on the three lots they own on our block and it now looks like a logging project. It is not about NIMBY or entitlement but the fact that folks move to an area and feel that they have a more important opinion than those who are already there. Inner city lots will always be more expensive because they are more desirable, ironically, for the reasons that once new folks move in they want to get rid of. Having been in this area since the 1970's I have seen many alliterations and hope that this time it can be done right although I doubt it.</p>
<p>How ignorant! Just because someone is low income doesn't mean they are a criminal. We shouldn't feel uncomfortable because someone has less than us. What makes me uncomfortable is now knowing I have neighbours that have such limited ignorant points of view.</p>
<p>My hope for redevelopment is that through building a variety of different house types we can have more diverse communities that represent different economic backgrounds. We can offer stuff for families, single professionals, low income, high income and we can come together as a community, learn about each other's different perspectives and work towards building a better community together that represents all.</p>
<p>I fully support higher-density in the inner city but my fear is the lack of robust bylaws to protect residents from noise. In 25' infills, it is really important that neighbours are very considerate of each other with regard to noise, smoking, fire-pits, overhanging trees, maintenance, etc. Noise is my biggest worry: one person playing thumping music or letting their dog bark incessantly can make life intolerable for all the surrounding residents and the existing bylaws don't provide any protection, particularly if the noise occurs outside the 10pm-7am 'quiet' hours.</p>
<p>I hope to see an increased police presence as communities become more densified especially in the downtown and inner city parks. There is more and more homelessness and residential crime, and yet I never see any police patrolling these areas. Even in the middle of the afternoon I no longer feel safe in some of our parks.</p>
<p>Completely agree with this comment! I live in Renfrew and have definitely seen an increase in crime. I had my car broken into recently and chased away a stoned car prowler in the middle of the afternoon. I was also nearly mugged for my phone in a downtown park while out for a walk on a weekday afternoon. Getting to know one's neighbours is the best way to try and keep your neighbourhood safer.</p>
<p>Agreed!</p>
<p>It's the old retired guys that keep away the prowlers during the day, while the rest of us are at work hoping our homes aren't being ransacked!</p>
<p>Hopes: more opportunities to walk for basic needs like groceries and fun too: restaurants and entertainment in the area.</p>
<p>There are fantastic mature trees and green spaces in these communities - these need to be protected and maintained while supporting new development.</p>
<p>High density also means parking issues. Now we can park in front of our own homes, but that will all change. Noise will also be a factor and please get rid of backyard fires. Many people are allergic to the smoke. Lack of respect from builders and their workers is a</p>

<p>problem. We had a new house built next to us and there were many issues, damage to my trailer, garbage thrown on my property, workers putting ladders up on my property, they don't even ask, pushing the construction fence into my yard, workers starting and making noise before they are supposed to, and many other problems. Another person had workers plugging their electric tools into the outlets at their house for a house being built next door. Now my kitchen is lacking sunlight because the of the tall building beside us. In many ways I feel like I am being pushed out of the place that I love. My taxes are outrageous for my 960 sq ft home. There is another home to be built on the other side, don't know if I can stand the stress.</p>
<p>Hopes: High standard of design maintained, increased population brings more amenities and businesses for residents, schools are maintained due to stable population of children, housing options for all income brackets.Fears: Nimby-ism stops development and businesses cannot get enough customers and leave area, schools close.</p>
<p>My fear is that these areas close to downtown are becoming elitist. We have seen a wonderful integration of individuals and families from all socio-economic backgrounds in Renfrew/Bridgeland as we have multi-unit properties, duplexes, single detached homes, condominiums, townhouses, senior's residences and Calgary housing units. This has NOT affected property values and this type of diversity must be a priority for all of the areas within this zone; it makes for better neighbourhoods. Having recently moved from Renfrew to Crescent Heights I realize there is a stigma against the working poor, renters and others; this does not serve our cities, schools or future well. The communities like mine, west of Centre Street, seem staunchly opposed to such diversification and are in need of it.</p>
<p>Crescent Heights have never been an "Elitist" community. We have been more than supportive of higher density development / non-market housing when appropriate. (I live on the east side of Crescent Heights, but I have a lot of friends on the west side of our community.)Every community needs to maintain its unique characteristics, and make sense of proposed developments. Without the identity, characteristic, and uniqueness, the community loses its "soul" and become "just another inner city Community." The west side of Crescent Heights provide a good housing mix of larger homes - lower density zoning (closer to McHugh Bluffs) to smaller, higher density zoning north of 12th Avenue towards 15th Avenue, and should remain that way.I have lived in Crescent Heights for about 20 years, and I have grown up, learn a lot, and come to respect the uniqueness of all of our fellow residents. They are the most caring people, friendly and helpful when needed, and always give so much and even more to their community. The most avid community volunteers, those who care and want to make their community better, live within these boundaries. Remember the "Brick warehouse temporary shelter? Calgary Housing development near the Peters? Low-income housing owned by a number of non-profit groups? Fresh-start recovery centre apartment? Calgary Homeless Foundation assisted living?" All of these were successfully developed within the boundary of Crescent Heights, a testament to the ability of our Crescent Heights Community to give a helping hand to those in times of need.Perhaps you are seeking external validation of some ideals that you are trying to achieve? Given that you moved from Renfrew to West Crescent Heights, there must have been a reason for you make that transition? Most of your neighbours in West Crescent Heights still do work for a living, that's why the streets are a bit quieter during the day. :-) Sorry, but I don't think your observation is an accurate assessment of reality. There is nothing "elitist" about people in Crescent Heights, West or East!By the way, welcome to Crescent Heights! We are a community with much to offer, and a lot more to appreciate. We have the same concerns as everyone else, because, after all, we are your neighbours, friendly Canadians first, Albertan Second, and Proud Calgarians.Cheers!</p>

<p>Yes, the urban canopy is to be treasured for these mature communities. They truly add value to inner city developments, and needs to be managed effectively so the future generations can enjoy them. Protect and preserve public trees, and encourage new planting on private / redeveloped lots.</p>
<p>I think that we have a lot to learn and share from other societies and other areas of the world. In other metropolitans of much higher population density, the public spaces are effectively designed to accommodate the various lifestyles, uses and personal interactions between users. Properly implemented, good designs provide for an enhanced sense of security, and personal privacy, in public spaces. While I respecting our individual values and individual rights, our society needs to instill the collective values of societal norms and expectations into our residents, so that others rights to enjoy the same public space is not eroded by the few minorities. In this time of continued change, and the many more new challenges facing members of our society with addiction issues and substance abuse, and all of the social costs associated with it, it makes a lot people in our society apprehensive of others who "don't look like me." It is a normal reaction, and hopefully, temporary, as we all have to adjust our personal expectations, set aside preconceptions, and to embrace the "new normal". You are not the only one feeling this way. Time will tell if the social experiment of the day will lead to a better or worse-off tomorrow.</p>
<p>i fear that you are going to gentrify the area to death like you have been doing to other parts of this city! hope you will not.</p>
<p>Not afraid of change or growth...both are inevitable...but it must be done thoughtfully with respect to existing communities, intelligently with a clear vision for an intended purpose, and future-proofed by integrating future technologies (5G, autonomous vehicles, etc.)as well as with a focus on people, walking, biking, and families first and foremost.</p>
<p>People need to remember that you do not own the street in front of your house and anyone can park wherever theyâ™d like. In my experience people need street parking because their garages are used as storage. Clean out your garage people and park there! Street parking should never be a guaranteed thing no matter where in the city you live.</p>
<p>Thank you for sharing your thoughts in this forum. People's investment in the equity of their home is one way to build or protect one's financial health. The risk of external forces in eroding that equity is very real, and needs to be managed. As an example, a change in zoning and redevelopment of the neighbourhood can potentially affect everyone's equity in the most drastic and direct ways. It is important for you to get involved in these discussions.</p> <p>All established communities are attractive for their unique features and characteristics. Mature trees, unique building style and forms, quiet and cool residential streets, a mix of housing stock to accommodate different market prices, public amenities, are all important determinant of value in residential real-estates. However, a lot of people also forget, the convenience of local shops, eateries and attractions also add value to a vibrant and dynamic residential community. Yet, the proper mix of residential and commercial development remain the elusive ideal.</p>

It is even more important for us to acknowledge the restrictions placed upon the land in community redevelopment. Without restricting the right of your neighbours to build upto the permissible building envelope of the specific land-use zoning, these provisions similarly protect your ability and right to fully develop your land to capture its potential value. Still, it is disappointing when new comers to a community want to max-out their building envelope and even ask for further relaxations to build their big box modernist structure that will, ironically, forever destroy the determinant valued characteristics which they paid so dearly for.

The recent advent of "new comers" to an established community wanting to change the build characteristics of communities is such an example. In asserting their right to "reclaim" a neighbourhood, by building "monster homes" and "oversized infills" and forcing out many of the long-term property owners and residents of the community, and add to that, "cocooning," they snuff out the most desirable characteristics of inner city living - knowing your neighbours, participate in neighbourhood initiatives, and build community cohesiveness! Sadly, with the advent of social media, many more people become even more advanced "cocooners" and limit their interactions with others through their smart devices, further limiting their interaction with neighbours and other residents. Life has a lot more to offer than "friending and unfriending," or "Like or Dislike buttons." The simple act of being good neighbours is quickly becoming a lost art.

I'm getting tired of seeing these heinous infills sprout up everywhere. not only in this area, but calgary in general. If infills do go in, there should be architectural controls to match the neighborhood

I am also tired of similar infills going in that are dark stucco, have flat roofs and seem to be poorly built. They have a lack character and consistency with the rest of the community and the history of the community. Could there be any community input or controls to help these homes fit with the rest of the community?

Please keep the transportation corridors moving. Center street is an important and almost efficient corridor. LRT congestion could jeopardize this. The HOV lane was not designed as such and does not function well. I worry that Center may become jeopardized as 10th street was when lanes were reduced. We cannot get out of the district on 10th safely anymore since south bound lanes were reduced. I wonder why the bike lanes couldn't be moved to the wide sidewalk and green space area along crescent rather than jamming up an important corridor that backs up so bad now people cannot get across memorial bridge. I would hope that redevelopment encourages business diversity to support the vibrant and diverse community that is Crescent Heights and surrounding. It has been very slow to redevelop and there are few amenities for the community residents like space for cafes, recreational activities (other than massage parlours), restaurants, shopping, grocery, convenience, children's play groups, etc. I would hope that redevelopment is thought of to support and augment with rationale thought rather than alienate the small town feel and history of our community and proportional size helps drive the character of the area rather than create a mini Richmond feel to tower over 100 year

<p>character homes. I hope that zoning is looked at thoughtfully and the city respects their bylaws and infill guidelines for established communities while evaluating developments carefully.</p>
<p>This conversation highlights the challenges our community has with a major corridor intersecting the district. There are different challenges and perspectives. I would hope that elitist not be a word associated with CH, it is as diverse as it gets in Calgary. The boundary line may be better redrawn to reflect the school catchment to prevent this fragmenting conversation too common. I also agree with many of the earlier comments that the city is rubber stamping developments rather than careful attention to the permits being granted. Too tall, too encroachful, breaking infill guidelines, too disrespectful of surrounding neighbours and context, etc.</p>
<p>Hopes for Centre Street: The GreenLine gets developed properly, and quickly, without too much interruptions for either the residents or business community. This can be a unifying force to bring the Community together in achieving a real public transportation project, with a focus on re-investing into the surface infrastructures such as wider sidewalks, parking on both sides of street, to support the local businesses. With the Greenline, bus routes #2, #3 and other express buses may be able to scale back their frequency during rush hours so that our beloved Centre Street is no longer a transportation corridor as it is now. Right now, pedestrians are playing roulette with their lives crossing Centre Street, even in MARKED CROSSWALKS. Maybe council will consider investing the 1% of the portion of the GreenLine project in the area into Centre Street streetscape revitalization, instead of some hideous public-art component that nobody understands or cares about. Add a couple of public benches along the stretch, with tree planting along the east side of the street (to take advantage of our long summer days), and turn this stretch into a public space that all Calgarians, and even out of town visitors, can be proud of visiting and enjoy the abundance of eateries and diverse dining experiences. This area has long been neglected by the City, and should be given sufficient resources and pride in showcasing Calgary to our best potential. It is the gateway connecting Trans-Canada Highway to Calgary Downtown Core. The way it is now, Centre Street does not reflect the vibrancy and dynamism of a modern Calgary. Please, let us invest in it, be proud of the heritage of our Community, and the history of our City. This village of Crescent Heights was once home to many prominent Calgarians, Albertans, and Canadians. Let's all hope that Centre Street be given the proper planning attention and public infrastructure to allow it to become the showcase of a vibrant and dynamic, modern Calgary with its old small-village charm of the quiet tree-lined side streets that has helped to define the character and charm of Crescent Heights!</p>
<p>Agree. Architectural controls would be nice to have.</p>
<p>I hope we'll make it easier for row housing and multi-family development along our collector roads by the City initiating multi-property land use changes to to M-C1 and R-CG as they did for secondary suites. Get it done now. I fear that we're not placing enough emphasis on multi-residential redevelopment in developed areas to reach the City's MDP and Imagine Calgary goals. This fear is exacerbated by the devaluation of Calgary's downtown core and by the recent decision by council to approve 14 new greenfield communities on our outskirts that will place further strain on the City's finances, even with appropriate off-site levies in place.</p>
<p>Ditto!</p>
<p>I am for higher density neighborhoods, but a lot of people in these areas have nice little sunny green spaces in their backyards for BBQ's, children play areas, gardens etc. What is happening is these massive infills are going in, being built to the property lines. They</p>

cast a large shadow over the bungalows next door - goodbye sunlight. The backyard is now diminished.
I'd love to be able to walk to small stores, coffee shops, etc. There should be a lot more safe and functional bike lanes. Most high-rise development should include retail on the street level. More density should be confined to major arteries. Keep and perhaps even expand all the parks we have - I see very good use of the one near me at 5 Ave. and 23 St. since there have been more play structures and trees installed. I support secondary suites, but only if parking provisions have been made - parking pads (the green type preferably), not expect the street to have cope with all the extra vehicles. Expect developers to respect neighbours' rights for sunlight, say in fence construction, noise level during construction. Allow the community to have a say over proposed houses built - so many of them are huge and ugly and do not fit into the older neighbourhoods.
ditto. and keep the healthy trees.
agreed
The comments are too long. Please make them brief so we can get through the reading.
I would like to see the return of affordable housing in my neighbourhood. 10 years ago you could buy an older home for half what a single side of the duplexes going in sell for. I've know a lot of people pushed out of Highland Park because of that and it really killed the sense of community that we had. I think either the old houses should stay or we should be trying to get multiunit dwellings in the \$200-300,000 range instead of the \$700,000 range of new infills. Personally, I resent the fact that my neighbours used to be working men and women and are now all "professionals" who seem to dislike Highland Park's traditional blue collar shine.
I worry that traffic congestion will become even worse.
Continued social disorder on Crescent Road after 10:30 pm, speeding, stunting of cars. Groups on Crescent stairs (out of sight activity from road throughout the night). Trash thrown along the roadway, boulevards, down the slope of the bluff - fast food debris, empty bottles (beer, wine, hard liquor), condoms, needles. Total lack of respect shown for the city they live in and lack of police enforcement.
My hope for redevelopment in my community is that it will revitalize the neighbourhood and bring new people and businesses to the area. My fear is that the community will become a home for the rich. The way that development is currently being done favours only the wealthy. Small bungalows that are put on the market for 500,000 are bought up developers (who outbid people with less money), redeveloped into ugly box-like multi-unit buildings in which the individual units sell for \$650,000 plus. The result is a more homogenous neighbourhood and poor people are pushed to the suburbs. This is poor planning and must stop. Densification and change are good but not when they only benefit the rich. People should have a choice in their housing and the current planning model forces people with lower incomes into condos or the suburbs.
My hope is for the neighbourhood is that it remain a place where small businesses can thrive and diversity is encouraged. My fear is that overdevelopment will price out the many locally owned shops and homes, replacing them with big business chains, apartments and mansions no one can afford.
Can we do something about all the sleezy asian massage parlours, really brings down the vibe of the neighborhood. All for small business but not of this nature.
My fear is we still only design for the car. I really hope this is a chance for placemaking and community activation, fun pop ups that introduce neighbours.
I'm afraid that more and more communities are built in the north they will use this area as travel through in their cars requiring more and wider and faster streets making it unsafe

and unpleasant to just be in the area afraid bikes will be shinier off to back streets away from active streets to allow for parking and through traffic
My fear is that the city will turn the Mayfield Trailer Park into a high density apartment block full of overpriced condos few can afford, traffic cannot be handled with existing infrastructure. My hope is that the city will use that empty space for affordable housing since the wonderful access to amenities offered by our area is of great value to those with limited means.
Fear that the area will all be upzoned to allow for 6+storey development and the century houses will be gone and more affordable rental walk ups will be gone and large towers will block the view to downtown for the community. Fear that people will be priced out of being able to live in the community. fear that townhouses will be difficult to build in the area. Fear that we will lose the eclectic mix of housing on streets. this add character to the community. Fear that this area will become too busy and a magnet for big box and major high rise buildings. Hope that redevelopment will be focused on Centre Street and Edmonton trail to build up the main streets there and link to the green line and transit service.
Fear that this will become a neighbourhood only for the rich. Rental and low rise apartments are important. Walk ups are cheaper than new builds.
I fear that my neighborhood will become unsafe when the c-train line is built. Crime will rise in my neighborhood as there will be easier access via the ctrain.
I hope that we can tweak these communities to be more livable without a car or transit. Walking and biking as the primary mode of transport would be amazing. It seems like the idea of running a proper train up Centre Street isn't going to happen in my lifetime (and I'm not very old!) so let's focus on making local changes for the local community. Take these areas back from the pass-through commuters just heading from the suburbs to downtown!! fear that we will half-a\$\$ this. A few things will get started, and then the next shiny object flitters past and the city forgets about these communities again. I fear the the people living in, working in, and building these communities today are going to get the short end of the stick when rules change to favour the big builders tearing down entire blocks and throwing up cheap highrise condos in the name of density.
Fear that my neighbourhood will lose its character with homes of all ages, shapes and sizes and become a place for the rich only with very tall and very boxey infills. I'm not averse to some change but not wholesale knocking down of homes 40 plus old. Keep the vernacular. Renovate homes. Hope that the density does not increase as every infill brings 2 more cars to the neighbourhood. Kee the green spaces and add more. Do NOT allow 4 or 5 townhomes on every corner property knocked down as in neighbourhoods like Altadore.
I fear the Green line will bring crime into my neighbourhood. I hope we can beautify Edmonton Trail with new small businesses
Fear: those that fight density and having more people in our community winning out and watching our schools die in the process.
Fears: not enough balance between density and single family not enough small business commercial opportunities increased crime from types of commercial businesses and transit increased noise from transit development Hopes: thoughtful traffic calming measures roundabouts many more lit crosswalks (flashing lights) underground transit development - cutting off Tuxedo Park from access to confederation park with LRT will be dangerous for people and will create elite pockets of high end and slummy pockets for community east of centre street - Don't cut us off from the park or art centre
Fears: not enough balance between density and single family not enough small business commercial opportunities increased crime from types of commercial businesses and

<p>transitHopes:Improved main roads through the area. many more lit crosswalks (flashing lights) especially around the 24th Ave area where university students walk to and from. This is a safety issue. Also more lit major roadway where the majority of students are walking.</p>
<p>Hopes: Increased density will bring more services to the community (but please - not PayDay loan shops). Also a more diverse mix of people -- young and old, well-to-do and less so, etc. Laneway housing that would enable building small villas for single people or seniors who still want to putter around in a garden or have workshop space.Fears: Redevelopment that leaves an older population with few housing choices. Not every healthy & active senior wants to end up living in a "Retirement Residence" or in an apartment-style condo. There is too much homogeneity in housing choices.</p>
<p>HOPE to see a mix of housing types that increase density. That includes infill duplexes and townhomes. It's not fair to expect increased density only on major roads. That means more people have to live with the noise and parking challso a few can maintain their status quo.</p>
<p>I'm really concerned about over development. Where will resources come from and how will they be allocated. We're already paying a carbon tax. How will school population be affected by development. Children from outlying areas are already being bussed in for lack of schools in there own neighbourhoods. How will roadways be affected? So many of them are over crowded as it is. How will foot traffic be affected? It's already deadly and dangerous being a pedestrian in this city and it doesn't seem to be improving or even a concern to our city officials. What are the environmental ramifications of development? What will be lost as a community? Redevelopment puts communities at odds with themselves and affect relationships. What is the cost of development to mental health and the health of relationships?</p>
<p>We see older homes being taken down and new infills replacing them often in Renfrew. Sadly we are seeing our large beautiful trees being cut down by these construction crews. My fear is that this will continue with no recourse for those construction crews who are just there to do a job.</p>
<p>As the neighbourhood of Renfrew sees more development, we also see a lot more traffic and people cutting through our neighbourhood. Particularly 8th Ave, we often see cars speeding through the school zone or side streets. The concern here is for safety of our children. The city needs to add speed bumps and other speed reducing tools. Not just to 8th ave, but the side streets around them to deter unsafe drivers from cutting through our neighbourhood.</p>
<p>Fears: increased motor vehicle traffic that moves through the neighborhood without respect for those who live here. Too fast, too reckless.More incredibly ugly attached homes being built.Hopes: more convenience and walkability within the neighbourhood.</p>
<p>Fear: development will price the area out of reach for young people and families. The proximity to transit, downtown and major routes makes the North Hill a perfect space for growth, but with gentrification comes loss of accessibility!Hope: development of family-friendly community facilities on the North Hill will continue to attract a mix of people from many backgrounds, adding to the already vibrant nature of the area</p>
<p>Fears: high rises replacing houses & destroying the sense of scale, security, and place that now exists on our street.Hopes: Placemaking, where people want to gather because it feels safe and has a welcoming scale.</p>
<p>My fear would be overpopulation and development of affordable housing or too many condos or townhomes.</p>
<p>My hope would be to restore the character and charm of the neighbourhood by keeping/restoring some of the older homes and at the same time developing new modern</p>

homes. Keep the beautiful trees. Would love to see a yearly street festival in 4th Street showcasing the restaurants, shops and businesses nearby.
totally agree. Although I do love the infills I also love the trees. I would hate to lose that. It would be nice to keep a healthy balance of newer and older homes
i hope to see more small businesses in mixed business and residential buildings. I fear because crime and drug use are increasing. I fear tax rates will go up.
Fears: The City is driving a densification and social engineering agenda without appreciating that it is not wanted by many inner city residents. They also fail to realize that the existing infrastructure systems (e.g. transportation, sanitary sewer, storm sewer, and water mains) are not designed to accommodate the densification desired by select councillors who think we aren't smart enough to know what is good for us or what we want. Be aware of the spin put in all messaging coming out of City Hall. It is The City's agenda, not what is desired by residents. The redevelopment strategy of the Municipal Development Plan (MDP) is not desired, not achievable, and not sustainable because the economics of the plan were never considered. The MDP is an idealistic vision based on City Councillors trips around the world. They see isolated high density urban environments and then think they can bring that home and force us into accepting that we should all be living in high-rises in each and every one of our established neighbourhoods while they maintain their own single-family dwellings. The City will claim that increased density will offer a broader tax base to support improvements in the area. Taxes will still go up to support desired improvements and the required infrastructure upgrades for densification. This is because the increase in tax revenue will never be enough and will have to be shared across the entire city. Hopes: Evolution of our communities is natural and needed. The City needs to facilitate and support that evolution based on the will of the residents not The City's own agenda.
A better wall/sound barrier along 16 Ave NW. Between 10 St NW and 4th St NW the wall does not create an adequate sound barrier especially in summer time. Every year gets worse with the city not addressing issue. Improve sidewalks, have more mom & pop shops. Clean up the area more, address the break in issues. Address the homeless people rummaging in private property garbage, focus on community venues, complete a study on vibration and the affects on home foundations close to these roads with increases in traffic, address water main issues and how you will fix without putting cost on current owners if you truly want growth and improvement. Don't lower our home value to support your agenda, look into ways to improve not dissolve what we worked so hard to have. Hope: mixed developments, locally owned businesses, Kensington style development. Buy houses at actual worth if you know they will lose money by these "improvements".
Fear: North LRT brings more issues to the area. I have had multiple things stolen from my property in the last year. I have also called police multiple times due to witnessing thefts occur in the area. I struggled teaching my daughter to ride her bike because we could find a safe area for her to practice because the streets aren't safe for kids on bikes because of the amount of cars on the street. Hopes: Access to the communities are changed to limit motorists ability to use the neighborhoods to short cut between major roads. More public space is created. Things that make the community unique continue.
I fear the blanket rezoning of residential areas. If a multi-family (4 or more) complex is built, there should be a set area around it where others can not. I fear mini-condos on each corner, putting strain on parking (most people have more than the one car these developments need to budget for) and infrastructure (pipes in our areas are OLD!). Please preserve the old community feel.

<p>Hopes: I'd love to see 16th ave turned into a fun, commercial, accessible drag. The old trailer park - have you heard of BoxPark in London (Shoreditch?) https://www.boxpark.co.uk/ That would be an amazing place to have rotating vendors, outside food and a common place for people to hang out and meet.</p> <p>Fears: That 16th ave continues to stay the same. Why not make it into an interesting drive? A hot spot to shop, explore and experience! I drive down that strip and see nothing but potential and instead its an eyesore that brings nothing but head aches to people!</p>
<p>Fear: That we keep the same old single-family NIMBY attitude where cars and parking are all that matters. Let's prioritize people and quality of life over cars and parking. If we create transit-oriented communities with increased density we don't need parking or cars. I want to be able to ride my bike, walk, or hop on transit to access my life.</p> <p>Hope: That we transform into vibrant, mixed, dense communities with rich pedestrian realms on Centre St., Edmonton Trail, and 16th Ave., with community recreation, bike paths, and a beautiful LRT station at 16th Ave and Centre St. I want the Infill-McMansions changed to multi-family units or cottage units. Why do we unblinkingly allow these giant monstrosities while preventing an up/down duplex or double townhouse with a laneway on an RC-2? Let's fill in the missing middle housing and get creative. I want a Centre St. and Edmonton Trail full of restaurants with outdoor patios.</p>
<p>I'm a resident and owner in Crescent Heights and I want this densified, redevelopment strategy. That's why I bought in the inner-city, so I live in a vibrant, mixed-density community with all services within walking/biking distance including downtown. It's elitist to think we get to live within walking distance of downtown and not trade-off with density. The real issue is as a city we are subsidizing greenfield development and ongoing operations for perpetuity so developers like Jay Westman can sleep on millions and people can buy subsidized mansions out in the suburbs. Plus we need to pay more property taxes as Calgary's are laughably low and have our inner-city infrastructure upgraded. (Response to comment 94)</p>
<p>Hope: to see more space for Calgarians to mingle with local businesses, outdoors hangout areas. Especially on Edmonton Trail and 16thAve. We have fantastic neighbourhoods, but Renfrew is lacking dedicated spaces for people to meet.</p> <p>Fears: That the city nurtures or intensifies the car culture in our neighbourhood. If amenities are easily accessible, people will naturally move away from using their cars as often. (no, distance only is not enough, needs to have accessible pathways to the location and "perceived distance" needs to be reduced by creating a beautiful environment to walk in).</p>
<p>Hope that 16th Ave and Edmonton trail become vibrant walkable zones that continue to attract unique business and vitality to our neighborhood</p> <p>Fear that there is creep of businesses on to some of our residential streets and we lose some of our residential feel</p>
<p>I fear that there will be no parking once all these new infills and appartements go in. There will be no where for company to park when they visit. Already new infills, etc do not provide parking and new residents park on the street. This combined with commuters parking on the streets and taking transit downtown make it very difficult for residents to find parking</p>
<p>We live inner city and driving and parking shouldn't be convenient. Valuable land shouldn't be used to just park on and we live close enough to downtown that we should be using alternate modes of transportation (bike, bus, train, walk) to get around. I can't wait for Green Line to come so we can ditch our second car and just have one. I'm excited that this plan is looking at the 20-30 year future, I think that's going to be a very exciting and interesting future where we are not car reliant and don't need big empty homes. It's great that you are being proactive!</p>

I love that the community is seeing growth and development. However I'm afraid that we will lose all the beautiful mature trees. Every time a new development goes up they tear down all of our trees. Is there anyway to protect these trees?
concerned about transient or homeless people plus sketchy massage parlours. Worry because the kids play outside but there are bottle pickers around.

The Past
Confederation Park is a community asset
Capitol Hill has a strong community association.
Community is well-located to downtown, amenities and major road networks
The people of Capitol Hill are friendly and helpful.
Desire for more community programming In Capitol Hill
Desire for active connection improvements (walking/ biking) in Capitol Hill.
Desire for more community facilities (rinks, gardens) in Capitol Hill.
Need for traffic calming measures in Capitol Hill
Capitol Hill loves their trees and parks
New development should consider the character of the community so they blend in.
New development should be built with durable materials
Value existing trees and large yards.
Adequate parking is desired for new development.
Desire for design of redevelopments to consider existing developments with respect to style of roof and set back from the street.
Wide sidewalks that feel safe and comfortable for pedestrians, providing access for all levels of mobility.
Diversity of businesses, more restaurants, specialty food stores & many commercial services.
Provide open space along 4 Street, for people to gather and socialize with their neighbours.
Bring more focus to the North Mount Pleasant Arts Centre, maybe a plaza.
Beautification of the streetscape.
2 Street is great for bikes, but 4 Street needs improvement.
Redevelopment with mixed-use retail opportunities.
Maintain community investment by individual owners leading the way.
Increase/ enhance cycling infrastructure (more cycling/ walking) would attract more people to shop.
Make 2 Street the bike route to make car/ bus capacity higher of 4 Street.
Need a large grocery store or specialty food retail outlet.
Make the community centre more useful and available.
More cafes and restaurants along length of 4 Street.
Some kind of public art to make street distinct and attractive.
Build on existing successful business (4th Spot).

Secondary suites are an issue.
Need to revitalize the commercial or add new commercial to make it a destination area.
Unsafe pedestrian crossing at 26 Avenue and 4 Street.
Danger issues for children crossing 4 Street to go to school.
Noisy motorcycles an issue when sitting on patios.
Discourage cut through traffic between 4 Street and Centre St along residential streets.
Encourage/ enforce design standards in the community.
Preserve green space and fields we currently enjoy along 4 Street.
Make it desirable for both people and traffic - an "in between" 17th Ave and Memorial Drive / Macleod Trail street character.
An active, safe and comfortable high quality sidewalk area providing a high degree of pedestrian mobility.
Should include separate and dedicated bike lanes (but not on 16 Ave) with improved transit frequency.
A balance of local and destination commercial. Fun places to go: lively atmosphere, more people on the street.
Businesses are so spread out, how can development be encouraged along here? May be retail at grade and residents above even?
Increase population density and number of businesses with mixed use.
More trees, parks and green space along sidewalks and in vacant lots.
Ensure list of uses for lots maximizes/promotes pedestrian friendly neighbourhood stores (restaurant, pharmacy, etc.)
Ensure parking lots are at back of stores, not along sidewalk to encourage pedestrians.
More density could create opportunity for small business.
Noise reduction design (don't have ideas, but maybe more trees?)
Safer sidewalks (barrier from traffic).
Make 16 Avenue no longer the Trans Canada Highway - make Stoney Trans Canada Highway
Add transit options / facilities.
More planters and more aesthetic lighting on median.
Narrow sidewalks feel uncomfortable for walking near high-speed traffic.
Speed limits too high - 16 Ave N (West).
Store fronts not inviting for pedestrians (e.g. parking lots unsafe).
Walking along 16th Ave is dangerous for pedestrians.
16 Avenue is too car focused.
Sound wall on south side not friendly to pedestrians.
Bike lane needed along 16 Ave.
Lack of redevelopment.
No more big box developments with long and dead frontage along 16th Ave.
Still considered highway #1, not good.
Sound wall not pleasant to walk/ cycle beside.
Blue lights at openings not working. The plantings are not appropriate. Needs too much maintenance - that is not happening.

(Ugly) partly because the landscaping is filled with litter.
An active, safe and comfortable high quality sidewalk area providing a high degree of pedestrian and bicycle mobility.
More street trees along Centre Street, with more public or private spaces that also provide public art.
Diverse housing types throughout community.
Preserve heritage.
Lots of small businesses that benefit life in our community.
Increase mixed use development
More residential and mixed use along both Centre St and Edmonton Tr
Wider streets, trees, plants, benches, garbage.
More small shops.
Beautify with trees, banners (decorative).
Patios!
Better access to the river pathways.
Bigger sidewalks with benches.
Centre St opportunities - rejuvenation.
Larger/wider sidewalks.
Current Land use/zoning is not aligning with the vision for future redevelopment.
Hate: condition of Centre St (massage parlours, liquor, pawn shops).
Gaps in commercial area - Need more amenities and more mixed use.
Lack of interactive space (benches, artwork)
Walkability/cycle - Lack of infrastructure to support other modes of transportation
Narrow broken sidewalks; dusty/ dirty
Trash bins on both Centre St & Edmonton Trail
Houses and private property in terrible state of disrepair, sidewalks covered in gravel and oily slush, no trash cans
Uncertainty around types of businesses - example, too many liquor stores.
Crosswalks not marked well Centre St north of 16 Ave; hard to tell location by road - unless lights are flashing. Pedestrians hard to see.
Broken roadway at Buchanan School Centre St southbound dangerous to cyclists
Traffic flow from Deerfoot to Centre on McKnight is horrible!
Create a sense of place with lighting, banners, flower baskets.
Lack of enforcement and education of HOV lanes.
Need more garbage cans at the bus stops
Need pedestrian overpass so you don't fight with traffic
Least steep hills are too busy/far out for cycling
general support from participants for mixed-use development, they felt strongly about maintaining the community's identity along Centre St.
preserving local landmarks
Choosing station names that the community can identify with.

Traffic flow both in and around stations was noted as an important consideration by participants
impact of the station on access and egress into residential areas, and crossing Centre Street was noted.
concern over the potential impact of street parking on nearby neighbourhoods
strong support for pedestrian circulation and access into and around stations
creating entry points on both sides of Centre Street to access the underground stations and to avoid having to cross busy roads
desire to be able to walk along Centre Street but felt that it is not pedestrian-friendly given the current sidewalk and crossing conditions
choose to drive a short distance from one side of Centre to the other rather than attempt to walk across Centre Street (safety concerns)
too many pedestrian crossing lights, and suggested that there should be fewer but higher quality pedestrian intersections
suggested creating an underground pedestrian passage at major intersections to access stations and potentially tie into future development
strong support for preserving and expanding the cycling infrastructure as part of developing Centre Street as a vibrant, complete street
Suggestions included implementing formalized bike paths along 1 Street NE and 1 Street NW to help alleviate congestion along Centre Street
Twentieth Avenue was also identified as a good pedestrian street but also as a strong cycling corridor.
improved landscaping & plantings along Centre St, improved signage, public art, plazas, historic features & improved walking environment
Twentieth Avenue was also identified as a good pedestrian street but also as a strong cycling corridor.
Suggestions included implementing formalized bike paths along 1 Street NE and 1 Street NW to help alleviate congestion along Centre Street.
Improving the urban realm along Centre Street was identified by many participants
improved landscaping & plantings along Centre St, improved signage, public art, plazas, historic features & improved walking environment
concerns about the potential impact of construction on local businesses as well as residential areas
concerns about noise and vibration impacts, and access within and around the community during construction
suggestions to improve public realm by creating a unique comm/retail environment to attract people from beyond the immediate community
importance of revitalizing Centre Street was identified by many participants
Opportunities for TOD deemed desirable, notably the opportunity to attract new dvlpt., more green space & improved livability of the area.
Participant suggestions included a desire for mixed-use development, affordable housing, below grade retail tied into stations 1/2
Maintain the character of small unique stores, & ensuring the community character is maintained with any new development proposals. 2/2
Recognize that there a lot of students in the area.
Opportunity to unite communities across Centre Street with enhanced pedestrian crossings

Effective traffic calming and alternate vehicular routes with permitted community parking and short term retail
Support for mixed-use development
Concern about location and potential impact of portal location
Desire for improved connected cycling routes
Desire for improved connected cycling routes
Value: walkability and connectivity
Value: community identity
Value: community identity
value: mixed uses and housing
Concern regarding traffic
Concerns regarding parking
Concerns regarding invest in the public realm
Provide angle parking on side streets as a "teaser" parking
Reclaim road space for greenway
Concern regarding single lane traffic between the portal and McKnight Blvd
2 St NW is an important bike route that will be impacted
20 Ave N, and the proposed portal just south of 20 Ave N
Concern regarding the proposed intersection at 24 Ave N
Current uses at 28 Ave N need to be considered
40 Ave N is busy and may change with the golf course redevelopment
Sidewalks are already narrow and poor quality.
Four blocks between crossings will be inconvenient
Consider foot traffic from Edmonton Tr
22 Ave is a community connector
Emergency access gates
There must be traffic control/calming at 24 Ave N
Parking concerns were brought up for each of the station locations
20 Ave will remain a high traffic area
Consider local businesses
28 Ave N has great potential
Connect the pathway at Laycock Dr
Development potential south of 16 Ave N
To maintain community continuity, 28 Ave and 40 Ave stns residents want safe, accessible crosswalks in design & construction of Green Line
Intro of Green Line, Centre St. causes one lane in each direction of & parking are concerns for residents.
The use of bus lay-bys along Centre Street to help traffic flow at bus stops
Improvements on both Edmonton Trail and 4 Street N.W. to encourage motorists to use alternate routes.

Traffic calming to keep motorists from avoiding Centre Street by community roads to cut through neighbourhoods along the Green Line
Requests for residential and pay parking areas to maintain parking for both residents and business owners
generally supportive of redevelopment near the stations
Four to six storey mixed-use developments directly along the alignment with three story residential developments on the avenues
Better, safer and more welcoming urban places, including more designated space for pedestrians and cyclists.
Protection from the wind, rain, snow and other elements.
Amendments to the Area Redevelopment Plan and zoning in the area
Low-profile, integrated station design with amenities close to the stations to provide easy access and a more vibrant urban environment
Low-profile, integrated station design with amenities close to the stations to provide easy access and a more vibrant urban environment
The tunnel portal where the train surfaces after passing under 16 Avenue is a concern for some area residents.
Assurance that portal won't block local businesses along Centre St. or create a divide in the community between the west and east sides.
It was recommended that the portal be moved closer to the station and be integrated into its design.
It was also suggested that the portal would be a good opportunity for public art
Design that promoted safety
Emphasis on pedestrian and bike connections across Centre St N and throughout the community
Improved public realm on Centre St N to make walking safer and more pleasant
Angle parking on side streets in the half-block adjacent to Centre St N.
Enhancements to Tuxedo Park
Public open space and plaza above the tunnel portal (near 17 Avenue N)
Strategy to identify portions of residential side streets that could be reallocated to create a neighbourhood park and also calm traffic
Series of neighborhood greenways that act as connections from within the community to Centre St N.
Potential for 2 to 4 story townhouse & stacked townhouse dvlpt. along 12 Ave N & surrounding Tuxedo Park Community Association green space.
Up to six storey mixed use development along Centre St N
Series of neighborhood greenways that act as connections from within the community to Centre St N.
Vision for 28 Ave N Stn : stn plaza, rec/comm facilities 4 to 6 story mixed use development (retail & residential) adjacent to the stn 1/3
2 to 4 story townhouses & stacked townhouses adjacent to Tuxedo Park 2/3
two to four storey townhouses and stacked townhouses adjacent to Tuxedo Park 3/3
Vision for 16 Ave N Stn: stn plaza, street trees & plantings, new library, & 4 to 6 & 8 to 16 story mixed use development
Up to 6 storey mixed use development along Centre St

Potential for 2 to 4 story townhouse & stacked townhouse dvlpt. along 12 Ave N & surrounding Tuxedo Park Community Association green space.
Value: the diversity of housing choices
Good access to current transit
Community is walkable/ bikeable
Value: community spirit
There's a variety of amenities
Value the parks/ open space
Value heritage homes
There is opportunity for growth
There is wonderful views
Good access to major roads
New small business and local shops are desired
Desire for improvements to Centre Street and 16 Avenue
Improvements to pedestrian experience
Desire for traffic calming
Opportunity for beautification
Speeding is a current concern
Lack of cycling infrastructure is a current concern
Cut through traffic is a concern
Crime is a concern
Noise is a concern
Loss of character is a concern
Lack of amenities is a concern
Too much density will result in a loss of character
Green Line construction will impact community
LRT will create pressure on parking
Crime and safety concerns with new LRT
Limited ability to achieve TOD redevelopment
Value: Green Space including the former golf course area
Mature trees are important
Value: Family friendly character of community
Aspirations: more green space
Aspirations: local small business
Improved walkability
Concern: lack of sufficient green space
Accessible to amenities and other parts of the City
Accessible green space
Good traffic flow
The community is safe

There is good quality development
There is diversity in the community
There is development opportunity
The area is well served by transit
Access to airport
Vibrant streets
More density
Community safety
Reduced vehicular traffic
Strong community pride
Opportunity for more green space with golf course
Rundown property is a concern
Lack of amenities is a concern
Lack of local business is a concern
Parking is a concern
Pedestrian safety is a concern
Loss of golf course is a concern
Lack of food stores a concern
Lack of food stores a concern
Worried about loss of community character
worried about impact of train on train
Concern there is limited green space
Maintain a familiy friendly area
Concern with loss of parking
Concern with Tim Horton's traffic
Easy to access downtown
Too transient
Crime on Centre Street
An integrated plaza and transit exchange at 40 Ave N and Centre St N that allows for easy movement between the Green Line and buses
A change in street classification for Centre St N from Urban Boulevard to Neighbourhood Boulevard between 16 Ave N and McKnight Blvd; 1/3
Corresponding reduction in anticipated vehicle trips, results in a reduction in travel lanes from 4 to 2; 2/3
There should be a greater emphasis on walking, cycling, and transit, to foster a sidewalk culture of small and local businesses. 3/3
Enhanced bike and pedestrian connections throughout the area and, in particular, across Centre St N and 40 Ave NW
Safer intersections on major "through" roads like 40 Ave N, and calmer "to" roads like the future Centre St N and greenway side streets
Neighbourhood greenways that connect open spaces, green the area, and prioritize access by foot and bike

Angled parking on side streets near to commercial uses in the vicinity of the station
Creation of a station block around the 40 Ave N station that integrates the station, and transfers to buses. 1/2
Create complementary neighbourhood commercial uses with public space that can be repurposed and programmed as needed by the community. 2/2
A series of "Green Avenues" that act as connections within the community and transitions between existing and new development; 1/2
"Green Avenues" to include enhanced crossings for Centre St N & 40 Ave N & linkage of recreational paths throughout the community. 2/2
Improved & accessible green space on the slopes at 40 Ave N & 1 St NE & active space around the edges of Highland Park Golf Course.
Identify portions of residential side streets to be reallocated to create new neighbourhood pocket parks (also traffic calming)
Retain a significant amount of park space in the Highland Park Golf Course lands; 1/3
Include a contiguous park space in Highland Park Golf Course to allow for existing mature trees to be preserved; 2/3
In Highland Park Golf course include & only minimal regrading of the site so as to maintain the existing terrain. 3/3
A future vision for the 40 Ave N Station including: station plaza and 5 to 6 story mixed use development (retail and residential).
A strategy to rejuvenate the Greenview industrial area over time into an "innovation district" with high-tech and knowledge industry.; 1/2
A new "Innovation District" includes public realm improvements such as landscaping, improved lighting, and street trees. 2/2
6 story residential & mixed use development btwn 32 Ave & McKnight Blvd; current golf course meet Centre St N, up to 8 story mixed-use.
4 to 6 story residential development and townhouses along the western end of 40 Ave N to 3 St NW
In the Highland Park Golf Course lands: 4 & 6 story clustered development at the south end of the site; 1/4
In the Highland Park Golf Course lands: 1 to 3 story townhomes integrated into the slope in a portion of the centre of the site; 2/4
In the Highland Park Golf Course lands: 6 story residential development west of Centre St N; 3/4
In the Highland Park Golf Course lands: 7 and 8 story mixed use development (retail and residential) fronting Centre St N; 4/4
Citizens are frustrated with the City process
Citizens are concerned with the technical studies/ reports submitted with the application
Citizens have outstanding questions and need more information
Citizens are concerned with watershed impacts of redevelopment
Citizens dislike the redevelopment plan for the golf course
Citizens want more and better green space in the community
Citizens question redevelopment application compliance with City policies
Citizens provided alternate green space suggestions
Citizens concerned with Design Guidelines for redevelopment
The preservation of green space is an important issue to the Community

Traffic is already congested, the side streets can't handle any more traffic
I would like to see a continuation of the Confederation Park pathway system
Like to see a senior complex; so many people would like to stay in the area
Storm water from 4th Str. pools to over a metre in depth at the intersection of 44th Ave NW, overwhelming the existing sewers
Maintain as much green space as possible
Seniors housing is important
General traffic concerns
Community wants high quality development
Concern with how redevelopment will enhance quality and character of the area
No vehicle access through the residential core of the community
The community hopes for this space to maintain its historic legacy of providing green space for Highland Park residents.
Conversation around traffic, (access) appears to be of greatest concern to the community, esp. for those who live in the immediate area
Residents are worried about future capacity of the residential streets.
Given historic flooding in this area, many participants shared their experiences of what flash flooding has done to the site in the past.
A conflict exists between a strong desire and opposition for commercial land use in the neighbourhood.
Those who were in favour are seeking access to more restaurants, coffee shops, markets and other food and beverage retail.
Property values were raised many times within other themes including parks and recreational activities, housing and traffic
Significant interest in senior housing, as many who have been in the community for years are downsizing but want to remain in Highland Park
Many people see potential to create a more vibrant place for residents, while others are concerned about losing the existing character.
Concern over proposed road through the site
Desire to daylight the creek
Most participants indicate they'd like a lot of green space on proposed site as they believe the closure of the golf course is a big loss.
found the linear path system very desirable and they hoped to see it landscaped with natural materials
Pedestrian & bicycle access to & through the site was discussed, with support from community, esp. regarding linkages to the open spaces
Citizens shared concerns about the impact density has on existing infrastructure and parking.
Citizens stated they were unclear on the planning process and shared concerns that this process would change the existing community plan
Citizens shared concerns around an existing caveat and/or restrictive covenant that exists on some homes in the area
Citizens that were generally supportive of City-initiated land use redesignations stated preference towards specific locations
Citizens that were generally supportive shared preference for this work to be completed in a timelier manner

Citizens stated they are generally unsupportive of more City-initiated land use redesignations for both Medium Density Low-Rise & Mid-Rise.
Citizens stated that their community is feeling overwhelmed by the current amount of redevelopment happening
Citizens shared concerns about the impact density has on existing infrastructure and parking
Citizens shared concerns about the impact density has on existing infrastructure and parking
Residents want responsible and sustainable density for their communities
Some citizens were generally supportive of City-initiated land use redesignations
Traffic congestion and parking availability are major concerns for existing residents
Desire to decrease building heights and density to fit within community
Limit density increases to major streets and areas closer to transit and commercial zoning
Existing residents want to feel like their concerns are being listened to and factored into decision-making
Responsible and sustainable density/decrease urban sprawl
Will change the character and demographics of community (i.e. more renters, less families)
What a mess, buy the land back.
No pointless green line please
Highland Park is a disaster and a sorry waste of space. Turn it into a park! Perhaps add a small recreation area or community center.
The Highland Park golf course should never be developed. It would be an ecological and social mistake.
Highland Park golf course should have been used as a green space, extension of Confederation Park
The cycle way parallel to Centre Street is 2 st NW, not 1 St NW.
Need a better way to rezone. Cannot just blanket some areas for rezoning. I see future parking and traffic issues.
This is no longer relevant as the regional drainage study indicates this site needs to be used to mitigate stormwater mgmt and public risk
The application failed to address the hidden hydrology in the valley including the numerous groundwater springs, seeps & permanent wetlands
The application failed to address the hidden hydrology in the valley including the numerous groundwater springs, seeps & permanent wetlands
The Land Use Amendment should have not been approved prior to the completion and implementation of the Regional Drainage Study.
The Highland Park Land Use Application does not meet TOD Guidelines and feedback from citizens at charette was dismissed.
If this application proceeds how can the City meet its obligations to the NCWMP (including future runoff targets)?
The execution of the North Crosstown BRT was appalling in not improving connectivity with the U of C-It's now harder to get there using BRT.
The NIMBY-ism on this project was shame-full.
Main Streets actually needs to be implemented! Engagement becomes pointless and fatigued if it's not actually listened to/acted upon.

Was there gender consultation on the BRT shelters? The lit-up glass boxes feel unsafe; I'm an object on display. Do gender design consults!
The lack of stops on 16th for MO BRT is frankly unacceptable. There are long distances between stops. Has no one thought of accessibility?
The installation of new BRT shelters while leaving the others to fall apart makes no sense. Looks cheap and makes 16th ave even uglier.