



# WEST ELBOW COMMUNITIES

Local Area Planning Project

Phase 1: ENVISION - What We Heard Report  
Spring 2024



## West Elbow Communities Local Area Planning Project

### Phase One: ENVISION What We Heard Report

Report Back – Spring 2024

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## Project overview

The West Elbow Communities Local Area Planning project includes the communities of: Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, North Glenmore Park (north of Glenmore Trail SW), Richmond (east of Crowchild Trail SW), Rideau Park, Roxboro, Scarboro (east of Crowchild Trail SW), South Calgary, Sunalta, and Upper Mount Royal.

Through the local area 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 [Guide for Local Area Planning](#).

The West Elbow Communities Local Area Plan will identify gaps in areas where no local plan currently exists and replace other plans that need to be updated.

## Communications and engagement program overview

The integrated communications and engagement program for the West Elbow Communities provides participants the opportunity to participate in meaningful engagement where we seek local input and use it to inform and successfully achieve city-wide planning goals at the local level. The program allows participants to effectively navigate and access information on local area planning to raise their capacity to productively contribute to the project.

The communications and engagement program for this project has been created to allow participants to get involved and provide their input, which helps City Council understand people's perspectives, opinions, and concerns before concepts are developed. They will consider public input and will report on how feedback has influenced decisions. Public input is an important part of the local area planning process and is one of many areas of consideration in the decision-making process.

Some of the considerations that influenced our overall communications and engagement approach are listed below. Our objective is to provide multiple ways for participants to get involved, learn about, and provide input on the project.

### Phased program

The engagement process for multi-community plans has been designed as a multi-phased approach where we will collect input at key intervals throughout the planning process. This project includes four phases of engagement where:

- In Phase 1 we looked to gain a high-level understanding of the strengths, challenges, opportunities, and threats of future redevelopment in the area from the broader public.
- In Phase 2 we will explore where and how growth and change could happen in the area.
- In Phase 3 we will continue to work to further refine the plan and confirm investment priorities.
- In Phase 4 we will share the final proposed plan and demonstrate how what we've heard throughout the engagement process has been considered in the final plan.

### Raising the capacity of the community

Prior to starting formal engagement, we began the project with an educational focus to increase knowledge about planning and development to enable participants to effectively contribute to the process. This included starting the conversation with why growth and redevelopment are important and how local area planning fits into our city-wide goals. We also took a plain language and transparent communications approach in our materials.

### Increasing participation and diversity

Recognizing that planning can be a difficult subject matter to navigate, we have employed different tactics and approaches to increase participation in the project. We also recognized that the West Elbow Communities are made up of a unique and diverse population, and after consulting with local community associations at the project launch, customized our approach to remove barriers and allow for a diversity of participation.

We used multiple methods to share engagement information and reach as many community residents as possible and give them the opportunity to provide feedback:

- **Direct mail:** People within the Canada Post walking routes in the plan area received an engagement booklet in the mail starting September 19, 2023. This engagement booklet contained information on and questions to consider about the area's past, present and future, as well as provide an opportunity to apply to be a member of the West Elbow Communities Working Group. The booklets included a feedback form (with postage pre-paid) to mail responses to the questions posed back to the project team.
- **"Engagement Stations":** Working together with community associations in the Plan area, we installed "Engagement Stations" – similar in look to Little Free Libraries – for people in the community to pick up an engagement booklet. The "Engagement Stations" were installed before the first phase of engagement and will continue to be used throughout the duration of the project.
- **The City of Calgary Engage page:** Participants were able to visit [engage.calgary.ca/WestElbowPlan](https://engage.calgary.ca/WestElbowPlan) to review the content included in the engagement booklet and respond to the same questions included in the booklet's feedback form.

We also shared project updates to subscribers via our email subscription list, as well as during our community conversation series which, in addition to info sharing, also gave community members the opportunity to have their questions answered by the project planners.

### Inclusive process

We work to create an inclusive engagement process that considers the needs of all participants and seeks to remove barriers to participation. We do our best to make engagement accessible and welcoming to all, despite resource levels or demographics that might prevent some from being included in the process. Our aim is that, at the very least, all participants in the Plan area are aware of opportunities to participate and know that we are interested in hearing from them.

### Participation interests & intensity

Our engagement program has been created to cater to the different participation interests and intensity that participants are willing to commit to a project. This includes having a variety of communications and engagement tactics available so that people can get involved at the level that best meets their needs.

### West Elbow Communities Working Group

One of the foundational pieces of our program includes the development of a multi-community participant working group (designed to accommodate those with more committed interests and more time to offer to the project) where we can have more technical conversations, dive deeper into planning matters and build off the knowledge gained at each session.

Through a recruitment process, 43 members from the broader community, local community associations and the development industry were selected to participate in a dialogue on the broader planning interests of the entire area. Throughout the project, the working group participates in one pre-session exercise and eight to nine sessions where they bring different perspectives and viewpoints to the table and act as a sounding board for The City as we work together to create the West Elbow Communities Local Area Plan.

### West Elbow Communities Heritage Guidelines Working Group

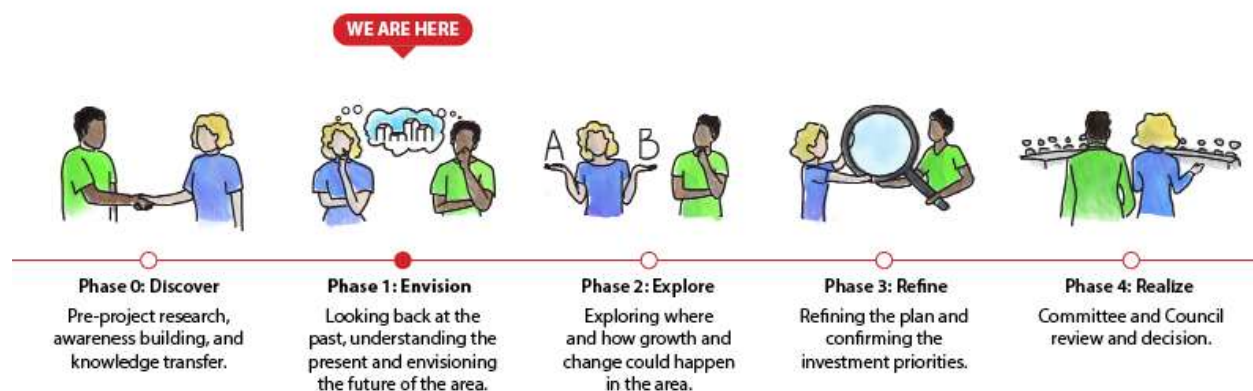
Heritage assets are privately owned structures, typically constructed before 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials. Through a recruitment process, a Heritage Guidelines Working Group was assembled that will provide feedback on heritage guidelines, so that new development complements identified heritage assets within the West Elbow area, sometimes known as character homes.

31 members from the broader community, local community associations, heritage advocacy groups and the development industry were selected to participate in a dialogue on the Heritage Guidelines for the area. The Heritage Working Group will participate in four to five focused workshops over approximately 12 months.

### Working with the Community

Throughout our engagement program, we use multiple tactics so that community members can be aware of the Local Area Plan and can participate in a variety of ways. We achieve this with:

- Walking tours
- Community association touchpoint meetings and community committee meetings, Planning and Development Committees, as requested
- Engagement Stations
- Discussions with interested groups and community members as requested



## Phase 1: ENVISION Overview

Phase 1 occurred in fall 2023 and winter 2024 and focused on obtaining a better understanding of the local area and the West Elbow Communities, looking at everything that makes the community tick. This helps the project team proactively explore ideas with residents' aspirations, concerns, and viewpoints in mind. The feedback from this phase helps to inform visioning with the working group where we developed the Draft Vision and Core Values for the project and started to draft concepts for the draft local area plan.

### Additional Feedback: Draft Chapters

Online and open house participants were given the opportunity to review and provide feedback on the West Elbow Communities Local Area Plan draft chapter 1.

### Engagement spectrum of participation

The City of Calgary's [Engage Policy](#) includes a Spectrum of Strategies and Promises related to reaching and involving Calgarians and other communities or groups in specific engagement initiatives. Phase 1 public engagement was designed to 'Listen & Learn' which is defined as: "We will listen to participants and learn about their plans, views, issues, concerns, expectations and ideas."

### Phase 1: ENVISION Objectives

- Educate participants about the importance of growth, change and redevelopment with opportunities to learn more and comment on the area's history, understanding the present and envisioning the future of the area.
- Continue to create awareness and ignite interest and familiarity of local area planning and The City's planning process.
- Encourage working group application recruitment and establish the West Elbow Communities Working Group.
- Consult with the working group as a sounding board with a focus on what communities value and what they hope to see improved as well as help to draft the vision and core values, and identify opportunities for future growth.
- Gain a better understanding of the local area and public participants' values, aspirations, concerns, and viewpoints.

## What did we do and who did we talk to?

Phase 1 focused on looking back at the past, understanding the present and envisioning the future of the area. Engagement took place with targeted participants starting in June 2023, and with the public in September and October, 2023.

We held two online events and one in-person open house at Scarborough Community Association between September 19 and October 24, 2023. Online engagement was open for 35 days with mailed-in engagement booklet feedback forms being accepted until the first week of November 2023.

A comprehensive communications plan was developed to inform the community about the project and opportunities to get involved. The awareness campaign ran from September 19 to October 24, 2023, aligned to when public engagement opportunities and the opportunity to apply for the West Elbow Communities Local Area Planning Working Group were open.

**Total ADS DISPLAYED: 760,358**

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Methods used to build awareness included:

- **Direct mail (education & engagement booklets mailed):** 30,544
- **Two waves of geo-targeted social media advertisements:** 413,014 impressions
  - Facebook: 69,263 + 91,101 impressions
  - Twitter: 44,069 + 83,881 impressions
  - Instagram: 59,759 + 64,457 impressions
  - NextDoor: 218 + 266 impressions
- **Geo-targeted digital advertisements on high-traffic websites and YouTube:** 287,321 impressions
  - Digital banners ads on high-traffic websites: 243,017 impressions
  - YouTube video ads (impressions): 133,354
- **Digital billboards**
  - Elevator: 123,328 impressions
  - Resto-bar: 62,254 impressions
- **Advertisement in local community newsletters:** 29,180 circulation
- **Email update sent to subscribers:** 299 subscribers
- **Information boards**
- **Community Association and Councillor posts, website updates, articles** (using content project through Communication Toolkit): Not measured
- **Thirteen large format road signs (Curbex) placed throughout the communities and at high-traffic intersections:** Not measured.
- **Engagement Stations to raise awareness and provide additional education and engagement booklets to community members:** 16

**Total impressions:** 760,358

**Total INVOLVED: 5,343**

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The number of people who were actively or passively involved included people who visited the website, attended a virtual session, subscribed for email updates, attended a working group session, etc.

- **4,034** unique website visits
- **661** received feedback forms received (online and mail)
- **59** registered for a virtual session (2 public sessions, 1 community association meeting)
- **67** attended the in-person session
- **240** social media interactions (comments, reactions, shares, etc.)
- **43** working group members (23 community members, 10 community association representatives, 1 youth representative, 3 development industry members)
- **31** Heritage Guidelines Working Group members (17 community members, 8 community association representatives, 3 heritage advocacy group representatives, 3 development industry representatives)
- **107** attended working group sessions
- **51** attended Heritage Guideline Working Group sessions
- **24** who attended CA Sessions (virtual and in-person)
- **26** who attended Industry Session

**Total ENGAGED: 1,053**

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The number of people who provided input online, at the in-person open house through working group or targeted stakeholder sessions.

- **240** Online engagement contributors
- **421** Paper feedback forms returned
- **67** In-Person Open House attendees
- **59** Virtual Open House attendees
- **43** working group members
- **31** Heritage Guideline Working Group members
- **24** CA session participants
- **15** Industry session participants

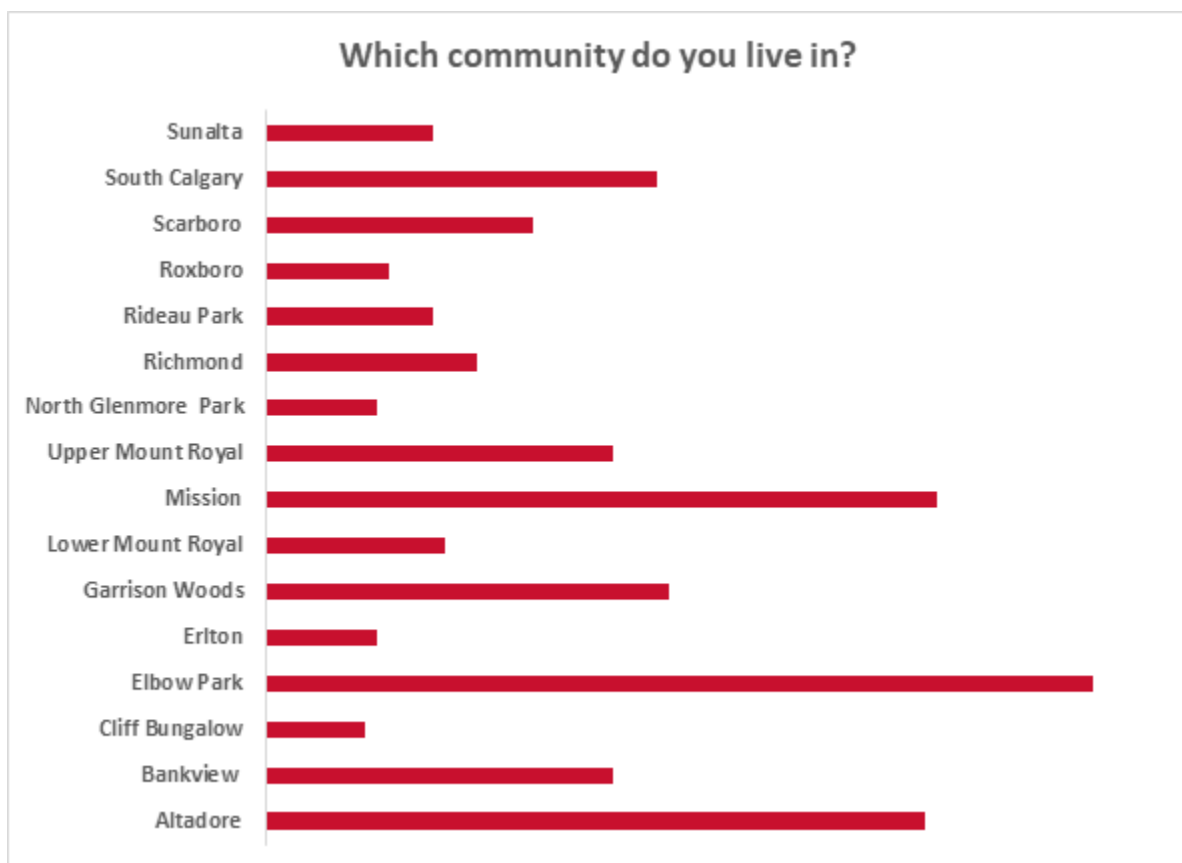
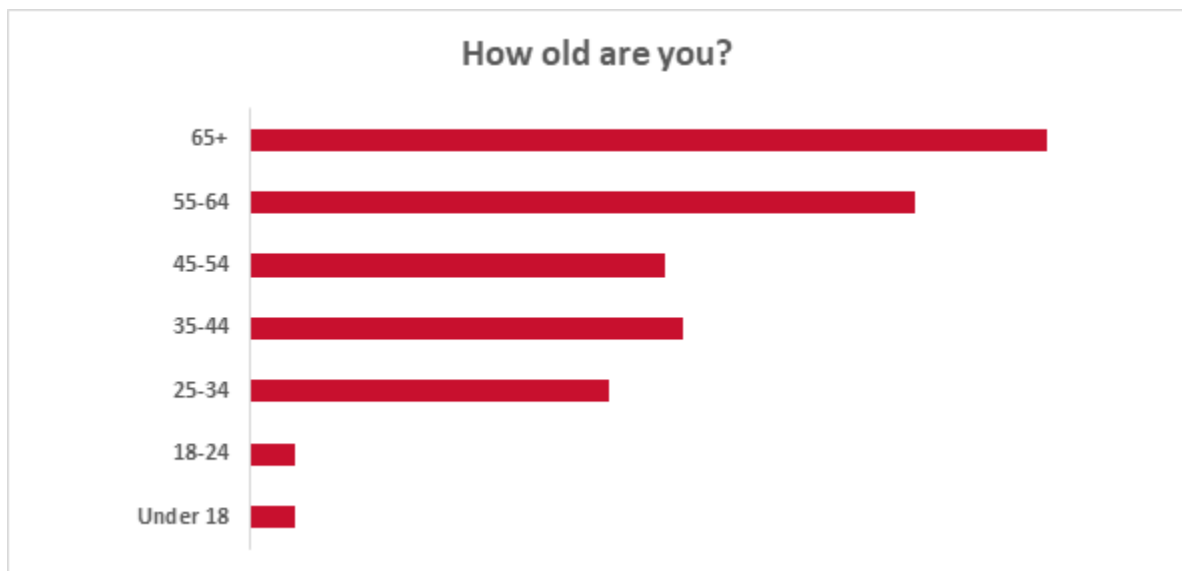


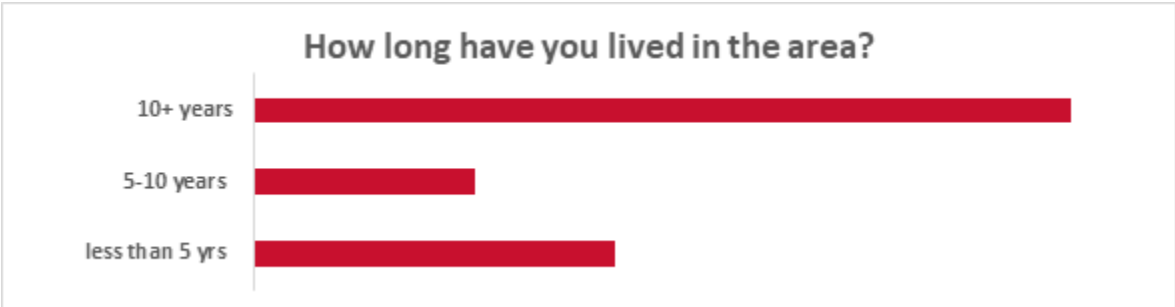
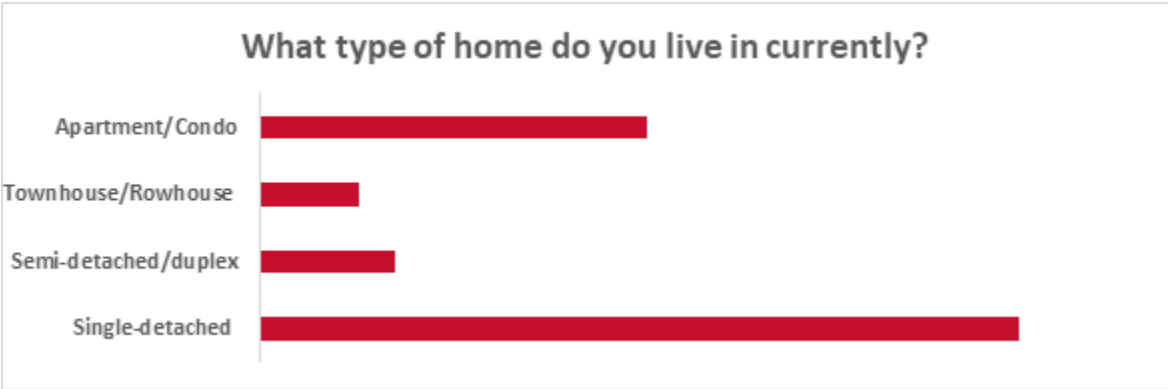
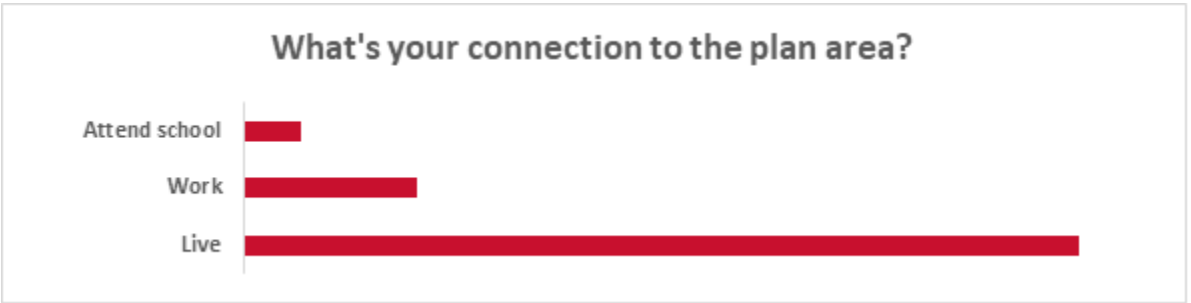
**CONTRIBUTIONS: 2,854**

The total number of contributions received through all public participation opportunities.

Engagement & Communications	Metrics
<p>The project launched Phase 1 engagement on September 19, 2023, with both online and in-person tactics used to share information aimed at increasing awareness about local area planning with the West Elbow Communities.</p> <p>We hosted two online Microsoft Teams events with community members.</p>	<ul style="list-style-type: none"> <li>• We received 4,034 unique website visitors and had 240 online contributors providing 817 submissions through the engagement portal.</li> <li>• 421 paper feedback forms returned.</li> <li>• We spoke with 67 people in-person at our public open house.</li> <li>• We spoke to 59 people at the online engagement sessions on September 9 and September 15, 2023.</li> </ul>
Targeted Engagement	Metrics
<p><b>Community Associations</b> Prior to each phase of the project, and launch of public engagement, we host joint community association meetings where we invite all the Plan area community associations to meet and work through exercises with the team.</p>	<ul style="list-style-type: none"> <li>• We held two community association meetings on September 20 (online) and September 25, 2023 (in-person).</li> <li>• 24 people registered to attend across both opportunities.</li> </ul>
<p><b>West Elbow Communities Working Group</b> Throughout Phase 1, the working group participated in three workshop sessions (one in-person and two online). These are detailed below in the working group section.</p>	<ul style="list-style-type: none"> <li>• 43 working group members.</li> <li>• Three workshop sessions were facilitated during Phase 1.</li> </ul>
<p><b>West Elbow Communities Heritage Guidelines Working Group</b> In Phase 1, the Heritage Guidelines working group participated in two workshop sessions (one in-person and one online). These are detailed below in the Heritage Guidelines working group section.</p>	<ul style="list-style-type: none"> <li>• 31 working group members.</li> <li>• Two workshop sessions were facilitated during Phase 1.</li> </ul>
<p><b>Industry Representative Meetings</b> One meeting for industry representatives was held during Phase 1. These meetings are aimed at understanding and collecting the perspectives of the development industry to support development of the West Elbow Communities Plan.</p>	<ul style="list-style-type: none"> <li>• February 7, 2024, there were 15 representatives registered.</li> </ul>

## Demographics of public engagement participants





## Phase 1: Working Group Summary

### What is the Working Group?

The working group serves as a sounding board to The City's project team and participates in more detailed dialogue about the broader planning interests of the entire area including connectivity of the communities with a focus on big ideas and actions/opportunities for future growth.

Members of the working group will participate in eight to nine focused sessions throughout the project, where they will engage in dialogue and discussion about the broader planning interests of the entire area as we develop the new Local Area Plan. To review the terms of reference for the working group, please [click here](#).

### How was the Working Group Created?

At project launch, The City conducted a recruitment campaign for participants to apply to be a member of the working group, as a general resident or a development industry representative. Community associations were given the opportunity to nominate and select their own representative. Through the recruitment campaign, we received over 174 applications. The project team reviewed all the applications received and best efforts were made so that the selected members group included:

- both renters and owners
- a balance of genders
- a diverse range of ages
- student, family, and single professional perspectives
- business owners and those who work in the area
- both new-and long-term residents

The spots per community were allocated based on the community's population distribution relative to the entire plan area population.

Unlike a research-based focus group, this group is not meant to be statistically representative of the area, however best efforts were made to include a broad demographic representation and a diverse range of perspectives based on the applications submitted.

### Who is on the Working Group?

The West Elbow Communities Local Area Planning Working Group includes people from a range of backgrounds who provide feedback, consider input provided by the broader community, and discuss concepts and ideas with city planners as the local area plan is created. In total, there are 43 people on the West Elbow Communities Local Area Planning Working Group, including a range of people with diverse backgrounds, perspectives and experiences including:

#### **23 general community members**

- Community members participate in dialogue as it pertains to someone who lives in the area and brings lived-in community perspectives and viewpoints to the table and acts as a sounding board for The City as we develop a new policy plan for the area.

#### **14 community association representatives**

- Community association representatives are appointed by their board of directors and provide insight as community experts and bring forward the perspectives of their community association board.

#### **1 youth member**

- Youth members participate in dialogue as it pertains to someone who lives works or attends school in the area and brings youth perspectives and viewpoints to the table.

#### **5 development industry representatives**

- Development industry representatives are expected to bring knowledge and perspectives of the development industry as a whole and not to speak about an individual parcel(s) they may have interest in.

As part of Phase 1, the working group completed three focused workshop sessions. A summary of each session is provided below, and detailed feedback provided in the [Appendix: Verbatim Feedback](#) section.

### Working Group Session 1: Strengths and Weaknesses

On Tuesday December 12, 2023, the working group met to discuss the community assets that the Working Group values, and to talk about assets that can be improved and/or added in the future. The presentation from the session can be found [here](#). Emergent themes from the discussion were:

#### **Working group members value:**

- Community Development and Destinations
  - Local, small businesses, restaurants, cafes
  - Community hubs and events
- Community Character
  - Historical buildings, heritage homes and mature tree canopy

- Single-family detached homes
- Community relationship with neighbours
- Parks and Recreation
  - Public parks, playgrounds, athletic parks and recreation facilities (MNP, Buckmaster Park, Sandy Beach, Royal Sunalta)
- Transportation and Mobility
  - Proximity to downtown and adjacent neighbourhoods
  - Walkable, connected neighbourhoods and pathways
  - Accessible transportation and transit access
  - Access multi-use pathways and bike lanes
- Green Spaces
  - Green spaces including natural areas and tree canopy
  - Access to Bow and Elbow River natural corridors

#### **Working group members hope to improve:**

- Amenities and Services
  - Add small retail, restaurants, pop-up options
- Housing Options
  - Including mixed use, multi-family and options to age in-place
  - Improved affordability
- Safety
  - Road safety, traffic flow and parking
  - Universal access and safety
- Transit
  - connections, frequency, onboard safety and safety at transit stops
- Mobility Connections
  - Pathway connections and complete missing links
- Green Spaces
  - Maintain and expand green spaces, protect and expand the tree canopy
  - Add different types of parks (splash parks, pump parks)

#### **Working Group Session 2: Draft Core Values and Vision**

On Tuesday, January 23, 2024, the working group participated in its second session. The focus of the session was on the approach to key growth areas. Participants were provided with draft core values to discuss. The presentation from the session can be found [here](#). The draft core value that the working members discussed are:

#### **Core Value #1: Housing For All**

- Support for wide housing options to support varying incomes and life stages.
- Focus on balancing growth and retaining the uniqueness of communities.
- Focus more on the specifics of the West Elbow Communities, clarify that the diversity of housing is encouraged and enabled throughout the entire plan area.
- Focus more specifically on the history and support heritage buildings in the area
- Consider type of tenure in addition to housing form.

- Clarify if “old” means “affordable” or is “old” intended to preserve a unique look of the community.
- Consider addressing affordability more directly.
- Consider shifting the focus from age of homes to meeting the needs of community members.
- Consider making it explicit that older private housing stock is more affordable than new private housing stock.
- Separate the focus on newness and oldness from “various stages” in the value wording to address each focus separately.

## **Core Value #2: Parks, Open Space and Natural Areas**

- Focus more on preservation of natural areas and parks, undeveloped / underserved spaces, protection of mature tree canopy.
- Add protection for the river valley - over use is a major concern.
- Add considerations for inclusive green spaces and amenities.
- Recognize that the West Elbow Communities also connect to the Bow River Valley that needs to be protected and enhanced.
- Focus on the unique inner city open space network that needs to be prioritized and protected, preserved or expanded over the next 30, 40, 50 years.
- Focus on removing barriers to the network and make sure that new roads, infrastructure, buildings don't restrict access or privatize these public spaces.
- Recognize that increased population and dense neighbourhoods means increasing parks space / public space along with it.
- Recognize that access to green networks also has a measurable economic benefit, not just social and recreational functions.
- Recognize that a lot of the trees and green spaces get eliminated in higher density housing and need protection.
- Balance the focus on the Elbow River valley with parks and community space experiences in the neighbourhoods.

## **Core Value #3: Safe and Convenient Mobility**

- Focus more on pedestrian and cyclist safety, driving safety and traffic flow.
- Focus on connections between communities as well as within communities, to optimize development and amenities.
- Clarify what is meant by 'enhancing connections'.
- Focus less on specific east- west connections.
- Consider removing the focus on the downtown.
- Focus on values specific to West Elbow Communities.
- Support for active mobility as a core value.
- Consider separating vehicle traffic from active mobility and desirable places.
- Mobility options - plan population aging may be under discussed in terms of options that require a car or are unable to bike, walk, rely on transit, etc.
- Clarify 'mobility' - does this cover the mobility challenges of aging population and people with disabilities, physical impairments.
- Consider revising 'amenities, jobs, schools and public spaces' to 'key destinations within the community and city wide.'

#### **Core Value #4: Climate Adaption and Resiliency**

- Clarify whether efficient development means using disturbed or developed land.
- Clarify what is meant by 'mitigation measures.'
- Consider further refining the term 'resiliency.'
- Consider using 'adaptation' instead of 'adaption.'
- Clarify the term "localized."
- Focus on 'efficient development', through that creating resilience and supporting environmental goals.
- Consider that climate adaptation / mitigation might be addressed in way that is not restrictive to people.

#### **Core Value #5: Daily Needs and Amenities**

- Consider adding community supports/non-profits, healthcare, to meet daily needs.
- Focus thoughtfully on commercial opportunities to avoid empty retail sites.
- Focus on main streets and encourage small businesses.
- Focus on 'third places', local shops and community businesses that are needed to create a sense of place.
- Consider community identity development to generate unique sense of place.
- Recognize that built forms matter (especially heritage buildings).
- Balance the focus on commercial opportunities with positively impacting the sense of place of high streets.
- Consider replacing "unique sense of place" with a plain language term.
- Support for a diverse mix of commercial spaces.
- Recognize the challenges with parking.

#### **The draft vision key highlights the working members came up with are:**

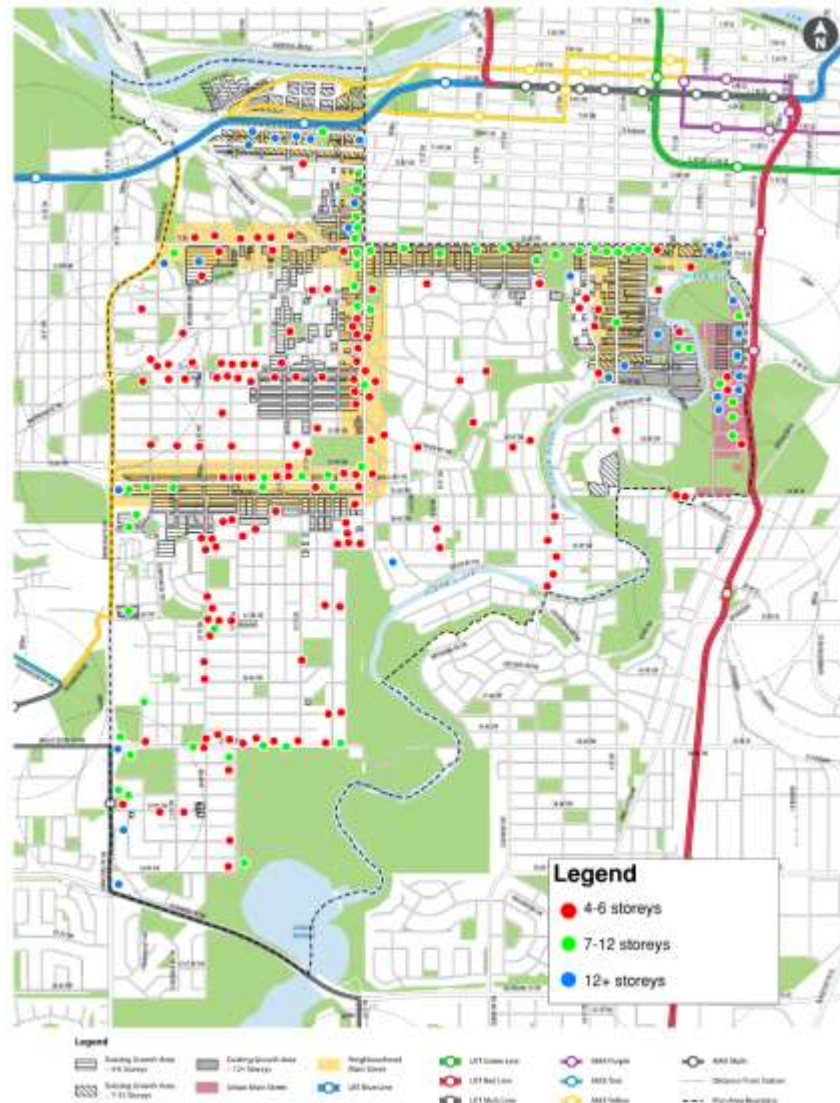
- Focus more on the future – the vision describes what is and not what will be.
- Focus less on proximity to downtown.
- Recognize civic society, local non-profits, community supports.
- Focus less on maintaining community character in the vision.
- More emphasis on walkability, open space network and mobility connections - speak to the future that might not be as car-centric.
- Emphasize and promote a strong greenspace network and better integration of green infrastructure in response to the climate resilience core value.
- Consider fostering or welcoming diversity as opposed to building upon it.



### Working Group Session 3: Draft Key Growth Areas Map

On Tuesday, March 5, 2024, we shared a session 2 recap with working group members and focused the conversation around the draft key growth areas map. The presentation from the session can be found [here](#).

On the draft key growth area map below, the dots represent areas that working group members identified for further exploration in terms of density they considered appropriate. It is important to know that this map was drafted for discussion purposes only within the working group.



### What did we do with the working group feedback?

Feedback collected across the three working group sessions allowed the project team to refine the draft core values and draft vision as well as the draft key growth map prior to being released to the public for our Phase 2 engagement. The core values, vision and map that are currently open for input in Phase 2: EXPLORE – reflects these revisions and feedback.

# Phase 1: Community Association Meetings Summary

## Purpose of Community Association Meetings

**Pre-work** - It is important to note that at every phase of the project, we will invite all community associations in the Plan area and provide an opportunity to connect prior to the launch of public engagement. During our Phase 0 – DISCOVER we met with the West Elbow community associations individually to conduct walking tours in their communities, allowing the project team to get a sense of what community associations value, and identify potential opportunities in the area. The walking tours are followed by hosting joint meetings with all of the plan area community associations to share information about the project itself, timelines, and how we are looking to work together on the project prior to the official introduction to the public at large.

During the window for public feedback in Phase 1- ENVISION, the project team invited plan area community associations to meet, to understand not only their perspective as it pertains to their individual boards but also community expertise as residents of the plan area.

On September 20 and September 25, 2023, community association representatives were invited to meet with the project team either in-person or online to attend official Phase 1 meetings. The main objective of the Phase 1 meetings was to update community association participants on the launch of Phase 1 to the public, share the first draft of Chapter 1 (Past, Present, and Future) and formally collect their input. The session was organized into the following components:

- Part 1: Project Introduction
- Part 2: Past
- Part 3: Present
- Part 4: Future
- Part 5: Next Steps & Questions

Once an overview of work and public engagement was provided by the project team, the session moved to a facilitated discussion that focused on the community associations' respective community expertise and views from their board of directors.

## Summary of Phase 1 Community Association Feedback

The project team met with representatives from the West Elbow community associations virtually on Wednesday September 20, 2023, and in-person on Monday September 25, 2023. Detailed phase 1 community association feedback can be found in the [Appendix: Verbatim Feedback](#) section. Below is a summary of the conversations:

### LAP Process

- Participants asked how the LAP process connects with rezoning proposals and if the LAP would have precedence over the new Housing Strategy. Participants asked if this detracts from the point of an LAP.
- Participants discussed the LAP process as relatively new for The City and how over the next 10-15 years the entire city will have an LAP.
- Participants suggested that the project team identify sticking points from previous LAPs.
- Participants suggested that that purpose and the output of the LAPs is to densify and discussed how the goals for LAPs come from a Council approved City Policy.
- Participants discussed the impact of the LAP process on existing ARPs that outline development in the community and how once the LAP is adopted the ARP is rescinded.
- Participants asked for clarity on the geographical scope of the LAP area.
- Participants asked if there was a way to consolidate the process for communities that straddle two distinct LAPs.
- Participants sought clarity on the funding for the 8 LAPs currently earmarked.

### Communications and Engagement

- Participants discussed the most effective ways for communities to engage.
- Participants requested information in a timely manner and discussed how there is a need to be selective on what CAs share and the frequency.
- Participants asked for clarity on the intended outcomes for the LAP process so that they understand the goals for our participation, and discussed longer-term outcomes as compared with short-term phase goals.
- Participants discussed the difficulty in engaging meaningfully on LAPs if communities don't feel heard regarding Rezoning for Housing.
- Participants expressed excitement around the process and the importance of keeping an open mind.
- Participants discussed online versus in-person engagement options and felt that virtual engagement felt one-sided and that in-person engagement is more robust.

### Working Groups

- Participants were interested in the composition and function of the Working Group and how the application process worked:
  - How many persons sit on the Working Group?
  - Are Industry representatives on the Working Group?
  - Is the timing of sessions generally evenings, weekends, during business hours?
- Participants were interested in sharing Working Group information with their communities, some high-level messaging about how the Working Group helps develop the draft maps, messages, vision for the LAP.
- The project team confirmed that Working Group presentations will be shared publicly.

## Urban Form

- Participants asked if the LAP would make it easier in the future to introduce neighbourhood commercial uses to places other than commercial areas.
- Participants suggested that the LAP focus on nodes and corridors, a way to grow with sensitive densification.
- Participants discussed the case for change with the project team in the context of the Municipal Development Plan and the number of people who are moving to Calgary.
- Participants asked if this strategy would create mixed usage with amenities such as grocery stores, coffee shops and restaurants at the forefront.
- Participants were concerned about school capacity and plans to build new or expand existing schools.
- Participants shared concerns around traffic and upgrades that may be required to manage traffic flow. Will there be active transportation investment to support?
- Participants suggested that investment in community amenities could be tied directly to proposed increases in density.
- Participants discussed Restrictive Covenants in heritage communities and that The City is not a party to Restrictive Covenants.
- Participants felt that flood mitigation should be completed prior to development in impacted zones.

## Phase 1: Industry Representatives Meetings Summary

### Purpose of Industry Meetings

During the Phase 1 window of public feedback, the project team invited plan area industry representatives to meet, to understand their perspectives. It is important to note that at every phase of the project, we will connect with major landowners and industry representatives to create opportunities for them to be a part of the process.

On February 7, 2024, industry representatives were invited to an online session to learn about the West Elbow Communities Local Area Plan. The session was organized into the following sections:

- Part 1: Project Introduction
- Part 2: Past
- Part 3: Present
- Part 4: Future
- Part 5: Next Steps & Questions

Once an overview of work and public engagement was provided by the project team, the session moved to a facilitated discussion that focused on industry experience and expertise.

On April 16, 2024, industry representatives were invited to an online session to provide feedback on the Draft Vision and Core Values and potential growth area maps for the West Elbow Communities.

Detailed phase 1 Industry feedback can be found in the [Appendix: Verbatim Feedback](#) section.

## Summary of Phase 1 Industry Feedback – Meeting #1

### Topic 2: PRESENT

#### Question 1: From a development perspective, what is currently working well in the West Elbow Communities? Why?

- Lots of demand.
- Amenity and access to inner-city.
- Commercial and residential growth happening in tandem.
- Relatively regular grid subdivision fabric makes assembly / redevelopment more straightforward.
- Car-free/car-reduced living easier to bring forward in these communities.

### Topic 3: FUTURE

#### Question 2: What are the greatest opportunities in the West Elbow Communities? Why?

- Supporting greater density on 25 Avenue SW in Mission.
- more intensification in North Glenmore - leverage parks and amenities nearby.
- More 'Main Streets' than what exists in the plan area.
- TOD around Sunalta C-train station - more density and local small businesses.
- The LAP should preserve the heritage neighbourhoods.
- Focus redevelopment on all inner-city neighbourhoods where people don't have to spend an hour in their vehicles to drive to work.
- Addressing interfaces w/ Greater Downtown will be important.
- The improvements to 8 street SW could be leveraged and extended south of 17 Avenue SW.

#### Question 3: What are some of the greatest challenges to achieving development that the Local Area Plan can address?

##### Policy

- Outdated planning policy is a barrier for development along existing main streets. Lack of consistent policy direction leads to lack of certainty.
- Rezoning for Housing initiative may establish unrealistic expectations.

##### Density

- Challenges associated with increased density such as traffic circulation and parking management

##### Mobility

- explore opportunities for expansion of active modes of transportation and reducing the impact of automobiles coming into popular areas.

##### Connectivity

- Completed 5 St cyclepath would help more density west of 4th .

- Complete 34 Avenue multi-use path in Marda Main Streets.
- Establish a transit link between Mission and Marda Loop .

### **Education**

- There is misinformation about LAPs.
- Some communities may try to opt out of additional density or change and try to dump density into other areas instead.

## **Summary of Phase 1 Industry Feedback – Meeting #2**

### **Cliff Bungalow/ Mission/ Erlton/ Rideau/ Roxboro/ Elbow Park**

- Is there special consideration for the MNP Centre lands?
- There may be only isolated opportunities for nodal density at Elbow Dr. and Mission Rd.

### **Lower Mount Royal**

- Focus along 17 Avenue SW.
- Consider that Lower Mt. Royal is sufficiently dense.
- Consider shadowing on 17 Avenue SW.
- Consider that the #13 Bus Route is not a good spot for higher residential density. Support seems a little thin.

### **Sunalta/Scarboro/Bankview/ Richmond**

- Note that 17 Avenue SW splits the community in this area.
- The 'taller building areas' identified on the plan should also be associated with an excellent urban realm.
- The urban condition at 14 Street SW and 17 Avenue SW is marginal right now.
- Focus on developing the Richmond medical building comprehensively.

### **South Calgary/ Marda Loop/ Richmond**

- Consider the open area around the library for upgrade / redevelopment.
- Focus on creating a clear vision for the Marda Loop area as part of this LAP.
- Consider identifying 33 Avenue SW as a gateway into the community.
- How do you envision supporting increased density in Marda Loop with existing road infrastructure and upcoming bike lane on 34th?
- consideration that the residential and commercial interface needs to be highlighted in any streetscape masterplan for 14 Street SW.
- Consider that 14th St SW from 23 Ave SW to 38 Ave SW has great potential.
- Consider including 20 St SW as a corridor that connects 26th, 33rd and eventually 50th, generally within the BRT station catchment.
- 20th/33rd (Co-op) site has the benefit of being a full block in depth.
- Consider business/customer parking in Marda Loop core as part of major new developments.
- There are some good heritage homes in zone 4 and new infills too.



# Phase 1: Heritage Guidelines Working Group Summary

## What is the Heritage Guidelines Working Group?

This Working Group will provide feedback on heritage guidelines, so that new development complements identified heritage assets within the West Elbow area, sometimes known as character homes. Heritage assets are privately owned structures, typically constructed before 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials.

In total, there are 31 people on the West Elbow Communities Heritage Guidelines Working Group. The working group includes a range of people with diverse backgrounds, perspectives and experiences with an interest in heritage assets, including:

### **17 general community members**

- Community members participate in dialogue as it pertains to someone who lives in the area and brings lived-in community perspectives and viewpoints to the table and acts as a sounding board for The City.

### **8 community association representatives**

- Community association representatives provide insight as community experts and bring forward the perspectives of their community association.

### **3 heritage advocacy group representatives**

- Heritage advocacy group representatives provide insight as experts in raising awareness and appreciation, identification, research and policy development with respect to buildings and areas of historic significance.

### **3 development industry representatives**

- Development industry representatives are expected to bring knowledge and perspectives of the development industry as a whole and not to speak about an individual parcel(s) they may have interest in.

The Heritage Working Group will participate in four to five focused workshops over approximately 12 months. To review the terms of reference for the working group, please [click here](#).

## Heritage Guidelines Working Group Session 1: Heritage Conservation Tools & Incentives

On January 31, 2024, the Heritage Guidelines working group met to discuss Calgary's heritage program tools, including Heritage Guideline areas, heritage assets and character defining elements. The presentation from the session can be found [here](#).

### **What do you enjoy about your community and what meaning does it have for you?**

Though participants discussed how each of the West Elbow Communities has its own feel, the general themes that arose in conversation in response to the question were:

- The rich history of the area
- Easily accessible amenities and facilities
- Green spaces and parks (such as Sandy Beach, Lindsay Park, Buckmaster Park)
- The tree canopy (urban street trees and natural heritage trees)
- Scenic views of the downtown
- Unique houses, interesting architecture and community character
- The feel of older neighbourhoods, older homes with character, heritage homes
- Distinct community layouts and streets not laid out in a grid
- Mixture of heritage and modern architecture
- Mix of housing stock
- Mix of ages and demographics
- Access to river and closeness to wildlife
- Walkable inner-city communities that do not require a vehicle
- Long setbacks and houses not right up to the sidewalk
- Beautiful houses and gardens

### **Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?**

Participants discussed how the elements assessed in North Hill are different than in the communities in West Elbow and have different requirements and consider different details that were not present in the North Hill guidelines, such as side setbacks and heights. Design elements and themes that arose in conversation in response to the question were:

- Single family home
- side setbacks
- more consistency with setbacks, contextual setback more than dictated setback – Front setbacks should be aligned or close to aligned- new homes that are closer to the street detract from sequence of the street
- large lots
- roof pitch is not enough, for example floor to ceiling windows is not contextual sensitive,
- criteria for the use of specific materials is also not adequate for west elbow and should be more stringent, not repeating rooflines and slopes
- These guidelines need to be strict; hope is these are more strictly adhered too
- HGA needs to also apply to building height



- Heritage construction materials
- Porches, glassed in sunrooms - Porches are an important element on certain streets
- houses with giant front drive lanes when they have a back lane – should not be allowed
- Massing – horizontal massing getting this correct – pedestrian friendly – building don't feel opposing
- Landscaping
- Some communities see built-up façades, large staircases and large setbacks

**Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?**

- Yes, and it's hard to see how one policy could make sense – a lot of unique attributes per the communities mentioned that should be individually considered or multiple groupings.
- The communities have unique looks and feels with a mix of architectural styles – need flexibility in the guidelines.
- Consider more than the façade including side setback, lot coverage, allocated green spaces. All the areas are very different, there is no single character.
- Discussion on whether the North Hill HGA apply to the entire neighbourhood; and how the plan will identify the actual streets where the rules presented to assess HGAs are applied.
- Emphasize the uniqueness of the neighborhoods - some communities were built over several time periods, so might not have unified character/style within the area.
- They were developed at separate times.
- Garrison Woods retains Direct Control zoning. Outside of the HGA conversation, are there other tools or guidelines that would be applicable to an area that has rationale for heritage value and need for protection?
- Consider uniqueness that could be something that is unique should be preserved - such as a geomedesic dome house – and how to keep that asset in the landscape.
- Some people really like brick in Marda Loop.
- Cliff Bungalow and Mission house lots of Edwardian gables, but other communities do not.
- South Calgary had larger lots, but empty sidelots that were later subdivided, different character than places like Elbow Park that was consistent development.
- People's opinion on aesthetics will vary, so guidelines should focus on things like setbacks, massing, porches.
- Certain specific elements such as sandstone reflects a particular Calgary aesthetic.
- Mount Royal - some of the character is things like the landscape and roundabouts.
- Proximity to the river defines some areas.

## Heritage Guidelines Working Group Session 2: Character Defining Elements

In advance of working group session #2, members were asked to photograph heritage in the West Elbow Communities and think about the characteristics that give the street/area its historic feel. At the session the group worked to chart key/essential character defining elements, refine the Heritage Guideline Area boundaries and outline the 'big moves' for the area's guideline policies.

### Exercise 1 -- Mapping of Heritage Guideline Areas

- Impressed with this coverage
- Participants proposed additions and identified potential gaps

### Exercise 2 -- The Good, the Bad and the Interesting

- Windows, materials and details
- Roof and massing
- Front yard setbacks and landscaping
- Front facades

### Exercise 3 -- What policy in the North Hill or Riley Plans should be kept, what is not relevant, what should be added?

- Clarify what is meant by storeys in terms of metres
- Focused on ensuring community benefit if the community loses a heritage building
- Align with North Hill on front facades
- Encourage multiple materials on front facades should be encouraged (ie. not all stucco)
- Agree with discouraging flat roofs, consider disallowing flat roofs
- Clarify the term "strongly discouraged"
- Clarify how the guidelines address protected tree species
- Consider streetscape uniformity to maintain the landscaping
- Consider guidelines for planting and mandating some native plants
- Existing minimum 6:12 pitch rule looks good to me. (enforces gabled roofs)
- Not in favour of "distinct rooflines for more than one unit"
- Want to cosign that the benefits of high-density housing with community amenity would be worth losing some heritage "perks," perhaps our (more central neighborhood) plans could address that
- Consider more specificity, for example massing
- Consider that materials should reflect the heritage look
- Consider a minimum roof pitch informed by dominant architectural styles
- Consider guidelines for no fencing around front yards, rather trees and soft landscaping
- Consider using previously assigned planting types; bringing indigenous plants back helps build sustainable landscapes

## Phase 1: Public Engagement Summary

### What did we ask through the public engagement?

Overall, there was a high level of interest in the project and a wide range of input was received from the community. Public engagement was held between September 19 – October 24, 2023.

Participants were asked to provide comments and thoughts on the following topics:

1. PAST: to help increase the understanding of local historical assets
2. PRESENT: identify current strengths and challenges
3. FUTURE: gain a better understanding of how the West Elbow Communities will change and develop in the next 30 years
4. Participants were also asked to rank and comment on eight principles to indicate which priorities are important to them
5. Draft Chapter Feedback (online only) responded to draft Chapter 1

These questions were presented both at our in-person open house, via the mailed-in engagement booklets, and online via the project webpage. For a verbatim listing of all the input that was provided, please see the [Appendix: Verbatim Feedback](#) section.

### Phase 1: High-level Themes

Participants identified these areas as important for consideration and inclusion in the Plan:

- Participants feel it is important to understand the Indigenous history of the area.
- Participants highlighted the area's significance in Calgary's history.
- Participants feel the history of the area's single-family homes, heritage homes and buildings is important.
- Participants value the green spaces and tree canopy in their communities.
- Participants value walkability and varied mobility opportunities to access recreational and community amenities in the area.
- Participants identified the neighbourhood character and a desire for it to remain a single-family home community.
- Participants identified heritage homes and buildings as important in making their area a desirable community.
- Participants are concerned with the affordability and range of housing options in the area.

- Participants are concerned about potential effects increased density, growth and change could have on the neighbourhood.
- Participants are concerned with crime, safety, unhoused populations and drug use in their communities.
- Participants expressed concerns around the effects growth and change could have on traffic safety and parking.
- Participants expressed the desire to maintain and improve the various green spaces and tree canopy in the area.
- Participants expressed a desire to see more amenities, commercial and community spaces in their neighbourhood.
- Participants expressed a desire to maintain low density housing in the area
- Participants expressed the desire to achieve a variety and balance of housing options and affordability in the area.
- Participants expressed the importance of sustainability and climate resilience in their communities.
- Participants expressed the importance of connectivity within their community and with neighbouring communities.

For a description of individual themes broken down by each question with examples, please see the [Summary of Feedback We Received](#) section. For a verbatim listing of all the input that was provided, please see the [Appendix: Verbatim Feedback](#) section.

## Summary of Feedback We Received

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. To accurately capture all responses, verbatim comments have not been altered, though in some cases, we quoted only the relevant portion of a comment that spoke to a particular theme.

### TOPIC 1 – PAST

<b>Question 1: What is important for people to know about the area's history?</b>	
<b>Themes</b>	<b>Sample verbatim comments:</b>
Participants feel it is important to understand the Indigenous history of the area.	<ul style="list-style-type: none"> <li><i>Important to Indigenous people as a gathering place, along the Bow and Elbow rivers. Many people enjoy our pathway system now, but don't think about how it's been valued for thousands of years already.</i></li> <li><i>Blackfoot camping area for millenia - early "mission" for settlers - many heritage homes and buildings.</i></li> <li><i>I would like to know more about the early history of the area, how Indigenous and early settlers came here and how they used it.</i></li> <li><i>I believe it would be beneficial for all people coming into the area to be easily able to learn about the previous and continued presence of Indigenous folks, and how they are affected by settlers</i></li> </ul>
Participants highlighted the area's significance in Calgary's history.	<ul style="list-style-type: none"> <li><i>"History of Rouleauville. History of the churches and the neighbourhood. Prominent historical figures, but also timeline from settlement to the neighbourhood of Mission today. Include the story of the every day person, indigenous history, Holy Cross church, Talisman, Cliff Bungalow Community Association."</i></li> <li><i>"Really important to know the true history of Calgary and how important it is to preserve an accurate history of the people and events that happened in the past in order to inform the present and future."</i></li> <li><i>"The French roots are significant and there are many heritage sites that could be promoted even more. Treaty 7 heritages could also be highlighted. Though not exclusive to Mission, the early CPR was very significant to Calgary becoming what it is today."</i></li> <li><i>"This area was home to Calgary's CFB and all the military housing, museums and buildings."</i></li> <li><i>"History of Immigrants and Immigrants businesses that had an impact in the community."</i></li> </ul>

Participants value historical development patterns and building styles.	<ul style="list-style-type: none"> <li>• <i>“We don't seem to want to pay attention to historical artefacts and history. We take down buildings and have no recollection of what was there before. All cities have this problem.”</i></li> <li>• <i>“Important to preserve historical buildings, both residential and schools/businesses as our city lacks historical buildings. Things like the Marda Loop tram or the King Edward school are important to preserve as the area changes.”</i></li> <li>• <i>“This historic community contains many older historic homes. Our house was built by the railway and is more than 100 years old. sensitivity to the older character of the neighbourhood needs to be applied when deciding development plans.”</i></li> <li>• <i>“It is one of Calgary's most historic areas with many heritage homes from the early 1900's.”</i></li> </ul>
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## TOPIC 2 – PRESENT

<b>Question 2a: What do you love about the area and your community and why?</b>	
<b>Themes</b>	<b>Sample verbatim comments:</b>
Participants value the green spaces and tree canopy in their communities.	<ul style="list-style-type: none"> <li>• <i>“I love the proximity to natural green spaces and the network of pathways that encourage healthy activity (for exercise, commute or adventure).”</i></li> <li>• <i>“I love lots of access to bike paths, natural parks, dog parks. As well I love the big old trees among newer houses.”</i></li> <li>• <i>“What I love is the proximity to the Elbow River pathways and parks and the ease of accessing the Glenmore Reservoir. This is a very walkable neighbourhood with plenty of access to services.”</i></li> <li>• <i>“I love the old trees, green spaces and parks. I like that many residential streets remain quiet despite being so close to downtown.”</i></li> <li>• <i>“Heritage trees and green spaces make the area one of the most beautiful walking areas in the city proper.”</i></li> <li>• <i>“I love the large trees. They give shade in the summer and look beautiful in winter. I love the public fire pits in parks.”</i></li> <li>• <i>“I love the green spaces, the small community feeling, connected to the river and wildlife.”</i></li> <li>• <i>“We love the tree canopy of diverse species, which rises above the elevation of the housing, providing shade and relief in the</i></li> </ul>

	<i>summer, colour in fall, blossoms in spring and a windbreak and natural beauty in the winter.”</i>
Participants value walkability and varied mobility opportunities to access recreational and community amenities in the area.	<ul style="list-style-type: none"> <li>• <i>“It’s a walkable community. I can access all my needs without a car. It’s safe to walk around and there’s plenty of nature to enjoy.”</i></li> <li>• <i>“The walkability is great. I can reach almost anything I need (food, services of any kind) by foot.”</i></li> <li>• <i>“I love living here because I can walk to everything. This invites a sense of community and lets you know the local people and businesses.”</i></li> <li>• <i>“Walkability, access to amenities and shops (restaurants, shopping, coffee and grocery), old trees, proximity to downtown (inner city), parks and green spaces, pathway, bike lanes, proximity to schools, ease of access to transit.”</i></li> <li>• <i>“Proximity to EVERYTHING! I happily live a car-free life because I have access to my work, groceries, dentist, community garden, yoga, restaurants, nature walks, the river, and so much more, all within less than a 10 minute walk. And easy bike and bus routes for anything else I need.”</i></li> <li>• <i>“Walkability and the closeness of neighbours. Being able to walk to daycare, schools, personal services, grocery stores, local shops, cafes, and restaurants has had a huge impact on my family’s quality of life.”</i></li> <li>• <i>“Love how everything we need is here - gas, groceries, shopping, churches, schools, restaurants, library, hotels, banks, fitness places, dentists, etc. (LRT, buses, stampede grounds).”</i></li> <li>• <i>Walkability and the closeness of neighbours. Being able to walk to daycare, schools, personal services, grocery stores, local shops, cafes, and restaurants has had a huge impact on my family’s quality of life.</i></li> </ul>
Participants enjoy the current housing mix their communities.	<ul style="list-style-type: none"> <li>• <i>“North Glenmore is a family-oriented community that its members truly enjoy. Its an extremely desired community because of the engagement of the people that live there. R1 Zoning is very desirable, which is evident by the number of new single family rebuilds and new homes.”</i></li> <li>• <i>“We love single family home, parks, big trees, pathway systems along the Elbow River, detached garages, larger lots, uniformity with architecture - all of which lead to a quality lifestyle.”</i></li> <li>• <i>“Our community has character, mature trees, and old wide streets. Being single family (RC1) it allows an openness to</i></li> </ul>

	<p><i>Elbow Park where kids can safely play outside with other neighbour kids.”</i></p> <ul style="list-style-type: none"> <li>• <i>“I love my single family home neighborhood. It is quiet, safe for my family and is a vibrant community. It has green space and beautiful homes that people are proud of and maintain well.”</i></li> <li>• <i>There are many single-family homes, built at a time when people used their neighbourhood streets for children playing and adults socializing.</i></li> </ul>
Participants identified heritage homes and buildings as important in making their area a desirable community .	<ul style="list-style-type: none"> <li>• <i>Elbow Park has beautiful tree-lined streets. Neighbours who interact from their porches. People who care about preserving the historic exteriors of their house while investing in their interior modernizations. The houses all have the same scale.</i></li> <li>• <i>I love the mature trees, the sense of community, the easy access to pathways, nearby shopping/entertainment districts, the heritage homes.</i></li> <li>• <i>We love that Elbow Park feels like a small town within the city. It is easily accessible to downtown and other areas of the city but because of it's nature of single detached homes there is a chance to really get to know your neighbours and be part of a safe and caring community. There is also a unique character and history to the neighbourhood and most of the houses in it that we love and respect. We also love the well-established green spaces, tree canopy and access to the parks and river.</i></li> </ul>

<b>Question 2b: What are the challenges your area is facing and why?</b>	
<b>Themes</b>	<b>Sample verbatim comments:</b>
Participants are concerned with the affordability and limited amount of housing options in the area.	<ul style="list-style-type: none"> <li>• <i>“Not enough density. I live in a multi-unit building from the 1930s in Cliff-Bungalow. On my street alone, several older houses that used to have multiple, affordable apartments inside were recently renovated or torn down and turned into single family. This is unacceptable in a neighbourhood that is so walkable. We should be encouraging housing options that are accessible (physically, financially, etc) to all income levels and lifestyles.”</i></li> <li>• <i>“The area is facing challenges regarding housing availability. I believe the housing should be densified in the region, to allow working class citizens to have easy access to Downtown. Along with housing, I believe the cycling and walking infrastructure should be improved, to incentivize multiple modes of transportation and free the roads in the area. Also on traffic, I believe that transit access should be extended, with</i></li> </ul>



	<p><i>more frequent service and connections to the c-train and neighboring areas."</i></p>
<p>Participants expressed concerns around the effects increased density could have on their communities.</p>	<ul style="list-style-type: none"> <li>• <i>"We are faced with challenges of increased traffic in the neighborhood as people find alternate routes to connect from Elbow Drive to western neighborhoods like Marda Loop. We are also facing challenges in proposed developments that do not honour the heritage of our communities by knocking down trees that are part of the historic canopy, infringe on lot sizes to maximize building areas, and increase traffic and parking issues by not providing adequate parking for what we know Calgarians demand."</i></li> <li>• <i>"I worry for the density increase coming (that is needed), when the community and city services are not keeping up at the same pace."</i></li> <li>• <i>"Rapid redevelopment has not been met with infrastructure upgrades. There are myriad missing links or deficiencies in sidewalks, curb cuts, crosswalks, bike lanes, and other critical infrastructure throughout the plan area. As some of the oldest communities in the City, the infrastructure throughout needs reinvestment."</i></li> <li>• <i>"This is a lovely, quiet, family-oriented neighbourhood. With all the densification that sense of quiet neighbourhood is lost. There are lots of cars on the roads and parked on the street. Transit is not keeping up with the growth. Traffic is a nightmare and keeping me from going to my local shops."</i></li> <li>• <i>"Insufficient infrastructure to accommodate more density. Specifically lack of parking (which is typically on street today). In addition other infrastructure was designed to accommodate the current density of homes and is unlikely to be able to support higher density."</i></li> </ul>
<p>Participants are concerned with crime, safety, unhoused populations and drug use in their communities.</p>	<ul style="list-style-type: none"> <li>• <i>"Challenge: homelessness people with mental health issues don't have the proper support to leave the street."</i></li> <li>• <i>"Mission has a problem with unsheltered neighbours, not sure how to address this."</i></li> <li>• <i>"Challenges are dealing with homeless people who are getting more aggressive. Cyclists using sidewalks when bike paths are available. General increase in property crime with little or no police response."</i></li> <li>• <i>"Homelessness in parks leaving shopping carts, old clothing and debris, encampments in parks, not safe to walk after dark (as a senior)."</i></li> <li>• <i>"We are extremely concerned about the number of "unhoused" and the number of illegal encampments in our area. We are</i></li> </ul>

	<p><i>concerned about the crime and vandalism that coincides with the unhoused problem.”</i></p> <ul style="list-style-type: none"> <li>• <i>“Challenges: issues with homeless population and crime - proximity to ctrain station. Litter. Vandalism. Need for public toilets.”</i></li> <li>• <i>All areas of Calgary are increasingly troubled by homelessness, substance abuse and food insecurity.</i></li> <li>• <i>Sad to see so many people who are experiencing homelessness, drug addiction and mental health problems.</i></li> <li>• <i>“Feeling unsafe to walk solo.”</i></li> <li>• <i>“Sometimes homeless people camp on city property/parks creating a potential health and safety risk”</i></li> <li>• <i>“We are dealing with a lot of social issues tied to opioid use. There is always discussion on capital infrastructure investment, we need social programs to really make these neighbourhoods strong. Community is for everyone.”</i></li> </ul>
<p>Participants expressed concerns around the effects growth and change could have on traffic safety and parking.</p>	<ul style="list-style-type: none"> <li>• <i>“There are traffic issues with cars speeding thorough the neighborhood. Additional traffic calming is required to control this traffic...some streets do not have sidewalks which is a concern for pedestrian traffic.”</i></li> <li>• <i>“Congestion from traffic travelling past, and increasingly more often, cutting through our community.”</i></li> <li>• <i>“Noise pollution from traffic is a problem.”</i></li> <li>• <i>“The biggest challenges at the moment is the amount of vehicular and pedestrian traffic in certain areas of the neighbourhood. Drive down 19th Street between 50th and 58th Avenue any time of day and you will see a constant flow of bikers, walkers, and runners who do not have an appropriate pathway to run or walk.”</i></li> </ul>

## TOPIC 3 – FUTURE

**Question 3:** What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why?

Think of specific topics such as housing, connectivity (bike, transit, vehicle), sustainability and/or specific locations within the area (community gathering spaces, libraries etc.)

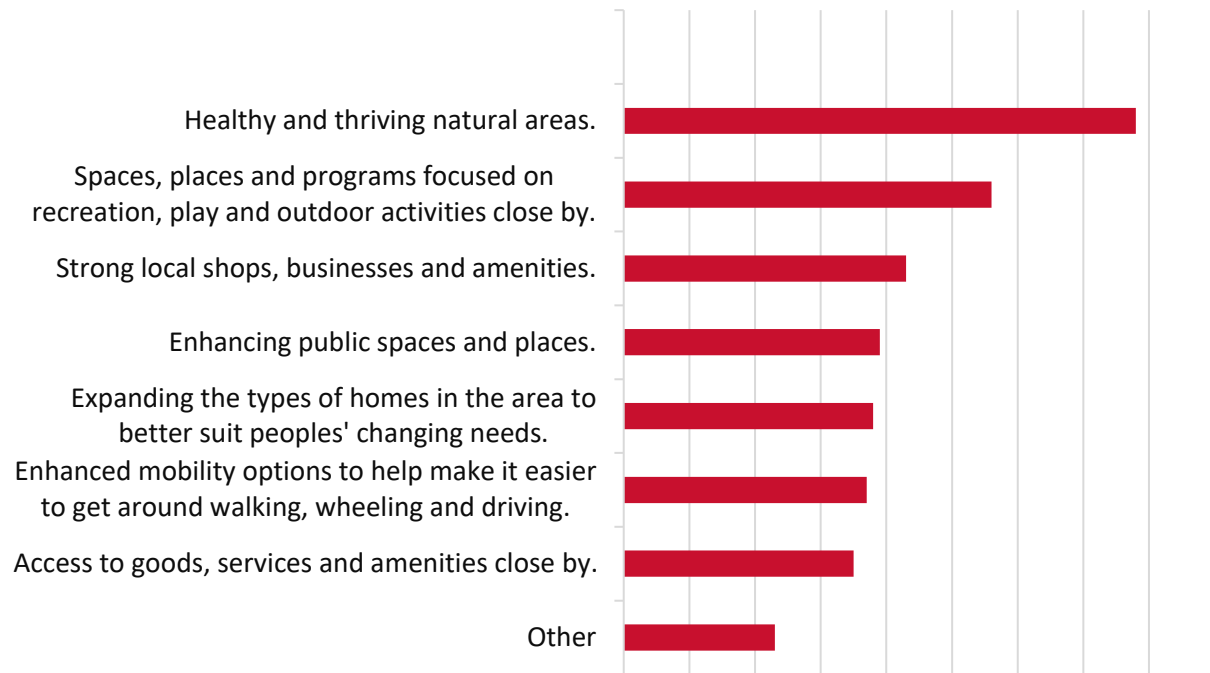
Themes	Sample verbatim comments:
Participants expressed the desire to maintain and improve the various green spaces and the tree canopy in the area.	<ul style="list-style-type: none"> <li>• <i>"Green spaces must stay and be more looked after!"</i></li> <li>• <i>"Retain green and overall park space, continuing to improve them so that residents and visitors to the community can continue to enjoy."</i></li> <li>• <i>"River Park - it takes a beating is an incredible off-leash opportunity for our dogs. That whole river valley is under pressure and needs attention if it's to thrive."</i></li> <li>• <i>"Paving over greenspaces will increase run-off during torrential events &amp; reduce ability to grow trees. Urban canopy is in bad shape - need more trees not flowers."</i></li> <li>• <i>"Maintain tree canopy to help with climate change. Keep green spaces."</i></li> <li>• <i>"I personally want to ensure that the wonderful green spaces including Cliff Bungalow Park are maintained as they are so beneficial for beauty, relaxation &amp; joy."</i></li> <li>• <i>"I'd like to see more natural areas and nature playground rather than manicured parks".</i></li> <li>• <i>"Preserving and expanding parks, green areas and trees in the area."</i></li> <li>• <i>"Keeping natural spaces and protecting them, wildlife, etc."</i></li> </ul>
Participants expressed a desire to see more amenities, commercial and community spaces in their neighbourhood.	<ul style="list-style-type: none"> <li>• <i>There needs to be more functional gathering spaces, gardens, parks, etc. It's important to me that people of all ages and financial and ethnic backgrounds, can actually afford to live in a well developed, safe, walkable area such as this one, instead of being neglected to the margins of the city. Gentrification is a Major concern!</i></li> <li>• <i>Amenities: there should be a plan to build/revamp the recreation centres in the area along with increased maintenance for the public libraries."</i></li> </ul>

Participants expressed a desire to maintain low density housing in the area.	<ul style="list-style-type: none"> <li>• <i>"I support continued evolution of the community, but would like to see a mix of heritage housing and redevelopment over time."</i></li> <li>• <i>"Elbow Park's schools are full, it can not handle major densification."</i></li> </ul>
Participants expressed the desire to achieve a variety and balance of housing options and affordability in the area.	<ul style="list-style-type: none"> <li>• <i>"Housing needs to be balanced between high density and low density (detached) housing. Our neighbourhood already has quite a bit of high-density housing. Forcing more in is not the answer. There needs to be more long-term planning."</i></li> <li>• <i>"I would like the area to return to smaller housing developments that add enough mix but don't overwhelm the neighbourhood."</i></li> <li>• <i>"The biggest thing would be to maintain character while increasing density."</i></li> <li>• <i>"More housing choices that don't exclude people from living in an amazing, central neighbourhood."</i></li> <li>• <i>"Affordable housing is absolutely the most important issue facing the community but also the whole city."</i></li> <li>• <i>"Housing choice means places where families, seniors, everyone can live."</i></li> <li>• <i>Affordable housing! My area has lots of multi-family buildings but must have been turned into condos and not rental apartments. Nice affordable apartments need to be built in the downtown."</i></li> <li>• <i>"Housing needs to be diverse as the community is diverse, however I think it's already going in a good direction."</i></li> <li>• <i>"We would like to see more multi-use dwellings, housing options and stores. We hope the green spaces remain. 4-plex and 8-plex housing is nice to have, mixed in with single and duplex homes."</i></li> </ul>
Participants expressed the importance of climate resilience and sustainability in their communities.	<ul style="list-style-type: none"> <li>• <i>"Walkability: it is important to have communities that are not reliant on cars for commuting, this directly ties in with sustainability."</i></li> <li>• <i>"Sustainability. Significant rent decreases with our without new high-density dwellings. Zero-car days, weeks or seasons. Pedestrian/cyclist/motorist safety on major and secondary roads. Local provincial/national/international redevelopment events i.e. Kensington, World Championships, etc."</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>Make the forested areas sustainable. They have to be managed (thinned and high graded). Think of what it will look like in 50 years, cannot just let it grow randomly.</i></li> <li>• <i>Sustainability. Continued access to community spaces. Natural areas, healthy, long-term maintenance and fund a growth Indigenous to Calgary.</i></li> <li>• <i>Medical services in including safe injection sites, family doctor practices, pharmacy options. Bike safety equal to pedestrian safety in design - reconsideration of the use of traffic calming curb extensions that push bikes into traffic - bikes could go up and over instead of around. It might be useful to expand the current library to have more tutoring/group-work areas separate from quiet areas. I would like to see some new building requirements that consider green energy like heat pumps.</i></li> <li>• <i>Creating sustainable communities in which people can walk or cycle to most amenities.</i></li> <li>• <i>"sustainability: flood resilience considerations are key along the elbow river. what is going to happen with the vacant properties on the elbow purchased by the province? can we improve public access to the rivers?"</i></li> <li>• <i>housing: improve mixed-use communities. Increase housing choices to encourage more diversity"</i></li> <li>• <i>Less cars - because close to downtown - sustainability - more cycling infrastructure</i></li> <li>• <i>V. concerned about decline in Calgary's physical resilience to climate events - early summer rainfalls &amp; drought were part of our geography even before climate change. Paving over greenspaces will increase run-off during torrential events &amp; reduce ability to grow trees. Urban canopy is in bad shape - need more trees not flowers.</i></li> </ul>
<p>Participants expressed the importance of connectivity within their community and with neighbouring communities.</p>	<ul style="list-style-type: none"> <li>• <i>"Connectivity is huge: building bike lanes and priority lanes for public transit throughout our neighbourhoods. Ensuring public infrastructure grows with increasing housing density. Walkability, bikeability and high transit frequency will dictate quality of life for many with medium commutes into downtown."</i></li> <li>• <i>Although Elbow Park's cycling connectivity is good to downtown, I would like to see improvements to Marda Loop as well as to the south and east. Ideally, there should be bike lanes along Elbow Drive (a more direct route would be more appealing to most) 33rd Avenue via Premier Way has the best incline to go west however buildings are too close to the street to build cycle lanes (this is a frustration). It would be good to</i></li> </ul>

	<p><i>have bike lanes along 50th avenue to the east to connect to industrial areas.</i></p> <ul style="list-style-type: none"> <li>• <i>Greater connectivity. Move Calgary towards greater density. It functions currently like a giant suburb. Better transit and rerouting of traffic should be a primary aim. The community spaces are good but continued development in this direction is a good direction to evolve. It will contribute to lower environmental impact. People commute far too much in this city.</i></li> <li>• <i>I would love to see a greater emphasis on 5a connectivity. More investment on transit (street car over buses), narrowing of road surfaces (to widen pedestrian spaces (sidewalks, street furniture, trees, etc.) and expand 5a infrastructure).</i></li> <li>• <i>improving connectivity instead of sole reliance on vehicles- better public transit/bike/pedestrian friendly measures to increase healthy modes of transportation/decrease emissions/improve public health.</i></li> <li>• <i>connectivity: bike and transit networks need to be vastly improved, to support continued density growth and development. we are an innercity area - we should be encouraging less vehicle traffic</i></li> <li>• <i>100% it has to be connectivity and infrastructure. We need safer roads to handle the increased traffic, and better transit options to handle the increased density.</i></li> <li>• <i>Having an East to West bike lane would be great here. I'm sure lots of people would bicycle, but don't due to the cars.</i></li> </ul>
<p><b>Question 4: Select the Top 3 topics that are most important to you as these communities evolve.</b></p>	
<p><b>The 3 topics that we heard are most important are:</b></p> <ul style="list-style-type: none"> <li>• Healthy and thriving natural areas.</li> <li>• Spaces, places and programs focused on recreation, play and outdoor activities close by.</li> <li>• Strong local shops, businesses and amenities.</li> </ul>	

## All Participant Topic Selection



## **What did we do with the input received?**

We used this input to develop the draft core values and vision as well as the key growth map to the public for Phase 2: EXPLORE with specific attention to the development of Key Growth Areas that will be presented in Phase 2 engagement. We encourage you to review the Phase 1 What We Did Report to understand how feedback collected in Phase 1 helped to inform the concepts in the draft West Elbow Communities Local Area Plan that will be brought forward in Phase 2 engagement.

## **Project next steps**

The project team is continuing to undertake planning analysis and work with subject matter experts to develop draft concepts and policies for the draft West Elbow Communities Local Area Plan. Your input, and the input of the public, will help the project team understand people's perspectives, opinions, and concerns as they conduct this work. Other considerations include looking at context and trends, professional expertise, equity and other existing City policies.

We will be back in the community in spring and summer 2024 for Phase 2: EXPLORE. This phase will include multiple engagement opportunities including in-person, mail-in and online engagement, giving participants the opportunity to review and offer input that will help us further refine the concepts in the draft West Elbow Communities Local Area Plan.

To stay up-to-date on project details and future engagement opportunities, please visit the [website](#) and sign-up for [email updates](#).



## Appendix: Verbatim Feedback

### Phase 1: Public Engagement Verbatim Feedback

#### What is important for people to know about the area's history?

- The West Elbow communities have a lot of history, from pre-contact to the pre-World War 1 era, to (in the case of Marda Loop) the era of mid-20th century growth. A considerable amount of this work has been documented, including by community associations (like the recently published Cliff Bungalow-Mission heritage book). In my own community, please take advantage of the Marda Loop History Project, for one, which is currently ongoing [www.visitmardaloop.com/history](http://www.visitmardaloop.com/history). The history is apparent not only in buildings, but in landscapes and underlying patterns of historic development.
- The original streetcar had a turnaround loop just across the Elboya bridge and not at Sifton Boulevard as is mentioned twice (hence the big looped road system that currently exists there). It's first mentioned as Sifton, before the map and then again under Elbow Park I think.
- The River Park off-leash area is mentioned in the history part as the Glenmore Dog Park and later (under Mara Loop I think ) as the River Park Dog Park. It's really River Park and includes both on-leash and off-leash areas. It became an off-leash area, I was told, because a long-term alderman (Barb Scott?) began walking her dog there regularly.
- The Coste House in upper Mt Royal was used as an arts centre I think and included Ballet lessons and more but I don't remember what else except paintings?
- Under Elbow Park I remember in the early 30's/40's streets and alleys were unpaved and the milkman and his horse delivered milk to milk shutes all over the district according to whatever tokens that you left in your milk bottles in the shutes. The cream rose to the top (in winter it was frozen the next morning) because I don't think it was homogenized.
- Also under Elbow Park, swinging bridges at 32nd Ave and Elbow Drive connected us to Rideau community and Rideau Park Junior High School, which was the closest Jr. High for us. Likewise the swinging bridge on Sifton and 8th Street connected us to the Rideau area and communities south. Both were replaced after the 2013 flood (described for Sandy Beach bridge).
- Under Elbow Park, I remember there was the Christopher Robin kindergarten (private) in a house on 38th Ave, and St. Patrick's (Catholic elementary) school was active in the 1960's located on the same block north east of William Reid .
- Under Elbow Park, a telephone exchange (brick) building existed on 7A st across from the EP community buildings probably since the 1930's or earlier (now a home) and replaced by a telephone (tor maybe communications) building across the street.
- Under Elbow Park, I remember that no homes existed south of Vercheres in Mt Royal and west of 8A St. In the 1940s, it was grasslands and a golf course. One golf course building still exists today on 38th Ave across from 10 St.
- Under Rideau, I remember that there were 2 commercial buildings, Whitburn's Greenhouses (1940's till?) where we all bought bedding plants and CFAC Broadcasting, both on Rideau Road and the only 2 commercial operations in Rideau that I know of. Also in Rideau was TweedsmuirStrathcona School for boys in a large house on

Rideau Road just east of the swinging bridge that existed until they moved to their present location.

- St. Pats school was mentioned with minimum description. (1.e. Catholic and elementary)
- Restrictive Covenants, that were often applied to the railroads, should be mentioned.
- There have been suggestions that zoning was used to exclude people of certain racial backgrounds in our neighbourhood. If this is accurate, it should be included too.
- "Here's some information on the golf course which was originally south of the now present school: Earl Grey was founded in 1919 by Major Duncan Stuart, a practicing city lawyer, who organized a group of people interested in playing golf. The original course, which consisted of five holes, was located on land leased from the C.P.R., south of and adjacent to the Earl Grey Public School in the Mount Royal district. The Club moved on two occasions, and in 1932, a twenty-year lease was negotiated with the City of Calgary for the present site.
- Scarboro community designed by the famous Olmstead landscape architecture firm best known for designing Central Park in New York, Mount Royal in Montreal, Mount Royal in Calgary, and little known Sunalta Community in Calgary. These are all garden communities known for their ability to be built into the hill and incorporated the curving hillsides into the overall plan.
- Scarboro Community has unique variety of single family residential historical styles developed over the years from approximately 1910 to 1960 that should be preserved and applauded for their quality and exhibiting top examples of excellent residential designs of each period.
- Sunalta Community has great examples of the 1912 homes built by British carpenters who were at that time known as architects..... hired also by the CPR and built for treble collar workers of the CPR. The reasons are the restrictions and development.
- Prior to colonial settlers, there was a thriving Indigenous presence. Mission is well known as a Francophone settlement and Catholic missionaries. I would like to see more focus on the importance of Indigenous history instead.
- Nothing, as City doesn't care about history. All about making more tax dollars for multi-housing.
- Erlton is one of the oldest neighbourhoods in Calgary. There is supporting historical documentation starting from 1880. Please go to our website at [www.erltoncommunity.com](http://www.erltoncommunity.com) to view our history book.
- In 1890 a land owner sold a large parcel of land to the town of Calgary for a new cemetery. Later a portion of this land was named Erlton. Parts of Erlton being on high elevation (reference to Cemetery Hill) providing good drainage and being located slightly on the outskirts became a suitable location to accommodate the cemetery. Erlton is home for the Catholic, Jewish and Chinese cemeteries. Walking through them is like witnessing the history as it unfolds from the headstones.
- Historically the allocation of residential land versus the burial land has become an issue in Erlton with land swaps between The City, cemetery owners and residential owners."
- Keep the charm.
- I am new to this area and unsure. But it will be good for people to know the Indigenous history of the area.
- It was family-oriented and children could walk on bike to school.

- This area is rich in historic significance with space, the Currie Barracks and other key sites. What if the historic Marda Loop was brought back - as in the street car this area was originally named for?
- It is the centre of the city is culture and night life, restaurants.
- The Indigenous history.
- There are trees all 100 years old with signs.
- It (Parkhill) is an old - established inner-city residential area. There are very few original areas left intact in the City of Calgary. It helps to define the character of the city.
- It is important for The City to maintain what is already in the community, i.e., stop people from living in Stanley Park/pathway areas.
- The history in Garrison Woods. Calgary has some cool history - I wish it was showcased more.
- Metis settlement and Indigenous history. Create a map of Sandstone buildings?
- My family lives in North Glenmore Park/Lincoln Park. We did live in Altadore, but it's redevelopment made it much busier and crowded. Children could no longer play basketball/ball hockey on the streets. The R1 Zoning of North Glenmore allows children to play outside. R1 Zoning is a blessing for families.
- Military heritage, architecture.
- The complete history, from First Nations, settlers and builders.
- Love to see old photographs to understand the area's heritage and how it has evolved. Important to understand and respect people and places that lived here/existed over time and to make space to honour all the history.
- Tram lines.
- Dates, timelines of important events.
- Where the old trams used to run.
- Rouleauville in Mission shows the French roots of Calgary circa 1850; few buildings remain.
- Affiliation with World War.
- North Glenmore - history of the dam and parks.
- Indigenous history of area; i.e., Elbow River, etc. Historical homes, buildings i.e., Cliff Bungalow community buildings. Victorian style homes in Mission, Sunalta, etc.
- This is one of Calgary's older neighbourhoods that should be preserved and recognized. We had lots of post-war bungalows that are now lost. The history is already lost. Calgary does not appreciate heritage and history. We should be looking for ways to preserve the bungalows and being creative instead of just tearing them down.
- More about the tram that made the area "Marda Loop".
- What the area was before it became part of the city; farming, etc. Natural population.
- The first settlers. What the area used to represent for Calgary.
- That people live in Bankview with new residents coming in all the time. With new families there is more young kids living in Bankview. Many heritage sites in this area.
- This is an old neighbourhood with ordinary houses, near the river. A pleasant place to live. The old houses don't belong in the landfills. They are real wood! It was an affordable neighbourhood, with schools and amenities.
- I think it's important for people to know the history of the area, the people that used to live in the area and how it has developed over time.

- I feel Marda Loop already displays this everywhere from street signs to parks, etc. Nothing else in my opinion.
- Lived in area since 1956, Lincoln Park airport, military base, 24th Street (Crowchild Trail) dirt road, city limits were 50th Avenue and 24th Street.
- When communities were developed and what the early settlers were like. Very interesting since it's all such fresh history. On our street (Riverdale Ave), the date the Elm trees were planted was recently imprinted on the concrete on the sidewalk, things like this are a great idea.
- Western way of life. Stampede
- It is the place people always want to walk through and aspire to. Don't change for change sake!
- Nothing. Focus on the go-forward.
- Indigenous history, Glenmore Park and Elbow Park.
- C-Space building. Beautiful homes and styles in Mount Royal and Elbow Park.
- Everything! The City is trying to destroy it. Leave it alone! Build your housing along transit lines.
- I live in Upper Erlton and it has regenerated with many new homes, but presently the 100' lots and mid-century homes is important. My home is circa 1953 and redone.
- The original history of parks in the area, ex. Elbow Park and Glenmore Athletic Park. French roots in Mission.
- Elbow Park and Mount Royal are historic neighbourhoods in Calgary with many builders of modern Calgary and Alberta having lived there.
- Land use. Significant people (e.x. pioneers in Calgary)
- Marda theatre, Jewish past and original military location.
- Indigenous history.
- One of the earliest neighbourhoods in Calgary, lots of history. New neighbourhoods pale in comparison. Unique, beautiful and a wonderful place to raise children.
- This area was home to Calgary's CFB and all the military housing, museums and buildings.
- It is a heritage neighbourhood. It is also a neighbourhood that has revitalized with lots of young children living in the neighbourhood. People from all over the city come to Mount Royal to enjoy walking, biking and driving through the neighbourhood. The schools are full and vibrant.
- We don't seem to want to pay attention to historical artefacts and history. We take down buildings and have no recollection of what was there before. All cities have this problem.
- Our neighbourhood is a small, hidden gem in Calgary. With great access to downtown amenities, it has beautiful green spaces, wide roads, character homes and large old Elm trees. It's also home to a beautiful original Sandstone school. (Top 10 in Alberta).
- Rouleauville, St. Mary's and Union Cemeteries, Fort Calgary, Indigenous acknowledgements.
- Scarborough is a historic community in Calgary. Every person that comes from outside this community talks about how truly unique it is in its current state. It's one-of-a-kind, Please don't wreck it!
- The original development envisioned a single-family community that neighbours had space to live and maintain.
- Marda Loop once had a movie theatre.

- Calgary is always changing.
- It's important to remind people that the area was a thriving community of hard working and like-minded people who lived through difficult times and made this area. What it is today by being kind and helpful to one another.
- All history is important. It identifies a city and its neighbourhoods. It makes cities and communities interesting to live in and visit.
- The military museum.
- Indigenous history - river/water does not only sustain life, it is sacred while their community has been destroyed by colonies.
- The history of Marda Loop, Bankview, the former PPCLI grounds, Mount Royal, etc. and their buildings. The privilege to live along the Elbow River and Glenmore Reservoir and the need to protect them.
- Acknowledgement not just of First Nations, but of the military and first business settlers/homesteaders who tamed these rough Foothills into a world-class city. I understand that these neighbourhoods developed without need for strip malls and freeways.
- Curry Barracks, Garrison, The "Loop" of Marda Loop.
- That Calgary has history. Being one of the "youngest" cities in Canada we still do have history and we should preserve it. Instead of tearing down old houses and buildings, they should be preserved.
- Garrison Woods heritage, it's roots and evolution to the present.
- The plaques along Elbow River were nice until someone stole them! Replace with indestructible material.
- It was an exclusive neighbourhood CP Rail built and it still holds lien on land in this community.
- Scarboro is a historic area planned in the 1910 era. It retains it's parks, many homes and character.
- Houses - when, who? Homestead design.
- Flood history: UMR and it's CP history. Some previous uses of land for golf, racetracks, etc. Some plaques in certain places to mention people of note.
- Designs by the famous Olmstead Firm Pioneer landscape architects. Estimate 10% of homes over 100 years old and 70% over 75 years old. Steadily being turned over to new families who mostly preserve the older homes.
- Planned years ago and a great model. Nice lots, single homes, some duplexes. We do not need more density. Brings in more crime, homeless and drop in home values.
- Significant heritage sites and architectural variety maturity of landscaping/trees and park areas, homes of the wealthy business and community leaders since its inception. It is the "historical" centre of Calgary, and neighbourhoods established by the settlers and business leaders who "built" this city.
- Calgarian Eric Harvie donated land for River Park and has never been honoured in our area for his donation. That was also the basis for Sandy Beach and open views of the Calgary skyline at River Park. Also the military history is preserved but needs a museum.
- Older historical area with a mix of older and newer homes.
- Altadore has multi generational area with beautiful walking and green spaces. There are/were several historical homes in the area.

- How fast Calgary grew from pioneer town to big city. Indigenous history. Military base history.
- As opposed to focused on western history, I would much prefer to know of Native Indigenous culture-people of the area.
- Indigenous history.
- Continued access to information about Marda Loop's and Garrison Woods history gives the location its meaning.
- I appreciated the history items summarized in this book. Also interested in Marda Loop streetcar and neighbouring Indigenous communities.
- Should know the military background.
- Heritage buildings.
- Low density housing, dog park.
- Maintain outdoor spaces.
- Not much that they can't find out for themselves.
- Not important, unless there was something tourist - working could put up plaque or monument or art of interest to highlight area.
- It is important to know its connect to CP Rail, the Treaty 7 land and its settler roots. As far as important people, those who should be looked at are ones that bettered/contributed/furthered the area, past and present.
- I miss the signs that used to be around Bankview explaining the ranching community it used to be. The signs were removed and bulletin boards put in. I think we should have both community boards and history panels.
- How and why neighbourhoods were built who is currently living there (broadly).
- Place street murals so passersby can see/reflect on the past. History/heritage is always important in a fast-changing world.
- All of it! Indigenous settlers, early modern communities and their progression.
- Bankview has many lovely century homes. Though they are often obscured by unattractive low-end communities, they have "memories" people should know about them.
- Heritage buildings and history of Calgary as it relates to the area.
- I am unfortunately not too sure about Bankview's history, aside from the original owner of my house (a railway employee) and some of the history behind the Bulkmaster residence - I would love to learn more.
- When and who develop the area. What was happening in Calgary at the time. What kind of land it was before it was developed.
- It is important that old structuring gets good care and that the story of the community is accessible i.e. signs in the park.
- I don't know much about Bankview to be honest. I believe it was farmland and then high density housing for labourers.
- Unique architecture of Bankview at risk due to widespread high density redevelopment.
- I don't know too much about the history. My Italian family settled and developed the community of Bridgeland. Would like to know Indigenous history of this area.
- Nimmons was a pioneer in the area. There is a unique blend of historical homes. Bulkmaster Park is a gem in the community.
- Always good to know the history and heritage of the area.
- Mission French heritage.

- Much as you have outlined in this brochure with more details.
- Marda Loop streetcar line/loop. Marda Loop theatre owned by Mar and Meka Tenking
- Heritage homes provide some interesting history. Knowing about interesting places like the Elbow Park ski hill from many years ago is also interesting history.
- "Our family history is important and how we invested our life savings to live here.
- Housing: twenty years ago we invested our life savings into our home. We chose our neighbourhood because of the low-density single-family housing, larger lot sizes, easy access to green spaces, outdoor recreational opportunities, and proximity to good schools.
- Our home is the most significant and consequential investment of our lives."
- "History is important to retain our ""sense of community""; our ""self-esteem"" and our ""sense of belonging"".
- It also determines the character of an area and attracts people who see this place as the type of area in which they want to live."
- Multi-generational community. Quiet community with low traffic volume because of many single family dwellings.
- I love the character houses, the public green spaces, access to the Elbow River, Sandy Beach and walking spaces.
- It was built on democratic capitalism, not socialism.
- The Elbow River is unique to the area. People need to know it's history. Both the good (recreation) and the bad (flooding).
- Information about the Indigenous inhabitants before colonization. The natural features that were paved over eg., creeks that are now roads, etc.
- Not sure.
- Single family homes.
- The evolution of the neighbourhood, the history of many of the houses and parks. The architectural styles.
- Pathway system. Historic trees and buildings. Flooding history and impact on people, buildings and bridges, etc.
- Continue to publicize the history (what has Marda Loop? ) How did Mount Royal get started? Elbow Park was not part of Calgary originally - all very interesting things!
- Safe place; quiet and clean.
- Heritage homes, extensive canopy and green spaces.
- Its original (Indigenous) inhabitants, the NWMP presence, the CP Rail, Francophone and Scottish settlers, the Americans in the oil industry who lived in the area, the floods on the Elbow River.
- Our family has lived in Elbow Park for 4 generations. We have many beautiful heritage homes in the area. Beautiful large treed lots. Wildlife including deer. High density housing will eliminate the charm of our beautiful neighbourhood.
- Native Indians and huge numbers of people being let into country have no effect. Also rent control is major issue, also tax and utility rates need control.
- Heritage, milestones of development, mavericks.
- All are interesting and important. Generally, I would like to see more information, plaques, photos, sculptures, etc. to keep the history alive in our communities.
- I do not agree this is something we should be doing in the Elbow Park community. It would fundamentally change what people love about this community.

- Calgary is a young city, therefore it is important to protect the history and character in West Elbow e.g. Sifton Blvd from Elbow Drive to 7 Street is one of Calgary's few historic streets. Other cities make a point to preserve character and history and Calgary needs to do this as well.
- Elbow Park is one of the few residential areas in Calgary that comprises a development of architecturally similar 1910 - 192 era housing. This is something to be protected for future generations from random tearing down to replace with new big square footage builds.
- Nothing to add here.
- We have lived in Elbow Park for 20+ years. We like to know the history of the neighbourhood, Highland highlights are okay.
- Most of Elbow Park was homesteaded in the late 19th century. It was firmly established as one of Calgary's first purpose designed residential suburbs. Many heritage home still exist in the area. There are many restrictive covenants on hundreds of lots in Elbow Park, established to have a controlled, uniform streetscape in the area. Restrictive covenants that most of the residents of Elbow Park want to be enforced.
- Great area to live in.
- Relationship to the river/reservoir.
- I don't know much about the history, but I'd really like to know more.
- Garrison Woods educates people of Canada's involvement in WW1 through street names and strategically placed plaques along residential pathways. This is a unique method to bring history to the public. Sadly, these items are being poorly maintained.
- Military history - Garrison Woods. \*Are the historical plaques that we stolen from our neighbourhood going to be replaced? (Hope so!).
- The development of Glenmore Dam and Park!
- The communities around the Marda Loop area have been developed well over a period of several years - from the Garrison that existed and the shops that have thrived. I have known the area and also attended King Edward school.
- History of development. Community stagnant, schools businesses that were local and formed part of the community.
- More emphasis on both the military history, Marda Loop history and possibly Indigenous people's history.
- Agree with significant places, people, treaty areas, heritage buildings, walking heritage trails, etc. Knowing the significance of the past.
- It's been a great place to raise kids with access to local schools and parks. With that and walkability (to shops, etc.), community connection and friendship is strong. People meet walking dogs, at the grocery store and congregate on front lawns. Our built environment supports all that, and it's what makes this community great.
- Military base.
- Military history.
- Military base, tram line.
- Already well done in Garrison Woods and perhaps a Remembrance Day service in our Memorial Park.
- Maintaining Canadian military heritage. What and how the area has evolved.
- Garrison Woods.



- The Currie Barracks area, turned over by Canada Lands to the City is one of the best deals the city ever got. I watched all the development from my deck in Countryard at Garrison Woods. Already done and great walking area.
- Don't erase history to suit the latest bandwagons. History is how we got here. Celebrate or learn from it, don't erase it or make it up!
- Our single homes, parks NOT apartment buildings. Library. But you won't listen.
- It is important for people to know the history of North America. Why were the Indigenous people exterminated? I think this is a key moment in history and for all humanity. Why do people kill people?
- Preserving the character of the area by maintaining the current structures, setbacks, mature trees, historic buildings, density, river access, etc.
- Replacement of ALL the bronze plaques that were stolen will restore the WW1 history for Calgarians.
- I think it's important for people to know the area's significance for First Nations peoples. Knowing about historic buildings (e.g. the suspension bridge in Rideau Park and Wolfe statue in South Mount Royal Park) is also important for the community.
- I know it's over a hundred years old.
- I don't really know much about the history - could be cool to have more information in the communities about this.
- This isn't our land.
- In the past this area was safe, now it is not!
- Devonian Building, Anderson condos - buildings? Historic interest - Central Public Library. Renovate and refurbish historic buildings. Some public "art" devoted to statues of historic figures.
- Historic homes and building should be preserved and valued; community has a rich history.
- Elbow River and amenities. Native's land.
- Heritage buildings.
- I don't know.
- The bigger picture - give me a walking tour on the pathway that starts in Mission (1890s) and tells the story of the growth of this area outwards by decade.
- History of Rouleauville. History of the churches and the neighbourhood. Prominent historical figures, but also timeline from settlement to the neighbourhood of Mission today. Include the story of the every day person, indigenous history, Holy Cross church, Talisman, Cliff Bungalow Community Association, etc.
- The trees and long-time businesses and parks give this area character that is never found in new communities. The fact that we have no "big box" businesses makes this a community and home.
- All of it. This history is too short in relation to other countries.
- Community density which rooted to historical significance of the old neighbourhood like Mission. Early settlement and development. Catholic missionaries (to Mission area). Architectural (St. Mary's Cathedral of 1885).
- Indigenous history of West Elbow. The innovations of Freddy Howe as a City planner and reclamationist - a true Calgary innovator. As example Roxboro was a planned community, reclaimed from swamp land. Home to W.O. Mitchell - home to the Glenmore Dam.

- RR is such an historic neighbourhood from the original purchase from the Obelats (church) to CFCN. Brick factory, first nations occupations, original Scart Hall, etc.
- Due to the most historic areas, Roxboro, Rideau, a French cultural icon within the city.
- Don't change the look of the very old neighbourhoods - they are the real Calgary. All the new areas, spreading out from the centre, are really new towns, not part of Calgary. And plant more trees and greenery everywhere. Takes 40 years to grow a big tree. Stop excessive immigration to Canada and Calgary. It is not sustainable. We are killing our wildlife, lands and forests!
- The community of Scarboro is a very tight-knit community. Residents are very involved, we have a thriving school (Sunalta) and residents take pride in where we live and our relationships with our neighbours.
- Indigenous, farming/ranching (eg. Nimmons). CP Rail, public transportation (streetcar), Olmstead (Scarboro), recreation, land uses and flood histories.
- Glenmore Park and Sandy Beach.
- It was an area well designed for single family homes.
- People should be aware that Calgary has significant existing heritage resources; that they're not all "gone". People's contributions are what make heritage important, it's not just the age of the building.
- Our neighbourhood is Olmstead designed, at least 80% intact with original homes and streets planted by William Reeder. We are a close-knit community with many shared activities with neighbouring communities.
- Olmstead design. Sandstone quarries and buildings.
- The heritage character of Scarboro is important to me.
- The house that stood on the northeast corner of 33rd Avenue and 21st Street was the farthest reach of the city and the First Nations's people camped nearby on their way home after trading, and often stayed in the woman's home. Very neighbourly. Later it was a coffee shop, and then torn down.
- Nothing, move on.
- What was known as "South Calgary" is now very central. The recreational spaces immediately surrounding the Marda Loop Community Association was and should continue to be a drawing card to the area.
- You've already destroyed all of Currie Barracks and adjoining WW1 and WW2 buildings and settings for the money grubbing, self-serving heritage destroying developers and their ilk! The Odeon theatre once held great movie pictures because of its large screen and one didn't have to go downtown and its busy streets.
- Both military and streetcar history.
- It was a nice quiet place. You could say it was Calgary's first suburb. Now just a place to increase tax revenue for the machine.
- Other mention: more and more young families that are having children are moving into my community. Data regarding South Calgary (i.e. people/home) does not equate. Data collection should be more narrow and area-based.
- Keep significant structures (eg. King Edward School repurposed to C space is an amazing/positive example) with re-use where applicable. History not well known, find opportunity to showcase (in public art, etc.)
- Where name "Marda Loop" comes from.

- History of past residents (school, hospital, etc.). Connection to CP Rail. History of parks (Cottage School, Royal Sunalta). History of tennis club.
- I think the neighbourhoods requires more art to engage people with their history of this land. The people should know how the ownership and property distribution were held in private and public sectors. What are the big corporations? What did they do in the crisis time?
- Consult a historian.
- Heritage, local business community.
- For Sunalta and Scarboro, I think the CP Rail development history is important. I also think the Indigenous history of this land is very important.
- The rivers/eco systems. Pre-European contact. Every measure of park/green space. Local architecture of every variety.
- Connection with those close to them. A healthy life is important.
- Mission has an important French history. It is distressing to see that the majority live in the cell-phone present. Very few belong to the Mission/Cliff Bungalow Community Association - how do we foster community - as opposed to insular living, which is the norm in all of the flats/condos in the area.
- No opinion.
- Imagery and artwork of what was in the area beforehand.
- To feel a connection to the community.
- As much as possible.
- This area is important for Calgary's heritage and most people are unaware of it.
- Historical buildings.
- We love the history and natural spaces in this area. Many of the oldest homes in the city are in the West Elbow area.
- One of Calgary's original communities (so much history!).
- Indigenous land use and transfer of ownership as Calgary developed from undeveloped to current use. How/what did the Indigenous people use my neighbourhood/street/property for before it was colonized? How do I find out who lived her before me?
- Glenmore Park; King Edward School.
- Age, stage, status as it impacts existing structures.
- History of C-space and people who lived in the area originally.
- Always critical to know an area's history so that you understand how we got here.
- Heritage and significant places.
- Military, Indigenous and farming, train car and small shops.
- Why "Mission" is named Mission.
- Pioneers Lodge and river history.
- My grandparents lived in this area since the early 20s over 100 years ago! My father was born here in 1924. My grandparents loved to socialize with the Sicks of Lethbridge Pilner, their best friends attended parties at the Mount Royal Mansion. My grandmother danced with the Prince of Whales.
- CP Rail sales to first land owners. Architectural preservation and people/buildings of historical significance. Garden district development and estate district development (Mount Royal).

- The Mount Royal neighbourhood was the first suburban designed area with a requirement to build single-family homes with large gardens and with a street plan that discouraged traffic. The streets were named after historic Canadian people.
- Preserving some of the older buildings (Devenish, etc.) instead of tearing it all down.
- Our home was built in 1910, we've owned it since 1977 and have invested our time and money to ensure that this home and streetscape will be preserved well in the future. It is currently a well-tended treasure.
- I think more can be done to preserve the area's character and heritage, especially when it comes to architecture and green space.
- The Currie Barracks. Museum of the regiments. MRU. Parks and recreation facilities. Community informational plaques would be a more permanent educator for short-term and new residents.
- I grew up in Rideau from 1950s on, many changes but the river, hills and forest have remained and are a constant to be enjoyed by all.
- Preserve the architecture and appeal of heritage homes and buildings. Provide a vision to new developments to provide continuity to heritage look and feel to connect with history. Provide plaques/signs for awareness.
- Cultural heritage.
- I was told last year that Renfrew House is a historical - it is a condo building built by the Swiss in the 1950s.
- Conserve heritage buildings and relevant past significance/use of space.
- Younger people moving in don't seem to care. They can google or look on the City's website. For the homeless Cliff Bungalow/Mission is a place to camp rough and abandon their crap. And for others the grounds at Loughheed House and the Indig park on 26 Avenue SW in the cul-de-sac is just green space for their dogs to use as a toilet. And the "new" beach (26 Ave cul-de-sac) post 2013 flood is now a hot spot for loud music and parties. There's little respect for the area history.
- I am new to the area. But I would value knowing more about the area's history through pamphlets like this or plaques/monuments in public spaces.
- Metis. French.
- Understand what was the thinking and plan as this area developed so many decades ago. Things were so much different when my home was built in 1911. Celebrate the history and those residents who came before - their vision, their hard work and creativity and achievements.
- The development of the area as a vibrant business and entertainment centre.
- Not needed.
- There is already too much emphasis on this. We should be dealing with the issues of today and planning for the future, not constantly looking backward. Enough plaques. There is value in heritage but it is a preoccupation in the neighbourhood.
- History/plaques.
- A good example is the CBMCA Heritage book that contains information on the heritage and history of the area.
- It could be insightful to hear the stories of the past.
- N/A
- The mixture of culture.

- Indigenous history and reconciliation efforts. Glenmore Park. Glenmore Reservoir and the rivers.
- Don't know why the City is even asking this question. At a time when thousands of Calgarians are forced to use food banks to survive. It is disgusting to see the City waste money we don't have on stupid vanity projects instead of making life more affordable.
- Indigenous history, maybe why it was called Marda Loop?
- Not a major concern.
- Multi-generations. Open park. Great mix of industries and families. Small town, village in a big city.
- Parks and amenities and historic sites!
- Residents and visitors should understand that what attracts them to Scarboro didn't happen by accident. Right from the beginning Scarboro was thoughtfully planned by one of the first and best architectural landscape firms (Olmstead Brothers of New York) to enhance the natural topography and to create an attractive, easily navigatable area, designed to bring people together in a beautiful setting. Building restrictions ensured spacious lots and a variety of house styles and sizes allowed for a mix of singles and families. City Parks, under horticulturalist Wm Reader, further enhanced the area with plantings of sustainable plants, shrubs and shade trees. A large school, nearby churches and "the village" (14 Street and 17 Avenue) provided for almost every need.
- I would love for more people to recognize the significance of the military history in Garrison Woods. I lived in military housing with my family in the 1960s and we are now living only two blocks from that location. Our family has been involved in the military museum - specifically the mural mosaic, in which my dad is proudly portrayed in one of the tiles.
- Important to Indigenous people as a gathering place, along the Bow and Elbow rivers. Many people enjoy our pathway system now, but don't think about how it's been valued for thousands of years already.
- Know how the community grew from "bare land" and why, how it transitioned over the years and what makes it a special community today.
- I'm not aware of any significant history in South Calgary other than the Marda Loop streetcar and King Edward school.
- The tribulations - and victories - in dealing with Elbow River flooding. Christ Church and the adjacent tobogganing hill just above Elbow Park itself are familiar reference points for strangers to the area. The off-leash area in Elbow Park is important to retain.
- The 2013 floods. Although that is recent, it's the most significant event I can remember.
- CPR developed the area with wealthy founders of businesses and other community leaders.
- Indigenous history, natural history i.e. Elbow River Valley.
- Multicultural immigration over 100+ years reflected in diverse neighbourhoods, shops and food choices. Connection to waterways (Elbow, Glenmore, Bow) and river valley.
- Scarboro is a unique neighbourhood, not only in Calgary, but in all of Canada - to preserve its look and function should be of primary importance for this neighbourhood.
- Please go to [mrca.ca/about/community-history](http://mrca.ca/about/community-history). All of this information is important to me, including Indigenous and CP Rail history.

- The area south of Elbow River was farm land into 1920s. The Elbow River flooded housing several times 30s, 40s. The CP Rail started the building of houses in Mount Royal, Elbow Park 1900s. Some early houses remain.
- Erlton has a rich history! These old inner-city neighbourhoods need to be preserved "not" reinvented. We like it the way it is! Maintain our green spaces.
- One of the best planned communities in the city, with many heritage homes over 100 years old. These homes belonged to the influential and wealthiest citizens and are authentically unique.
- The City has done a very good job of informing the community of it's history, i.e. renaming streets to their original names, displaying plaques about original residents on the bike paths and keeping St. Mary's School. Would like to preserve as many historic houses as possible.
- Upper Mount Royal has a rich history, defined by the Canadian Pacific Railway (CPR) connecting Canadians across the country. Historical 100+ year old houses, boulevards and impressive tree canopy are treasures for the entire city.
- Not much - maybe Sara Scott Hall. We have been a solid neighbourly community that takes pride in where we live. We live her because it's R-C1.
- Important to preserve historical buildings, both residential and schools/businesses as our city lacks historical buildings. Things like the Marda Loop tram or the King Edward school are important to preserve as the area changes.
- Cspace is an underrated, undersold gem. I wish more people know about the history.
- Garrison Squad military monuments.
- First Nations.
- Heritage plaques in front of old places.
- Indeginous background, history of the Elbow River.
- We live on the top of the Elbow Park Hill. We frequently get bobcats, deer, rabbits and even coyote's in our unfenced backyards. It's a beautiful natural environment with lots that were gifted to the City of Calgary by CN or CP - with a caveat attached for a "back-set" and a requirment for only 1 house/piece of land. Although we have lived in this house since 1990, we have never been able to build a garage because to do so would require a 14 "relaxation of backstreet rules. That little clause cost us money due to that regulation. And now you want to sweep all of that under a carpet and give permission for 4-plexes. I call BS, go away!
- Military history of CFB Calgary.
- Neighbourhood is 50 years old. Many important facilities and stuctures. Glenmore residence and Dam, sports facilities and schools.
- Our business believes strongly in connection to the past and being in touch with one's past can give people a sense of belonging and create community. We think all matters of historical interest should be brought to attention.
- Been in the neighbourhood 49 years. People are friendly and neighbours look after one another.
- We should be proud of and preserve our older neighbourhoods. Their history cannot be replaced.
- Military history should be honoured.
- One of the oldest areas of Calgary. Residential area with single family homes.
- It is important for Calgary to retain a neighbourhood with some historical homes.

- Blackfoot camping area for millenia - early "mission" for settlers - many heritage homes and buildings.
- This is a classic neighbourhood for Calgary. It should remain so.
- Community design covenants.
- Old homes.
- Heritage homes, presence of old water bodies and water tables (risk of flooding or basement water). Use of heritage people and places in the naming of new streets or business complexes or apartments.
- (Scarboro specifically) It is an important area of the city to preserve. The design of the neighbourhood was done with purpose, using the existing landscapes. The variety of homes reflects the history of the place. As a result it is a well-treed inner-city home for people of all ages. This needs to be maintained.
- Scarboro community association has taught me a lot regarding my community's history. The trees and design of space are integral to a thriving feel of a place.
- Historical aspects of area, great street signage (old names included).
- Too late. History demolished.
- The CP Rail developed Scarboro for it's executives in the only part of the 20th Century. It is a quiet, beautiful single family neighbourhood with limited traffic, close to downtown. It should remain that way. My house is the one behind the trolley car on page 7. If the neighbourhood goes multi-residence, most of the historic homes, like mine (undesigned) will be torn down.
- Trees that are cut down in our area should be replaced. This is a big reason people live in established communities. Replant and communicate with people about the plans for naturalization.
- Roxboro was a swamp filled in with soil from Mission Hill 1912. Established in 1923 - named Roxboro Place. Small area on Elbow River affected by flood of 1929, 2005 and 2013. Dam built on Elbow River after 1929 flood allowing for more development with less flood risk. Author W.O. Mitchell lived on Roxboro Glen Road SW.
- Connection to city's parks, maintain heritage features that draw people - 100+ year old houses and architecture.
- Heritage.
- Really important to know the true history of Calgary and how important it is to preserve an accurate history of the people and events that happened in the past in order to inform the present and future.
- It is important to save the historical houses in our neighbourhood. Not every neighbourhood needs high density areas. We are surrounded by high density in Mission, Erlton and along Mission Road. City council needs to relax and not [\*expletive\*] up our city.
- Roots of communities and how they shaped to what exists today and how/why these neighbourhoods look the way they do.
- Mission was once Rouleauville, the Francophone district of early Calgary.
- There are several heritage homes in the area.
- We have some beautiful old homes and buildings.
- N/A

- Upper Mount Royal was laid out as garden community, with lots of trees and other landscaping and individually designed homes set in large gardens - making the neighbourhood attractive to early community and business leaders.
- Upper Mount Royal is one of Calgary's oldest neighbourhoods with a rich history (particularly involving the CP Rail and early Calgary politicians and other stakeholders). There are designated heritage homes in the neighbourhoods.
- Elbow Park is a historic Calgary neighbourhood. Changing the land use designations would alter the character & history of the neighbourhood. Distinct homes w/ large lots and mature trees define the area. Elbow Park & surrounding areas are some of the few communities left like this in Cgy.
- Heritage and history of the people who settled, built, and made the area the attraction it has remained to be for over a century with rational development.
- Elbow Park was established more than 100 years ago resulting in numerous heritage homes and much history of interest to Calgary's citizens city-wide. This historical focus should be nurtured and expanded.
- One of the oldest neighbourhoods in Calgary.
- We have an incredible Pear tree growing in someone's front yard by Buckmaster park.
- We would love information access on our home. Old, renovated military home that got a new age during development. There is such little info out there about the development. House is 2002 but actually much, much older.
- Ancestral history. History of Glenmore dam + reservoir.
- Proud of the history in Roxboro. Resilience after the flood. Old trees + natural areas. Saving older historic houses.
- Scarboro is the single example in county of a fully realized Olmstead planned community in grand design. Rare in central Calgary for having streets not on a grid.
- Mr. Harvey's contribution of land + the existence of River Park Community which nobody references. Restrictive covenants to be respected. C-Space.
- One of the first "suburbs" of downtown Calgary. Should be preserved AS IS for its historical integrity.
- Keeping older buildings and to not let developers tear them down to put up buildings that are out of keeping for the area. Calgary has a lack of older buildings and that will remain the case if this policy continues.
- Many historical homes, shops that have been around for decades. Unique streetscapes on the main shopping areas. Historical schools, wide variety of residents, restaurants that have been around for years.
- Heritage homes. Elbow pathway + parks. Treed neighbourhood.
- Appreciation for older buildings & areas - comparison with modern but not necessarily better. May help to rethink today's trajectory of so called development.
- Proximity to army barracks; history/legacy of area.
- N/A
- Elbow Park was among the first communities settled in the City of Calgary. Some significant early settlers included James Morris, James Owens and Freddie Lowes. Some buildings from the earliest days of Calgary are still located in Elbow Park and they are worth preserving. A large proportion of homes in Elbow Park were built by architects and many were built before 1930.



- I remember when cars used to cross the dam. Single traffic light each side. The bike trail system in this area is fantastic.
- Mark McCullough of Cdn Lands stated "If you are going to ask people to live at higher densities, our view is that you have to provide quality space". Hence Garrison Woods was developed as a unique subdivision which challenges conventional standards. Tree lined boulevards, a modified grid street pattern, special lighting, and a variety of traditional styles of architecture were all incorporated. It has been highly successful.
- The French roots are significant and there are many heritage sites that could be promoted even more. Treaty 7 heritages could also be highlighted. Though not exclusive to Mission, the early CPR was very significant to Calgary becoming what it is today - while the total picture of the building of it has many human sacrifices it is still important historically. History needs to be balanced despite efforts to totally erase certain aspects of it.
- The heritage of the area is already destroyed by commercial interests multi-density (mid-rise) is required and the 1911 Sears houses will continue to add uniqueness.
- Scarboro's landscape + community plan is historical itself. Prior City planning, substantially damaged this neighbourhood (11 Ave, 12 Ave, Bow Tr, Crowchild) and these developments decreased the values of homesteads/properties.
- Has provided families in Calgary with beautiful setting, good schools & parks to raise their children for over a century. Many here have connections to their homes over several generations. The sense of stability & security help to promote community and socializations.
- My family moved into the Southend of Altadore in 1960. Across the road was an operating family farm with crops all around us. From our kitchen window we could see the beautiful Rocky Mts. We rode a trolley bus to go to the movies or downtown. No matter where the family worked we could get there in less than 1/2 hour now it takes 1 1/2 hours to get to the same place. Our yards were big enough to play in safe from cars. We didn't have to be driven to & from school we walked.
- Mission Rd & 4 St SW is one of the earliest Indigenous trails into Fort Calgary. The community of River, Roxboro reflects that history.
- Upper Mount Royal was originally designed as an "upscale" development in the early 20th century. The area still contains a few of the original mansions (i.e. Coste House) but in fact is largely just a suburban neighbourhood close to the inner city with nice old trees!
- Affordable housing please.
- Incentives to preserve old buildings rather than demolishing them would be cool.
- I don't believe most individuals moving into the neighbourhood are interested in the past history of the community. When I moved into the area, however, I did enjoy all the signs in Garrison Woods about CFB Currie and the name of many streets in the area. It is too bad so many of the signs have been stolen.
- Connection to French community. First settlements in area were Metis families.
- That we have always been changing.
- The older communities such as Elbow Park, Rideau & Roxboro were designed for working class families. Homes had front porches, parks, many trees & sidewalks for a walkable community to schools, churches & shops. Don't change this! More density = more traffic = less safe.

- We have an historic area with many parks, which anyone from the city can come and enjoy at anytime. We have a low volume of traffic, except for those cutting through to speed up the commute!
- This is a heritage neighbourhood with lots of historical significance. Many of the neighbourhoods south of the downtown area need to be protected from densification and redevelopment with multi housing units.
- Not sure.
- Mount Royal is one of the earliest developments in Calgary. A significant number of heritage type homes. Beautiful large, garden like lots.
- What is the history of Marda Loop, where did the name come from. Is it an actual community, does it represent all the communities listed when ppl. Say Marda Loop?
- There is a rich history in these communities. It's important to cherish the green spaces and not turn it into a concrete jungle.
- Know what activities are held at the Elbow Park clubhouse & park.
- Mission's commitment to a more densely planned housing & community.
- My area is historically & physically mature. Our tree canopy is beautiful and environmentally important, unfortunately the majority of new developments choose to remove ALL vegetation from lots when they redevelop. This is threatening to our area.
- The original land owner, William "Billy" Nimmons was the founder of Bankview who purchased the half-section land from the Hudson's Bay Company in 1882. Billy established the 3-D Ranch plus operated a sandstone quarry and a greenhouse business. Billy subdivided his property in 1912 to become the subdivision of Bankview in Calgary.
- None that I know of in my area @ North Glenmore. Late 1950s to today - standard evolution.
- History - unaware.
- N/A
- This is a community that is diverse and full of people who have worked their whole lives for their homes and went looking to be part of a particular lifestyle to change it for very little upside is nonsense.
- Generally, how the area has evolved and what living in the community was like in the 20th century.
- I love learning about the rich history Mission has, and I'm always spotting new plaquards or statues that provide context about the Catholic Mission, Holy Cross hospital, french-speaking heritage, etc. Although Mission is now known for trendy 4th Street, there's a lot her off the beaten path.
- Heritage homes and the beautiful mix of old & new architecture. The many parks, paths & river access. That many people who grew up here, choose to live here as adults to raise their families. It's a generational community. Wonderful mix of old & new community members & very welcoming.
- Area was developed as a single family home neighbourhood. Historical homes and outdoor common use (e.g. ski hill) that were here (or are here) would be beneficial to characterize for future records.
- An acknowledgement of the traditional peoples of this territory, as well as significant developments that made the area what it is today.

- Elderly community that lives in the area need to continue to feel safe, not get priced out, have accessible amenities. Native in the area and the wildlife in river and surrounding parks.
- Cliff Bungalow, Christ Church, Café Beano. Honestly I don't really know too much about the history, I should learn!
- Mount Royal is a historic neighbourhood with many historic and well preserved homes that are over 100 years old. A number of prominent Calgarians have been citizens of this community, including Eugene Coste and Max Bell.
- The history of Currie Barracks and the Marda streetcar (Marda Loop is really 1 block; not all of S. Calgary, Garrison & Altadore). The history of the Railway & how it led to the creation of Calgary & its neighbourhoods.
- The St. Mary's Church, River.
- Elbow Park was Calgary's first residential suburb. Many notable Calgarians have lived in this community over the last 114 years, including Frederick McCall. The community is rich in history and include many historical homes with great character. It also is a home for Elbow Park Tennis Club which has been in the community since 1926.
- This survey is extremely biased. It seems to be set up for us to approve densification at any cost - not consultation. Altadore was a community of single-family houses. Middle-class families live in these houses that were affordable for most families. Most of these families had three or four children and one car. There were many children and plenty of facilities, goods and services.
- Garrison Woods is a lovely neighbourhood with lots of military history.
- Fortunate to have green space, public parks, river valley. River Valley provided huge opportunity for recreation & education. Elbow Park, Mt. Royal neighbourhoods very family oriented - lots of local playgrounds, Traffic plans were to direct volumes along arterials & collectors - not bisect communities.
- That the area has an interesting history - a story to tell.
- It's important for people to know and understand Calgary's roots as a fossil fuel-based city that valued healthy green living and made wealth alongside nature. Yes, there were and are hiccups in mining, refining, and developing. Those hiccups and their resolutions are an impressive part of Calgary's history. Enveloping cultures of all natures and varieties.
- One of the oldest areas of the City situated between the Bow & Elbow Rivers & walking distance to City Hall.
- It is important to know the ancestral lands that we are residing on and what the native flora and fauna were/are in the area. Knowing and respecting some of the historical architecture and infrastructure in the area to retain some of the character of the neighbourhood/deepen connection to the community (i.e. cSpace).
- Established single family community. Annexed in 1907 with numerous 1920 homes still on good condition.
- It was Earltown. Reader Rock Garden - amazing man & history there. Cemeteries full of great people some moved over from original burial north of the river.
- Military History, Marda Theatre, 33 & 34 Ave business history. Waterworks & dam. Glenmore Athletic complex. River park/Sandy beach.
- Things like what you shared page 6!
- Nothing to add.

- Mission Rd/4th St SW is one of the earliest trails into the City for both Indigenous people & early settlers. The importance of this Mission/4th St pathway is reflected in the fact that the bridge over the Elbow River was the first concrete bridge in Calgary.
- This community has produced leaders in business, government arts and culture, and sports, locally, provincially and nationally.
- One of the few areas left with "history" in Calgary. Calgary has lost its way in terms of preserving any of its truly "community history". The developer/"own" city council and the mayor & councillors are complicit with their voices in the trough.
- Scarboro is one of the handful of complete Olmstead neighbourhoods in North America. We are a very tight knit neighbourhood of 328 homes - 7 + bookclubs! - many social groups; a community pre school and dinner club. We know our neighbours because of how it is designed.
- In response to 1905 to 1912 building boom, CPR created series of subdivisions in Mount Royal which adhered to specific planning principles, such as garden - suburb model, to create attractive, spacious neighbourhoods; CPR prescribed building requirements (including one dwelling per lot and minimum set backs) and enforced through restrictive covenants. Home to hundreds of heritage trees; many trees over 90 years old and add great deal of character and beauty to neighbourhood - also, many heritage homes and properties.
- The origins of the communities. The First Nations connection/history.
- Not a relevant question to the issues facing our community.
- Long established area. East Elbow Park has single family dwellings that should continue.
- Military history. Preservation of historical buildings in the midst of densification.
- The trolley system.
- Indigenous peoples. Historical buildings. Historical places. We need a turning light on Eastbound 33 Ave & 20 St (to go north on 20th!! (Marda Loop).
- History of Upper Mount Royal is the history of Calgary from land ownership by the CPR to land speculation in the 1930s. Retains 68 heritage homes from early 1900s and heritage trees - armenean elms. Prime Ministers and Premiers lived in area and contributed to the culture and economic development.
- Everything - history is important and needs to be celebrated. \* - the French history [Rouleauville] should be more palpable - celebrated more.
- Beautiful Community.
- I think the three listed above are important.
- No comment.
- The fort that was never completed in the park that connects Rideau to Roxboro.
- We live in Altadore. This entire brochure is worded in a way intended to drive the result the City want, which is densification at any cost. The City does not want our input; it wants our acquiescence. It is shameful to see the City use our tax dollars to produce such a biased document under the guise of "public consultation". Nowhere in this bias more evident than in the list of "important topics" on this Feedback Form. The first topic is "expanding the types of homes in Altadore need to be "expanded". What is important to us and our neighbours is strictly regulating new development to preserve the quality of life in our area and protect and preserve our property rights. We are adamantly opposed

to blanket rezoning and the "build anything anywhere" policies which the City supports, all in the name of "affordability".

- Currie Military Base 1966 - 1997 - Marda Loop Street Car 1949 - 1974 - Glenmore Reservoir started to be built in 1930 - Marda/Odeon Theatre 1952 – 1989.
- the character of a neighbourhood is very important, especially older neighbourhoods ie: inner city. Calgary has a rich heritage that needs to be preserved.
- a little history is good.
- The Glenmore dam is almost 100 years old - how long will it last. These communities are inner city + have been for over 70 years.
- Designed by world renown Olmstead firm.
- Many heritage homes in the neighbourhood of Mount Royal (68 currently). You can read on little plaques the history of the homes and owners. In addition to the heritage homes there are hundreds of heritage trees. When you pass the giant poplar on Prospect Ave SW you can see a little plaque on the tree. The trees form canopies on many streets of Upper Mount Royal like Montalm + Frontenac.
- Unique land/road configurations "garden suburb" City leadership in business & Calgary-brand institutions. Trees, river, natural areas are attractive for all citizens & tourists. Buildings have been transformed for over 100 years, showing flexibility of well-built structures. All ages live in the area. Sense of heritage & history.
- Armin Van Buuren was here and at metro. Lots of others Gemini, interrupt & vector and DJ DD. Mid to late 1990's and 2000's this city had a thriving EDM "Raver" culture with Cory Chang's feroghus record and clothing store on 17th Ave SW. Firepark venue on Barlow and Pandamonium and the Warehouse Dance Clubs to group at Triforce Zelda & Link. Peace love unity respect.
- It grounds us + makes us responsible for our spaces. It's our link. We need all of it. Clearly planners haven't studied the late 70s when developers tried to rule making alot of our history absolute until the economy tanked and they all left. Leaving the rest of us to rebuild, pay higher taxes and carry on because it's our home. People make a plan + build a life here. That should be respected.
- I am going to use this space to comment on my experiences in attempted engagement with the city - and what that has done to my motivation, belief in the city's abilities, trust in the city, decision making. It is zero I have been actively involved in my community.
- Family community, working people, students. But there are criminals - there was a shooting and have seen recently drug dealers doing their dirty criminal crimes right across from the LRT - out in the open and no police in site! Right in front of a building that has been for sale awhile - theft of truck - drug trafficking - drug related shouting and stabbing recently - Bte's cars, buildings, businesses. Theft and damage.
- This brochure and questionnaire are absolute bull. You will choose the answers that suit your end game, which is.
- Nimmons' family.
- World war II contributions - Historic parts that built Marda Loop and Currie Barracks.
- Elbow Park is the oasis of Calgary. Blessed with Heritage homes that people treasure it is peaceful area with a strong cohesive community. There is space to live. People move here and stay It's worked for 120 years.
- Heritage - humble roots of our neighbourhood - visible story cubes in public places - Why the area is build the way it is - Influence of the rivers.

- Flood history: UMR and its CP history. Some previous uses of land for golf, racetracks, etc. Some plaques in certain places to mention people of note.
  - Designs by the famous Olmstead Firm Pioneer landscape architects. Estimate 10% of homes over 100 years old and 70% over 75 years old. Steadily being turned over to new families who mostly preserve the older homes.
  - Planned years ago and a great model. Nice lots, single homes, some duplexes. We do not need more density. Brings in more crime, homeless and drop in home values.
  - Significant heritage sites and architectural variety maturity of landscaping/trees and park areas, homes of the wealthy business and community leaders since its inception. It is the "historical" centre of Calgary, and neighbourhoods established by the settlers and business leaders who "built" this city.
  - Calgarian Eric Harvie donated land for River Park and has never been honoured in our area for his donation. That was also the basis for Sandy Beach and open views of the Calgary skyline at River Park. Also the military history is preserved but needs a museum.
  - Older historical area with a mix of older and newer homes.
  - Don't know / Don't care.
  - Probably have known this community or collection of communities was where the buses and trains collected at end of day and where they day began. True today for many families.
- 
- Indigenous history and how it changed over time - specifically development.
  - How the area was originally used and culturally relevant details of its original population.
  - How the land has been used by the different people who have inhabited it (work, live, play) and how transportation and energy changes have impacted the development of the area. What sort of flora and fauna is native to this area.
  - What the land was like and how it was used before development (or through various development phases), to explain the journeys taken to how these areas are developed now (e.g., why Marda Loop is called Marda Loop). How the current came to be (i.e., not by accident or without thought).
  - To know the history, significant people, events.
  - This historic community contains many older historic homes. Our house was built by the railway and is more than 100 years old. Sensitivity to the older character of the neighbourhood needs to be applied when deciding development plans.
  - How it evolved, who were the original settlers, and how the economic cycles influenced the development. You've done a great job outlining these things.
  - Indigenous history, and how the area has been shaped throughout the last century.
  - I think the history of the Marda Loop area is interesting, and I was delighted to see the installation in the Martel Block which produces a train whistle on the hour, as an ode to the streetcar that used to run between downtown and Marda Loop. I don't advocate turning the neighborhood into a museum, or to go down the historical pastiche road - but a contemporary interpretation which has relevance today is very welcome.
  - This area of Calgary represents the rapid and ongoing changes emblematic of the city - the lands of these communities have historically adapted & readapted to the changing needs of the people inhabiting them. There are historic characteristics that are

remembered through place names & community spaces such as parks. Garrison Woods is a perfect example of maintaining the character without compromising the present. The area's Indigenous history hasn't been well-told & their experiences are missing.

- Somewhat, but make sure it isn't just white history.
- The district of Scarboro has an extensive heritage nature to the community. It was designed with by legendary Olmstead landscaping to protect the topography of the natural landscape and to protect the streetscape with single family homes. This has provided us with a tight knit community where folks know each other well throughout the neighbourhood. This is something worth maintaining.
- Significant places and the local heritage, e.g. the military influence, marda loop tram, King Edward School and Glenmore park and the reservoir.
- History of Currie Barracks (Military Base), Glenmore Reservoir Dam.
- The positive impact the communities have on making Calgary and Alberta some of the most desirable places to live in North America.
- Knowledge of the past development is of importance to recognise how a community developed, and with this in mind care not to destroy the character that has formed should be taken. Homogenisation of communities that have developed differently would lead to loss of the variability and vitality of the city as a whole if care is not taken to recognise the importance of variations between neighbourhoods.
- One of the oldest communities in the city. Large mature trees and park areas allowing for wildlife.
- Mount Royal is one of the oldest communities in Calgary dating back to the late 1800's. Although many, perhaps most, of the original homes have been torn down there are still designated Heritage Homes in the neighbourhood. It is a neighbourhood with a rich history particularly its involvement with the CPR.
- Historically relevant community with rules around the types of homes that can be built here that need to be protected to maintain the integrity of the community and the history of the city.
- Simply sharing the stories of what the neighbourhoods were like in the past and how they have changed. I am in Bankview and find it interesting what businesses have been inside the community, past homes, etc and how it the area has evolved over 100+ years.
- Elbow Park is one of the oldest established character communities in the city with many existing homes from early pioneers to the city. Many of the homes were designed and built buy early well known resident architects who lived in them and have since been maintained and modernized with the result that 63% of the homes found in Elbow Park today were built by 1930, 49% were built by 1920, 40%mwere built by 1914 and 1% built by 1910.
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- history is important.
- I live in one of the oldest neighbourhoods in Calgary. It is well planned and has many heritage homes, a neighbourhood school that is full and neighbours who know and look

out for each other. It is a quiet, safe and vibrant community. It is a single family home community and pays appropriately for that privilege through our property taxes, which reflect the lot size and homes on those lots. Many of the homes have land titles with restrictive covenant and caveats that are legally enforceable.

- "Who has lived here and when- indigenous people, pioneers, military, etc.
- Information about any heritage buildings."
- Maintaining heritage buildings, including residences.
- User Testing.
- Military contribution and significance, the dam, early settlers history, notable Calgarians and historical properties.
- I think all of it is important. But Glenmore Park stands out to me, we should be able to preserve the green space that we have, and it is nice to see that we still have preserved it for this many years. I hope to see it preserved for hundreds more.
- Everything...this is a strange question to me, I don't know how to answer it.
- Arts and Crafts styled homes that are unique to our city and its history. The canopy of trees.
- I would like to know more about the early history of the area, how Indigenous and early settlers came here and how they used it.
- The amount of disregard for those in need.
- Scarboro is unique with it's Olmsted design/layout and the significant inventory of heritage homes (older than 1945) and heritage streets. The community was designed to maximize resident interaction. It was developed in stages with architectural designs from different periods. Traffic calming was installed in the 1980s, paid for by Scarboro residents and it's ability to restrict traffic in the community is extremely important for safety and for residents to enjoy their property and community.
- A timeline of when homes were built in different neighbourhoods, and how density was initially determined (Mission versus Elbow Park, Bankview versus Lower and Upper Mount Royal etcetera).
- Timeline of construction among neighborhoods and influences on density by time and area. Also, what is considered heritage and why. And how communities typically evolve and why increasing density is important in the future.
- All of the above, plus that provincial leaders are connected to this area e.g., Sifton, Lougheed etc.
- I think people should know the intention for the area in its early development. Some of those people are still alive, still live here, and their values are being ignored as greed takes over. For example, growing their own food is important, but it is hard to do with high infills blocking out the light. Homes with yards for [grand]kids to play in had value then and are still important.
- None
- Glenmore reservoir and how it's shaped the communities around it.
- The past, brings things into the present that can help with the future.
- I find it unlikely you know the history. Or even care. You just can't wait it develop paradise. Look into the records of the Calgary Herald where an article was written on how North Glenmore was one of Calgary's best hidden gems. You can't see past your fat pensions.
- The character in the homes and the people that built them.



- Marda Loop BIA has a “History Project” requesting old photographs and stories of the neighbourhood (<https://www.visitmardaloop.com/history/>).
- Awareness of the first nations lands that on which these developments exist
- Our heritage is important so it can be retained for future generations, not just erased when times change.
- The draft chapter was fantastic and comprehensive. It was extremely interesting to learn about the history.
- West Elbow is key to Calgary’s character as a livable city, not only for heritage resources and urban design, but also because its varied topography saves it from the monotony of flatland grid development. It is also key to the city’s resilience to climate change, with a legacy urban canopy planted by early visionaries and an important drainage system. The park like character of its parts follows from a century of effort by citizens. The Olmsted urban design in Scarboro is unique in Canada.
- Old river channels cause significant variation in ground level. For example, there is an 8 foot difference between the built up lane way and the natural level of my backyard. A bison Skeleton was unearthed when our neighbours put in a swimming pool.
- Military history of Garrison Woods (especially the unique refurbished military family homes).
- Heritage and history of the land and buildings in the area. Maintaining these historical buildings.
- This is a very old part of Calgary and holds the key to many changes in this area which still are part of Calgary's beginnings and heritage.
- Honestly I do t think the history is that important.
- I believe it would be beneficial for all people coming into the area to be easily able to learn about the previous and continued presence of Indigenous folks, and how they are affected by settlers.
- It's important to know about different activities happened in the historical neighborhood (like mission). It also would be nice to have modern art that refer to the past.
- The intense historical significance attached with this area of Calgary. I believe that all Calgarians know very little of this history and could benefit from learning it’s significance.
- " - How these neighbourhoods used to be well serviced and connected by streetcars before the age of the automobile.
  - How single family zoning was explicitly used to exclude people of certain socioeconomic and racial backgrounds from living in these neighbourhoods."
- Natural history; indigenous history; development history. What was this place, and how did it become what it is today.
- Future & present Calgarians(policy makers included) must know,how land conservation is imp for sustainability of our next generations.How indigenous owners of land took only what they needed & restored this land for millions of years so today we enjoy this weather, richness of resources etc.We MUST recycle, reuse & recreate the greenery that we have being destroying over all environment. LayingCarbon taxes WILL NOT HELP,has not helped.active steps of REFORESTATION,watertable conservation is MUST.
- This is a quiet inner city neighbourhood. We love the parks and access to recreation. And walkability for families of all ages.
- "Published Oct 07, 2023 • READ IT CALGARY HERALD

- A glossy brochure from the City of Calgary arrived in our mailbox recently seeking our “input” into the planning process for the West Elbow Communities Local Area Plan. The brochure is worded in a way intended to drive the result city council wants, which is densification at any cost. It doesn’t seek our input, but our acquiescence.
- Nowhere is this more evident than in the list of “important topics” on the feedback form at the back of the ....
- All of it! Leave Elbow Park alone, keep it single family! The infrastructure cannot handle multiple family dwellings.
- It is very important to understand the significant historic value of each neighbourhood. A history that needs to be respected. Destroying the original founding Calgary neighbourhoods by tearing down, infilling, building multi-story complexes, removing trees and creating congestion does not benefit anyone and does not honour the founding frontiers who established this city. These historic neighbourhoods need to be preserved!
- This is a historic inner city community that has always been single family detached homes .. and should stay this way. No elected official should be thinking that a blanket rezoning is normal!
- Not relevant.
- It is one of Calgary's most historic areas with many heritage homes from the early 1900's. Many of the communities in the area have always been single family home communities and it is the wish of many residents that they remain this way.
- The area contains some of the finest examples of Craftsman style homes in Western Canada, dating from the years immediately preceding WW1, a time which is often referred to as Calgary's first economic boom. As such, the area represents an important historical resource.
- The historical nature of the Scarboro community.
- The intentions of the current ARP and the elements of it that may no longer meet the needs of the city’s progression and probable needs.
- Lots of early Calgary history but so what?
- I think it's very important to know where we've started. It helps to know why odd things in the community are the way they are.
- These were the initial communities of Calgary! They represent a huge heritage component of the City's development. It is so important that we preserve the important things - like heritage buildings and homes.
- The opinion of the residents of a community used to be important! We miss that!
- "Garrison Woods is only 20 yrs old and was designed to be dense, but still with parks and amenities. I think overwhelmingly GW would like to be left out of this plan.
- Please add more flavor around the memorial aspect of the war in the history section."
- How the historical use and subsequent development of Elbow Park fits with the history of Calgary. Understand the vision for the community when it was originally developed.
- All history is important, including individuals who influenced the current state of the city/areas, as well as an understanding of the development of the area. Buildings - particularly heritage buildings - are critical to maintaining a look back into the past.
- Significant people, places, and events. As well as info about normal people and families.
- I would like to see the history of West Elbow explained and represented in some permanent way, perhaps by creating a museum/community space out of a historic building such as 3015 Glencoe Road.

- I love the quiet streets, the the Elbow River and associated green spaces and the proximity to the Glencoe Club. Challenges include an ageing and decreasing population and increasing value of property that is underutilized.
- The area is no longer vibrant; we should lead the change.
- Indigenous use of the land prior to settlers. How to build a more sustainable community using indigenous practices.
- this is a test.
- Elbow Park is one of the first communities created in Calgary. Many people have preserved their 100 year old heritage homes (without official designation) to ensure that the community retains its original character. In add-on our mature tree scapes add a unique natural element unsurpassed in many other communities.
- "Re: Mission.
- -Its French history.
- -The 4th Street Bridge".
- Quiet area close to nature.
- significant timelines along with people that came from the area. Contributions towards Calgary and Alberta.
- That the area was on the outskirts of Calgary and had a streetcar, had a military history, etc.
- Significant places and heritage homes.
- Indigenous history.
- heritage including Indigenous history.
- Heritage, history of neighborhood in terms of types of houses that were built.
- "Elbow Park's history started over a century ago. It played a big part in Calgary's history. It was developed with spacious lots, plenty of green areas and large setbacks, giving it a park-like character. It is like an oasis when passing through it from the much denser surrounding communities of Mission, Beltline, Marda Loop. The river has always played an important part throughout its history including several major floods.
- Many families have lived in the community for two generations."
- "Heritage is very important. Mission was French and it seems to be forgotten too often in the history of the city and that part of town.
- Most people don't know how Mont Royal became a high end neighborhood.
- Soo much history and barely anyone knows."
- The Streetcar network that uniquely defines West Elbow Communities and how they developed. It showcases the communities storied past of inter connectivity and collective transportation. It's a through line I believe should outline our past and future.
- Elbow Park has unique house architecture worth encouraging architects to follow.
- Indigenous past and pre-WW1 boom, including heritage houses and buildings.
- Indigenous History.
- People.
- Most buildings are over 100 years old and highlight why your propaganda is already inaccurate. Families invest millions to live in this neighbourhood - this isn't your chance to buy-in and wreck it.
- History of Immigrants and Immigrants businesses that had an impact in the community
- "the fact that we are all treaty people and that Indigenous history is not separate or at odds with settler history. We're in this together.

- Also: the roots of the name Marda Loop aren't well, known, but should be, especially the part that this area was serviced by a trolley for a long time".
- The area's heritage as it developed over time is important. Could be a mix of historical and more recent.
- "In Upper Mount Royal there are many historic properties, some of which have historic significance. Many of these are known, but have no significance in the planning context. Also the areas of Elbow park and Upper Mount Royal are well treed and contribute to the "urban forest".
- One correction to the brochure: You state the communities are losing population. This is not true for Upper Mount Royal, which according to the City's own data have steadily increased in population."
- " -significance of land to people before settlers arrived.
- -history of CPR and the name for the community (Sunalta).
- -information about the Craftsman houses (maybe a walking tour of important buildings and people and examples of architecture)".
- "I feel immense importance should be placed on significant buildings, parks, landmarks and historic homes. Stronger protection to preserve these elements of history would lead to a more unique and vibrant future for these neighborhoods.
- I find the information on the historic street car route fascinating. I would love to see this showcased somehow in public's spaces through development names, identification of landmarks etc."
- "That it's on Indigenous land and this natural setting should be preserved.
- Also the street cars were great and should never have been pulled out. Also keep the heritage building as the architecture is lovely".
- Any history is always important and connects us to place.
- I'd like to know who designed our neighborhoods and what was their intent when designing. Who were the community leaders that made our community what it is today.
- Upper Elbow park was a golf course at one time!
- I believe parts of South Calgary were 'annexed' from Indigenous reserve land for purposes of city growth. This should be told.
- All of it.
- The good as well as the bad. People, natural biological history are all important.
- South Calgary is a unique area of the plan with many different types of buildings and ages of homes. Please protect as much as possible our heritage homes. 1912 to 1930 ish homes would be great to keep some. Love the idea of suited townhomes but can they be step up to properties from the sidewalk and have lower untold with larger windows below? Also would love to see setbacks for front yards which keeps a neighborhood feel and also adds an overall esthetic appeal.
- Sandstone quarries and the buildings that resulted.
- I'm a member of the Scarboro community and recently just moved in. The heritage of the community is a selling point for Calgary which I don't think should be dismissed. We moved to have an individual home and can understand densifying, but this is a community where increasing the shops and amenities around first will help higher density living rather than the other.

- Living in Altadore, for sure the areas strong military history, and the hub of Marda Loop 50 years ago. I loved reading and seeing those photos in Part 1 on the website - fascinating history. More like that!
- I like the idea of incorporating history into the vernacular of redevelopments. Opportunities exist to intensify areas with a nod to the past in terms of architecture and the urban fabric. Places like 14th Street could feel like a street car suburb of the past as opposed to an arterial street. Influences from the past should make there way into the character of redevelopment projects whenever possible, whether through architectural treatments, urban design or materials chosen on new projects.
- It's is important to acknowledge different uses and purposes by various people over time with less emphasis on dead white guys (many of our parks and monuments recognize such individuals). Whose stories have not been recognized and told? Indigenous peoples? Women? Marginalized communities?
- The West Elbow plan area contains the largest concentration of heritage assets of all plan areas. It has the richest built history. Some areas, like Marda Loop, have very very limited examples left after decades of rapid infill. Special consideration should be given to how to integrate heritage into the growth and change of these special neighbourhoods.
- The indigenous' routes and history of this specific area, Maria Loop theatre.
- How the area used to be well served by public transit.
- Very important to keep these older parts of Calgary as is for historical significance.
- Like you give a rats ass. You just want to pack in as many homes as possible. It's a giant tax grab you greedy bastards. I've lived here longer than most of you have been alive. Get away from my home and sanctuary. You should ashamed. You all want what I've worked so hard for. Greedy, greedy. Call me nimby but push your agenda to Dover or Forest Lawn see how that goes.
- For me the French history of Mission and the Anderson Estates apartment building are two of the most interesting pieces of history in the area. Also the old street cars.
- Most of the buildings of Elbow Park, Britinnica and other communities in the plan are not historic. Most homes have been torn down and replaced with modern structures. The entire neighborhood should not get a built form exception because the streets are old. Historic designations are only for historic houses.
- "1. Old buffalo trail runs from Sandy beach to River Park.
- Skinny creek runs through River Park to the Elbow River.
- Motorcycle Hill runs under the power lines (m/l) from River Park to Sandy beach".
- significant people or places, architecturally significant buildings, trees, before/after
- Mrs. Anderson was my neighbour. I wished I had known this (see link) before she died. Significant event or people who impacted the community or the city at large.  
<https://www.cbc.ca/news/canada/calgary/virnetta-anderson-black-history-month-calgary-1.6356879>.
- "OLMSTEAD" - Architceture Style, limited in Canada, preserve Buildings of this style.
- Crow Child - Divided Scarboro/Sunalta address in future. Traffic Control on 17th -  
Paid for By the community.
- OLMSTEAD - Intention to be walkable, parks, GREEN SPACE, inviting. Preservation of the Historic Arch. Style in the neighbourhood.

- Set backs of buildings which allows for open spaces. Strong neighbour connections. Historical Olmstead connections. Low density.
- ALTADORE - ALTADORE School, Historically for Altador residence only before becoming a Public School. "community school".
- Glenmore Tr SW - Historic division of Glenmore Park.
- Snow' missing from all graphics. We are a winter city. Snow on the side of the roads half of the year.
- Scarboro Community - Olmstead, CPR Roots, Our connection to Sunalta, "past land use/connectino to Indigenous People (more to learn & discover here). People who helped shape early Calgary.
- West Village Industry and need for remediation.
- River Park - East - Most Boundary of Altadore - 14A St & 2nd Ave - A City Lawyer Developed HA & IS & got pick of the lots - would love to see mre information on this
- History doesn't capture geography. Underground streams in Scarboro - drainage concerns + designation. Chapt 1 doesn't explain why geography is important.
- Quarry Park - sand stone - before the establishment of crow child, there existed a Quarry adjacent to Sunalta that produced sand stone used for Sunalta School, & numerous Buildings Downtown.
- OLMSTEAD - Originally planned for the entire City, But only made it to West Elbow..
- There was beautiful tree lined streets. However development destroys the street-scape. Building right to the property line or buildings with no parking hurts the human scale.
- WE consists of large # of communities that do not exist in isolation - rely on, connect through related communities. Not the right framework for planning.
- Family oriented living close to the amenities and economic opportunity of downtown. Great connectivity. Diversity of housing choice & types!
- Heritage - More public Education on Designations process, pros/cons, understanding. Easily Accessible information.
- Bring back Marda Loop streetcar! Dedicated section in History Report for the streetcar.
- What river park was originally intended for by the Harvey (donors of land) family. What River park was before all of the development (horses etc).
- The history of the LGBTQ2S+ Community. The Beltline is a hot spot for lots of history of the LGBTQ2S+ Community.
- The origin of the name "Marda Loop" (railcar, Marda theater, etc).
- Military history in Garrison area (incl. airfield).
- Agree with the point above re: the military history in the Garrison area - whenever we have friends or family come to visit us in Garrison Woods, it's a topic of conversation. It's a unique and interesting history!
- History of elbow river, Weaselhead, Glenmore reservoir & dam, water treatment facility.
- History of flooding in our communities (moved from above).
- FROM THE CHAT: Bankview also has designated heritage buildings. Bankview is 130 years old started in 1890 by Nimmons.
- Marda Loop BIA has a History Project (<https://www.visitmardaloop.com/history/>). It would be great to add to that project as an outcome of the LAP project.

**What do you love about the area and your community and why? What are the challenges your area is facing and why?**

- Nimby.
- I love the inner city community vibe, river pathways, nature walks and proximity to downtown. Challenges include the ongoing construction, street closures and parking.
- City has wrecked getting anywhere out of the area, putting in all these apartments where roads do no support volume.
- "I have lived in Erlton for 43 years, raising my family and accumulating many good memories. The length of my stay is an indication of my love and loyalty to Erlton community. I love living in the inner city, easy access to my work downtown and other amenities. I like the diversity of people living in the community. I wish to age in place.
- Erlton has been submect to the RCG zoning for decades. A single family home sold is invariably replaced by a two, four or six units. Densification is ongoing and will continue.
- The challenges Erlton is facing are lack of traffic study or implementing the findings before a project is approved. Getting rid of mature trees to maximize development footprint/revenue. Expansion of cemetery burial space contrary to the Erlton ARP and the claim to build affordable housing on the City owned land. The answer to ""why?"" is inconsistent or lack of long-term planning."
- Parks - walking paths. Buildings - need more guidelines building in older neighbourhoods. Respect for other home owners!
- I love that the community is livable. There are clearly designated walking paths and it provides easy access to amenities on services. Challenges with motor vehicle and bike noise on 17th Avenue SW. It makes the area less attractive to people with growing families.
- Altadore is a perfect 15 minute community where I can walk to my work and to businesses. The challenge is traffic on 42 Avenue SW and on 20 Street is driving faster and faster. Crossing the street is dangerous.
- I love the walkability and easy access to both services and parks (especially Sandy Beach and North Glenmore). I do not love the high traffic, constant construction and increasingly unaffordable cost of living in this area.
- Relatively high density without overcrowding. Challenges: increase in crime and traffic and noise. Green canepy is disappearing - developers are cutting down all the trees, not enough replacement. Will take 50 years for trees to grow.
- "Things we love about the area: views of downtown, the river/walking paths, Stanley Park, access to Macleod Trail, off-leash parks in neighbouring communities; one in Parkhill would be nice.
- Challenges: no large grocery store nearby, Mission Safeway is to small, homeless living along the river paths - feels unsafe and garbage is left behind, traffic/parking with more high dense buildings being built, access from Macleod Trail, it would be nice to have lights at Macleod and 38 Avenue SW (left and right access to Macleod)."
- The maturity of the neighbourhoods. The Elbow River and Sandy Beach. Increasing density, lack of reinvestment of tax dollars, traffic of non-residents.
- "Love bike paths, parks and big trees.
- Challenges: noise of Crowchild and Glenmore. Roads busy; too many cars on the road driving fast. Area is becoming increasingly unaffordable."

- This is a lovely, quiet, family-oriented neighbourhood. With all the densification that sense of quiet neighbourhood is lost. There are lots of cars on the roads and parked on the street. Transit is not keeping up with the growth. Traffic is a nightmare and keeping me from going to my local shops.
- "Love the area, everything is fairly close by - very walkable.
- Challenge: traffic, people think the streets are the Deerfoot. Making it less safe for pets and families to enjoy a walk."
- Traffic/traffic! Very few walking areas and parks. Save the trees! Plant some pots, summer and winter!
- It is close to everything I need and you can to most areas in city (except NE). People failing to stop at signs. Speed of almost all traffic through 4 way stop 17A st SW much higher than posted (40kms). Speed of traffic through this playground - cars est at 80 - 100 kms. Parking for people living in this area/no back lane. Also people park on this street and pick up to go to work (they don't live in the area).
- Trees. Location. Mixture of houses, ages of families. People who have been here a long time and new families. The challenges are traffic and loss of trees. Concrete is a bad surface for global warming.
- I love the easy access to goods and services, the vibrant culture, and the feeling of it being a secure/safe neighbourhood. The challenges in our area are the increased traffic due to higher density and the high demand on recreation facilities.
- Green spaces, extremely busy! 33rd Avenue is so noisy to live on. Challenge is the traffic flow and parking. I feel bad for all the businesses - or more signage needed for unknown parking areas. I love that it is vibrant, active for older folk (i.e. merchants), aesthetics, healthy choices, can walk, like a small town, but amenities of a city!
- I love the proximity to natural green spaces and the network of pathways that encourage healthy activity (for exercise, commute or adventure). Facing traffic/pedestrian issues due to density (growing number of people faster than adjusting traffic flow).
- "Love: walkability, amenities and neighbourhoods.
- Challenges: parking, noise (from construction, traffic, festivals, etc.). Constant construction and traffic congestion."
- Trees, single family housing. Currently there are too many cars on the streets (parked and driving). Adding more density will make it worse.
- "We love the diversity in housing and demographic of people living here in Altadore. Walking areas are great and it's close to all the amenities we need.
- Challenges: school pick ups and drop offs because of congestion and rude drivers at those times."
- I like that I can walk to shops and local businesses. I worry that the city has allowed commercial and residential growth without having a traffic infrastructure plan.
- We love all the small parks around. Over density - for example Marda Loop has an overwhelming amount of traffic.
- Traffic. Traffic calming making it worse!
- Public parks and historical buildings. Challenges include heavy traffic and limited sidewalk space, especially in winter. Those make Cliff Bungalow along 17th Avenue an inhospitable area for pedestrians.
- "Challenges: 1. enormous, never-ending road 'destruction' and construction.



- Past City Councils have wrecked the ability to simply drive in and out of our Marda Loop neighbourhood."
- Street parking is a challenge. The traffic at the intersections of 33rd Avenue and 27th Street Sw; Garrison Gate SW and 34th Avenue SW; is a nightmare. Recreation centre capacity is limited.
- "What I love is the proximity to the Elbow River pathways and parks and the ease of accessing the Glenmore Reservoir. This is a very walkable neighbourhood with plenty of access to services.
- Challenges are the increase in traffic and cars as densification increases. Noise pollution from traffic is a problem."
- Altadore - love walking to cafes, shops and restaurants, but driving and parking along Marda Loop is a deterrent. Densification creates parking and driving issues.
- "Pros: walkable, parks, local amenities and local schools.
- Cons: construction and congestion."
- Walking distanced to amenities. Traffic and density is too high. 50th Ave SW is too busy. 33rd Ave SW is too busy. Too many multi-family sites.
- "I love the diversity of old and new young and old, new to Calgary and long-time residents. I love the location and the ease of access around the city.
- Challenges: too much simultaneous construction, new condos, street renovations, park renovations has made the neighbourhood a nightmare to get around on foot or in vehicle. "
- "Love: knowing neighbours and architectural variety, unfortunately changing and walkability.
- Challenges: decreasing tree canopy. 20 - 80 year old trees replaced by twigs - ad hoc planning by The City. 8 unit R-CG with 4 garage spots is unrealistic (spoiler alert: each unit has 1 - 2 cars). - horrible parking and traffic - result of ad hoc planning. ""ARP is too old and out of date"" , singular view of increase density everywhere is ruining the character of our area."
- Love community feel and responsibility to keep it a community. Traffic, both vehicle and people, theft and flood prevention.
- The green space is excellent. Traffic congestion is becoming an issue in Marda Loop and Parkview. Need to focus on moving people without cars.
- We love Garrison Woods for its pedestrian-friendly design and its closeness to downtown. As the surrounding areas become high density, residential roads are becoming high traffic connector roads, making it less pedestrian-friendly.
- I love the walkability and character of our neighbourhood. The new lights on 34th need to be timed better - there are traffic jams all the time now, because it's a short block from 33rd to 34th (4-way stops were better).
- I love living in Garrison Woods and access to amenities. We are dense enough and have traffic and parking problems.
- I love the walkability! That said, it is getting ever more dangerous to walk in some areas. 50th Avenue and 20th Street definitely needs a traffic light and pedestrian push buttons. Need better snow removal on regional paths and at bus stops.
- Trees, playgrounds lacking and walking paths, access to amenities, no tall buildings (5 stories), book libraries - do not like speeding traffic.
- It's not as inviting to walk - roads are so much busier, faster and congested. It's not as inviting to cycle, for the same reasons. Bike lanes are welcomed, but there is always

something in the bike lane - particularly parked cars. It's challenging for this community to incentivize non-car mobility.

- Love walkability to all amenities. Challenge - traffic congestion an ever-increasing problem. Two private schools with no busing. Heavy car traffic. Crowchild/Glenmore traffic back logs causing increased traffic cutting through Garrison Woods/Marda Loop. More home construction plans will increase traffic issues.
- "Love proximity to downtown. Lots of walking and unplanned interactions with neighbours, friends and community members.
- Challenge: parking and traffic by non-residents."
- Scene walkable. Terrible traffic and over-development, but who cares? Not you; more tax for the City.
- "We love the parks, the ball diamond in Stanley Park, off-leash park in Britannia. Britannia Shopping Centre, pathway around the river and Sandy Beach.
- Challenges: crime (break-ins), speeding traffic, graffiti, lots of encampments and homelessness."
- Quiet, mature trees, low density housing, lots of parks and green space, lots of recreational facilities nearby. Traffic and excessive parking will be an issue for the area going forward, traffic calming and improving non-car options (transit, bike) will be important.
- Love: amenities, walkable streets, parks and schools. Challenges: Traffic cutting through roads, increased speed of vehicles.
- encourages lots of varieties of housing and apartments. Challenges: too much traffic driving on 17th Avenue. Very poor condition of sidewalks to walk on. Poor infrastructure support - road conditions. Poor planning - difficulty getting around Mount Royal.
- Like: close to the river, Stanley Park, central and can walk downtown. Challenges: traffic, parking, cost of rent and loud construction.
- Scarboro is a quiet oasis near downtown that reflects an important period in Calgary's development as a city. Traffic and congestion are challenges.
- Increasing traffic - not enough safety for pedestrians, bikers. Need more bike lanes, fifteen minute city when planning.
- Transition to higher density - overall a good thing. Challenge is street closures and traffic slowing. Seem to not make sense to me.
- "Pros: Amazing bike routes, night life, public art and murals. Excellent nearby walking, cycling, schools K to post secondary.
- Cons: Automobile vandalism, 14th Street between 11th Ave and 17th Ave between 14th and 24th Street are not safe or friendly for pedestrians/cyclists. Periodic country and western cultural overdoses."
- "Love: walkability, green space.
- Opportunities: roads always seem closed for construction; sometimes aggressive vehicular traffic."
- We love the uniquely lower population density and the individuals/variation of houses, all 5 minutes from Calgary's downtown. Biggest challenge is traffic cutting through the neighbourhood and homeless/drug being more visible and prevalent in our community.
- Walkable - can walk to shops and grocery stores. Vibrant - many new shops and restaurants. Traffic is very busy. Densification causes congestion. New buildings are

all different designs and have no guiding principles to provide continuity of architectural and community aesthetic.

- Lots of shops: businesses in area to serve all relevant living needs. Green space: natural areas to enjoy. Challenges: overflowing crime from other areas (i.e. seedy downtown areas). Traffic congestion. Easily accessing routes home while measures instated to control those just travelling through neighbourhoods to other connector routes.
- Challenges - Mission Road need investment to handle traffic and bike for new population.
- The bike paths and green spaces are good. The reliance on a car is not. 25 Avenue is a major roadway based on traffic volume, but is entirely not designed to handle it. Close access to Macleod Trail from 25th.
- Love: vibrancy, diversity of ages, cultures, etc. Walkability, access to nature e.g. river pathway. Challenges: street racing/speeding. Declining maintenance of parks and public spaces. Increased population of homeless.
- City has totally screwed up traffic on 33rd Ave with building a useless and not needed bike lane. A simple drive to work for me now takes an extra 10 - 15 minutes just to get out of my neighbourhood. Fix the potholes on 33rd and 34th Ave that have been there for years now and never addressed.
- The main challenge of the area has been the recent road destruction along 33rd and 34th Avenue. This has been a disaster with NO benefits to businesses and residents in the area. We no longer visit businesses in the area as a direct result. Speeding and illegal activities along with delays are a secondary result.
- Walk/bike access to schools, work and recreation is what we love most. Affordable housing is a significant challenge. Along with cut through traffic.
- Residents like that when they go walking they meet their neighbours. Outsiders come to walk, run or jog in a beautiful setting. They admire the older houses, enjoy the gardening effort and appreciate the sense of peace and relative quiet. We support an active community association in addition to sports teams for the children, a coffee group for seniors, dinner club and various annual "specials". But these very things are at risk due to Scarborough's small size, being now surrounded by major traffic arteries, and now the threat of "up zoning" and densification. Underlying these threats is the City's and Province's unwillingness to acknowledge the historical, architectural and social history value of a unique area.
- "Love: accessibility, local shops, inter-generational and walkability.
- Challenges: so much construction in Marda Loop one way traffic on 33rd/34th disruptive and slow. Decreasing park will increase density."
- We love the increased walkability over other neighbourhoods with reduced intra-neighbourhood traffic and proximity to walkable/bike services and businesses. Nice tree canopy. Challenges include vehicle traffic speeding, not stopping for pedestrians and cutting through.
- "Trees, green parks, peacefulness. Uncrowded, beautiful homes, good for families.
- Challenge: overuse of public parks and spaces, river parks. Too many cars, people stressing the open spaces, vegetation, streets, no funds to maintain existing tree canopy. Threats of increasing density to stress neighbourhood even more to infrastructure."

- The challenge is in Marda Loop are terrible. The traffic has increased to the point where parents are begging drivers to slow down.
- I love the proximity to North Glenmore Park. The Glenmore Athletic park for swimming, skating, tennis, etc. The shops and services in Marda Lopp easy to access by foot, but too much congestion for vehicles.
- I love walkability to services. Challenges are the road congestion.
- As said, strong community. I believe our community paper and talking with owners is a real delight. The feeling of an inner-city park land is very important to me. Finish the 17th Avenue SW project. Single lanes and lowering the speed limit to 40 will enhance current.
- One of the oldest neighbourhoods in Calgary, tree canopy, natural areas and parks and rivers, walking paths, close to downtown. This neighbourhood with only 2 ways in and out of the community is not designed to have multi-plexes and apartments.
- The biking infrastructure is currently good, not great. Traffic management along 33rd and 32nd is poor.
- Love: walkable amenities: 4th Street, 17th Avenue, Lindsay Park, MNP Centre and Elbow River Valley. Challenges: traffic! Redesign of 2nd Street was welcome and helpful, but 2nd Street and 5th Street SW have no traffic lights between 25th Avenue and 17th Avenue, so become far too busy with traffic originating - terminating outside Mission (Beltline, downtown, anywhere south of 25th Ave) - yet. This section is entirely residential, school and hospital! Traffic calming, discouragement is needed.
- We love the small town, family friendly community feel. Walkability, parks are very important to us. Challenges are the road rage from traffic & construction due to the area being the fastest densification in the city. Crazy speeding & reckless driving on residential streets.
- Access to green spaces, bike paths, off-leash river dog park, Sandy Beach area, the dam, Glenmore Athletic Park, Marda Loop shops, restaurants, skating rinks, library, pools. Challenges - traffic @ 50th & 20th Marda Loop.
- Many access routes; people have to want to come in; NO THRU road to Elbow Drive. Natural areas & River Park, Sandy Beach, Elbow dam. Close to cycling routes & paths. Too many people using River Park & Sandy Beach - trails all work out. Lack of maintenance re-tree & Bush pruning, weeds rampant.
- I love the unique character of Elbow Park, the older homes, the boulevards, beautiful trees, consistent setbacks. I also love the close-knit community - people know each other. On a summer's days you will see people visiting while sitting on porches, having a glass of wine and children playing in the front yard. (This is mostly true of lower Elbow Park.) Challenges: one of the biggest challenges is the emergence of "monster homes". When the City of Calgary amended its height and lot coverage bylaw recently, people are now building homes with ten-foot ceilings. Lot coverages have increased. People are buliding 3 and 4 car garages. Neighbours are losing sunlight. The neighbourhood looks less appealing for walking. Some lots have experienced increased flooding (ours for example) since people are paving over their entire properties and there is less chance for drainage. More cars mean more traffic. There is less opportunity to put solar panels on our roofs. All of this seems counter to the City climate change goals. My kids walked & cycled to all schools.

- I like the streets not crowded with parked cars. The area is drivable. Can see pedestrian easily. Builders are replacing homes /c 4-plexes causing problems with street parking, reducing visibility to see pedestrians. The last administration was determined to make driving difficult, they have succeeded. They ruined neighbourhoods by making parking in front of your home impossible. Increasing traffic through neighbourhoods.
- The development of Garrison Woods created a pedestrian oriented community that promotes a healthy, caring, social feel. It is a gem. However, getting in and out of the area on narrow streets jammed with parked cars is getting more difficult. Also, there are an increasing number of applications for development exceeding present height standards i.e. 4-6 story buildings. These are usually "boxy" buildings with little character and take away from the area.
- I love the proximity to the river and to Lindsay Park + Stanley Park. I love the coffee shops, restaurants + shops within walking distance. I don't like that heritage homes are being knocked down that were rentals for wealthy single-family homes to be built, kicking young ppl + students out of the neighbourhood. I don't love all the cars + congestion - would love to see 17th Avenue become a pedestrian-only street like in Banff.
- Quiet area and the ability to walk or cycle to work and parks, shops, restaurants. Cars driving too fast in a residential area where children are walking, cycling to and from school; adults to and from work.
- Live in Garrison Woods - Walkability, bike paths, young families. Challenges - traffic on 33rd Ave. Parking to be able to shop (particularly in the winter). Reduced transit - as population increases, there is no accommodation for increase in transit opportunities.
- I love the parks, I love that my street is quiet but I have access to amenities close by. My area has been struggling with traffic due to more apartments, condos and people moving in (I enjoy having a mixed neighbourhood but the traffic needs to be improved).
- Traffic Jam due to traffic lights not controlled properly on 33rd Avenue and 22nd Street SW. Urgently need Arrow for traffic light to make a left turn on 22 Street North to 33rd Avenue West.
- Close to green spaces, walk to many amenities (groceries, banks, restaurants). Traffic is a huge challenge. Truck volume & size of construction vehicles is ruining the roads & dangerous for pedestrians & cyclists. No proper arterials. Designation of some areas as 'Natural Areas' has led to exponential growth of invasive species & areas are no longer accessible for recreation (great places for homeless to settle in).
- Enjoy the residential nature, access to nature, access to businesses services and recreation. Challenges: 33rd Ave traffic. Densification. Building height.
- Love: all the parks (both big & little green spaces). Walkable, dog friendly, ease of access, little local hubs (Marda, Britannia, Sunalta, etc.), multi zones = diff people. Challenge: traffic calming on cut through roads (eg 20 Ave). Pay for residential parking. Inner neighbourhood pieces that prioritize cars over peds. Losing old trees.
- Pros: We love how walkable the neighbourhood is. Schools, businesses, medical, library, rec. all within ~2 km of us. Also close to reservoir. Easy multiple points of access to Crowchild. Love amount of parks, green spaces & mature trees. Trees also help lower noise levels from highways. Easy access to west with new ring road. Safe neighbourhood, kind neighbours, good community spirit. Cons: Roads were not designed for this increase in densification. Already there is a long back up at 50th Ave

& 20th St SW around the time the high school starts & ends. City is too lax on new home building guidelines. Builder should not have to infringe on existing house's properties to build (as our neighbour's builder did). I called the city to complain I was told they didn't know who to forward my call for help.

- Spacious residential area with room for kids to play. Mature trees, easy access to pathways, short drive to shopping. Challenges are lack of parking due to the densifying recently, as well as increased traffic congestion. The popularity of the off-leash dog area in River Park seems to have resulted in more instances of poop not being scooped and also improper disposal of poop bags in the neighbourhood.
- Lack of parking. City taking away parking by adding wider sidewalks. Issue /c cars parking in back alley & using private parking lot to turn around causing major traffic issues daily.
- Love - Proximity to downtown, Love - Amenities/local shops/Glenmore Park. Challenges: Poor planning along 33rd & 34th Ave. Increase traffic. Increase of multi units, despite citizen's complains.
- The trees and how close it is to downtown & the character of the venues and homes. Challenges: Construction and frustration of drivers. Lack of public transport. New development that promise to allow for feedback & accessibility & don't so it appears the developers & city only care about greed.
- Love: It's character, mixing old with new (buildings), variety of shops & services, access to Crowchild. Challenges: higher density developments have greatly increased traffic & it's difficult to get in & out of Marda Loop.
- Density is increasing but road infrastructure is decreasing making driving more congested. Parking on our street is almost impossible.
- We love South Calgary Park, our daily Brett, Blushlane, Universal Wellness. We love being close to the river and the dog park on 14a St. We love being close to the Glencoe. We like Cspace. Problems - traffic congestion, parking can be difficult on 34th Ave. speeding cars through intersection 15th St + 29 Ave.
- The expensive infills, rowhouses and apartments being crammed into Altadore these days are not affordable for most young families. Yet these new builds severely strain our existing infrastructure and services, which were never designed for this level of density, and very detrimentally affect the rights and living conditions of those who live nearby. Privacy, views, parking, traffic and property values are all adversely impacted, yet no consideration and not a nickel of compensation is ever given by the developers or the City.
- Love - Parks/Paths - living close to down town, easy to get out of town. Schjools, Bus routes - Streets are over crowded due to increase number of housing. Hard to drive on, not safe for children. All too late to fix as Altadore has been destroyed.
- very walkable with lots of parks. challenge is population growth with so much traffic.
- "Urban forest & natural areas provide great walking. Businesses around the perimeter enable easily accessible retail & services. Historic buildings & homes. Residents are engaged in the community & volunteer in city-wide initiatives. Proximity of schools, library, recreation spaces. All of this fosters belonging & positive neighbour interaction.
- Challenges: Homelessness/crime moving out of downtown. Increased traffic from outer communities without parking/shuttle hubs. City traffic that have made any kind of movement difficult. Seemingly unbridled development with after the fact mitigation.

City's insistence that all communities must accommodate all forms of development regardless of capacity, heritage or residents concern."

- We are faced with challenges of increased traffic in the neighborhood as people find alternate routes to connect from Elbow Drive to western neighborhoods like Marda Loop. We are also facing challenges in proposed developments that do not honour the heritage of our communities by knocking down trees that are part of the historic canopy, infringe on lot sizes to maximize building areas, and increase traffic and parking issues by not providing adequate parking for what we know Calgarians demand.
- As with any innercity community, you are going to have challenges with parking and traffic congestion. However, I do not mind it as it forces people to take alternative forms of transportation.
- High home prices not contributing to diversity. Pushback against increasing density (without realizing this density and its diversity is the reason local businesses will thrive). Too much emphasis on parking. Too many vehicles cutting through the neighbourhoods; shortcutting because major arteries are too busy.
- We are challenged by builders and developers trying to buy properties to sub divide them into two or more houses - this will crowd our street with parking issues as there is not enough parking for that many new cars. Otherwise, our area is great (Elbow Park). Marda Loop has seen this massive expansion of housing and now the streets are full, you cannot park anywhere to get into a business - the roads are experiencing traffic issues - we do not want this to happen in Elbow Park.
- My family moved out of Kensington because we wanted downtown living without the issues associated with high density and businesses right on our doorstep including parking issues, noise, traffic and safety concerns. The biggest challenge our neighbourhood is facing is the city trying to force every neighbourhood into the same mould and ignoring that the character and unique nature of the neighbourhood is why people invested their hard earned money purchasing homes here.
- The rate of increased development specifically high density with no minimal and/or delayed improvements to local infrastructure such as traffic measures and schools.
- Too much construction. Change from bungalows to two story houses which tend to eliminate all mature trees but the City owned trees. More traffic, noise, pollution.
- Recent over-building. Large number of high density condo buildings in Marda Loop and the roads/area is not designed for it. There is densification occurring where there is not sufficient transit (no LRT stations), so the roads are very overwhelmed and degrade quickly. Marda Loop is supposed to be a walking community, the over densification has made it not pedestrian friendly at all. This can not happen in other areas around West Elbow Park and should not continue in Marda Loop.
- Traffic along 50th and 54th can be very slow, back up, and chaotic (people are kinda losing their minds and driving recklessly)
- Traffic, especially now during construction.
- Traffic ever increasing, trees cut down/dying, city selling off park space, reduction in opportunities (recreation particularly, gym closing, swimming full, golf course closed)
- There are traffic issues with cars speeding thorough the neighborhood. Additional traffic calming is required to control this traffic. The elementary school is full, attracting students from beyond Scarboro. There is a waiting list and more homes in the neighbourhood will add to this issue. Some streets do not have sidewalks which is a

concern for pedestrian traffic. Sometimes homeless people camp on city property/parks creating a potential health and safety risk (human waste and needles).

- poor traffic flow-frequent back ups going down to sifton boulevard from marda loop or getting out onto crowchild in either direction. alternative modes of transportation not fully thought out e.g. bike paths disconnected or dangerous due to aggressive behaviour of motorists.
- Congestion from traffic travelling past, and increasingly more often, cutting through our community.
- With more density comes more traffic and apparently not enough parking!! I can't stand going to Marda Loop to shop anymore unless I walk. I also don't appreciate how little the city cares about feedback from residents in the area.
- Traffic, lack of options for aging residents to move within the area, lack of diversity, potential for flooding until Springbank reservoir is completed.
- More and more traffic through the area, small homes being replaced by gigantic homes which block light and the possibility of more density with multiple complexes being built on existing properties which will add to traffic woes.
- Not enough dense walkable neighbourhoods, too many cars going too fast presenting a danger to pedestrians and cyclists, noise and pollution from cars, rents increasing due to lack of housing supply.
- Need more preservation and beautification of green spaces. Too much construction. Road barriers not allowing for good flow of traffic to join the main routes. Maintain family, residential atmosphere and low density. Ensure safety of residents and cleanliness to support enjoyment of personal property and freedom to safely walk around neighborhood. Prevent deterioration of living quality for working residents, which is happening in San Francisco with widely roaming drug addicts.
- It is becoming unaffordable. Very few options to buy anything other than a condo for less than 800,000. Little to no live work spaces of a reasonable size and price (1500 sq ft under 650,000). Too many cars!!! Too much traffic!!! The tree canopy is being killed by developers and they are not being made to replace the trees with comparable examples. Roads are terrible, dangerous for bikes. Not enough dedicated/separated bike lines. More plantings, trees and green spaces, add pedestrian corridors.
- Traffic congestion with the school and on mission road.
- As densification has happened, there streets have become cluttered with cars, and many time people have to park in front of houses they do not own.
- The density is high enough. there are too many multi units going in. There needs to be a higher proportion of green space to population. The condos going in to Marda Loop have put too much strain on the traffic infrastructure.
- Lost trees, lost park space, lost golf course, lost baseball at Richmond green park, over crowding of marda loop, the glare off the hideous flavela on 33rd ave, schools are now full and on lottery system, TRAFFIC, parking, unwillingness of the city to enforce any of these \$\$ plans they create every 4-5 years.
- " -Increased open drug use.
- -Increased homelessness and drug users.
- -Traffic, especially on 26th Avenue.
- -Increased speeding by drivers.



- -The Dollar Store on 4th Streets and 25 Avenue attracts homelessness and drug users (who buy their aluminum foil to consume heavy drugs and leave their drug paraphernalia behind)".
  - Traffic and construction through Marda Loop area, increasing density causing overcrowding and capacity issues in schools, lack of grocery stores, construction of higher density infills constantly damaging/interrupting roads and accessibility and peacefulness.
  - Traffic.
  - Through traffic is increasing as the city grows.
  - "Too many developers building houses to the maximum allowable lot coverage and height, ripping out mature trees.....without consideration for neighbours' privacy and enjoyment of their backyards.
  - Elbow Drive traffic speeding and street racing could be calmed by changing one lane into a bike lane. There is no pathway connection between the Elbow pathway south of 32 ave and Stanley Park and Britannia, so cyclists use the sidewalk. Elbow Drive is extensively used by cyclist commuters year round."
  - Lack of parking, traffic congestion, traffic lights not timed, some street corners don't have ramps and are not accessible.
  - "I'll say three main challenges in bankview area:
    - Abandoned cars in the area
    - Theft and minor crimes
    - Poorly maintained back alleys and some streets"
  - "-lots of people experiencing homelessness (close to the ctrain and downtown and the river)
  - -some missing sidewalks (like near Two House)
  - -trees and grass not cared for by the City
  - -unhealthy young trees
  - -traffic: new high rise condo at 10th Ave and 14th St; no advance left at that intersection
  - -lots of houses in disrepair/multiple renters in houses side-by-side
  - -lots of folks searching garbage dumpsters
  - -litter everywhere in public spaces"
  - "Too much focus on cars and parking. This should be greatly reduced with some streets turned into pedestrian only (like Manhattan has done the past few years).
  - Traffic noise from street racing, motorcycles etc. needs to be eliminated entirely as this is dangerous and noise pollution (particularly on Macleod Trail but also the loop down 25 Ave SW, 4 St SW and 17 Ave SW). 17 Ave SW and 4 St SW should be blocked from parking and driving the same way as Stephen Ave."
  - "The biggest challenges at the moment is the amount of vehicular and pedestrian traffic in certain areas of the neighbourhood. Drive down 19th Street between 50th and 58th Avenue any time of day and you will see a constant flow of bikers, walkers, and runners who do not have an appropriate pathway to run or walk.
- 
- Try coming into the neighbourhood of North Glenmore Park between 8 - 8:30am or leave between 3 - 3:30pm and it can take upwards of 20 - 30 minutes."

- parking and traffic, because mini single-family homes are being turned into multiplexes/apartments/duplexes and there is not enough street parking or roadways to contain all the new population and all the new traffic.
- The increased density (8 units going into where one house stood). I am personally not against this, but our infrastructure is not keeping up. The roads are getting too busy to be safe, the parking situation on the streets is getting worse (and affecting safety for our children), and finally the transit options have decreased since Covid. I worry for the density increase coming (that is needed), when the community and city services are not keeping up at the same pace.
- Rapid redevelopment has not been met with infrastructure upgrades. There are myriad missing links or deficiencies in sidewalks, curb cuts, crosswalks, bike lanes, and other critical infrastructure throughout the plan area. As some of the oldest communities in the City, the infrastructure throughout needs reinvestment. 33 AV also serves as an east-west commute connector, and is often overloaded with vehicle traffic. Better connections to Bow Trail, Glenmore Trail needed.
- Definitely parking (in South Calgary) and congestion in Marda Loop. I know you have a plan for ML, and I hope it pays out because in the last three years it has been a bit of a gong show driving in/out of the community. I really hope the bike lanes will continue to develop as I would love to be able to securely take my bike to the grocery store... Better sidewalk infrastructure is needed too. So many sidewalks just ends (especially in Mount Royal), and you are forced onto the street, a hazard.
- Crumbling infrastructure (sidewalks, roads). A lot of trash in the streets in and around 17th Ave SW. Noise from motorcycles/ illegal protests.
- "Pedestrian access to the Bow River is unpleasant. Car dealerships by the river is unpleasant- I think the space would be better utilized for park spaces, especially since it is a prime space next to the river. With this much space, it could be just as awesome as East Village's Riverwalk.
- The Bow Trail SW/Crowchild interchange is super strange and confusing (a mix of red lights, stop signs, yield signs, signage everywhere). The roads between Greyhound Way and 14 St SW is confusing."
- On 16th SW - Rundle Academy is buliding a massive campus - joining 2 schools - Traffic impacts \$ Road damage (due to infills) will & are happening.
- Scarboro Challenges: losing character of neighbourhood + less parkingn spots with densification - will also lead to more traffic.
- Love - (North Glenmore Park) - community walk - family oriented - walkable - amenities (parks) Challenges - access + traffic.
- Big trucks on 16th ave by Altadore school & road damage.
- Cliff Bungalow issues - proposed changes to parking - design of bike lane on 2nd St SW - west side - slum landlords - traffic speed on all avenues (not 25th or 17th).

**What's important to you and for future generations when thinking about how the area could evolve in the next 10-30 years and why? Think of specific topics such as housing, connectivity( bike, transit, vehicle), sustainability and/or specific locations within the area ( community gathering spaces, libraries etc.)**

- Variety of housing built with attention to need for green space, handy transit and variety of income - not dictated by developers but by planners and community.
- Eco-sustainability, green spaces. The river is getting lower and lower. How can we continue to preserve these natural spaces. Keep highrises out of mission.
- A waste of money. City already has plans to re-zone everything and destroy neighbourhoods.
- "1. No future expansion of cemetery boundaries in Erlton.
- Make available neighbourhood level demographic info: info on % owner/renter, age of residents, numbers of children, etc. Use as a planning tool to guide investments to support existing residents and attract prospective residents where gaps exist, as well as to measure progress towards achieving a diverse and sustainable resident population.
- Map out emerging infrastructure needs (telecom, public EV charging, etc.) and incorporate into future work plans.
- Incorporate climate resilience into all planning exercises and investments.
- Ensure density and supporting public infrastructure grows in tandem so former does not put excessive strain on latter.
- "
- Keeping up park space, green areas. Traffic thru inner city areas.
- Housing affordability.
- It is important that children continue to be independent and safe while walking to school and/or businesses. Car has become king in Altadore, unfortunately.
- There needs to be more functional gathering spaces, gardens, parks, etc. It's important to me that people of all ages and financial and ethnic backgrounds, can actually afford to live in a well developed, safe, walkable area such as this one, instead of being neglected to the margins of the city. Gentrification is a Major concern!
- Green spaces and trees - not nearly enough. Area is becoming a block of concrete and no longer desirable. People will move further out to search for greenery.
- People don't bike in winter, we are not in Finland. No more bike lanes, more patios on the streets and sidewalks.
- It's important to maintain the nature and spaces for people to enjoy art. It's important to have access to amenities and local shops. It's very important to keep housing as small condo buildings of detached homes. No large apartment buildings that block out sun and turn the area into a concrete jungle.
- Thankfully strong as it is.
- It's very important to preserve the natural areas and little parks in Parkhill. It's also important to preserve the views of the river-valley and mountains by not allowing the hills to become overgrown by weedy, Poplar trees. Also very important to preserve detached homes in the area.
- "The walkway on Mission/4 Street is poorly maintained for pedestrians/bikes. The bushes need to be cut back for safety. \*the sidewalks in Parkhill are shameful, they are

cracked, crumbling and unsafe. Fixing with ugly asphalt should not be an option for the amount of property taxes that are collected from this neighbourhood.

- Future concerns: Parking - access from Macleod, one turnlight from Macleod to Mission will not be enough. Weekly garbage collection - more people = more mess."
- \*Not over densifying\* especially with inadequate infrastructure. This has turned Marda Loop into a nightmare to navigate. Reducing traffic congestion. Bike lanes/safety while ensuring smooth traffic flow - Calgary is a very car-centric city and due to it's vast nature likely will always be! Need to meet people where they are at.
- \*Connectivity within the area and the rest of Calgary, year-round, without being car-dependent\* Housing affordability for young families. Preserving and expanding parks, green areas and trees in the area.
- Save park spaces, don't dense up residents like downtown.
- This community is already well established so it has most of the amenities, transit, etc already in place. What truly needs is to be left to redevelop as it already is "R1". It is stated in this package that the average number of people per home is down. I am sure that is true as almost all North Americans are having smaller families later in life. These families want a detached home if possible.
- Better cycling and transit infrastructure. Bike lanes on 14th. More thriving small businesses and restaurants.
- Public infrastructure - libraries, recreation, maintenance of parks and natural areas. Reducing non-resident traffic. More commercial areas to keep up with density and younger families movin in.
- "The most successful commercial corridors were developed along street car lines. I think there would be value in reintroducing that mode of transit at some point in the future.
- People will bike if they feel safe doing so. More protected/separated cycle infrastructure should be a priority. This can happen immediately. "
- Connected bikepaths. Quality local stores within walking distance/short drive. Protecting historical buildings and spaces. Stricter controls around house building and using sustainable materials and methods - house should be built to last.
- Closing streets to traffic (even just on weekends), affordable housing, keeping existing character.
- More assigned, private parking for high-density condos/apartments is needed. Less parking on road and more parking on own/rental property.
- Less cars, add grocery stores and add high-density housing.
- Keep bike lanes; add green roofs and green spaces.
- Need more schools, daycares in area if developing continues this way. Do not want a transit line as it would attract homeless - such a family-oriented neighbourhood does not need this worry. Stop trying to encourage/push for people to bike/walk - the reality is everyone is going to be driving thru winter - or bring back the bus line from Crowchild to downtown. Most people who live here work downtown! Basically stop trying to develop this area to the point where this gorgeous, quiet, safe community gets overrun and ruined!
- Affordable communities. Better transit, train would be nice. Protecting our water way and surrounding parks. Keeping area walkable and bikeable. Supporting parks, community buildings, new pool for North Glenmore.

- Keeping natural spaces and protecting them, wildlife, etc. Building affordable rentals to avoid gentrification. Pathways for walk, bike that link up to public transportation i.e. train lines.
- Housing needs to be balanced between high density and low density (detached) housing. Our neighbourhood already has quite a bit of high density housing. Forcing more in is not the answer. There needs to be more long-term planning.
- Trying to keep the area quaint and friendly; not a transient area.
- No more high density buildings - please make this a less crowded and more tranquil area.
- "More green spaces, bike tracks, local shops, kids amenities and police/security.
- Less drug abuse in the back alleys."
- "Traffic patterns, eg. People use 17A St SW to cut to get to other streets to avoid 14 St and 17 Ave. Problems with homeless living, breaking into cars, drinking in back yards. Too many bike lanes (most of bikers don't follow traffic rules) to stop at lights and signs.
- Have Transit watch their speed and follow the law (especially behind schedule)."
- We have a wonderful neighbourhood, but bungalows are being removed including the trees and are being replaced (1 house = 6 row houses) on every corner lot. Too much! We need to keep the trees to protect us from pollution from traffic.
- Maintaining recreation areas, which have such a high demand. Continuing to add and improve on mobility options within the community to reduce traffic. Maintain the natural areas and parks within the community so they continue to thrive for years to come.
- Bike lanes needed! Lots of bikes, yet I saw a poor guy get hit by a truck (construction has been a real mess). So sad, but bike lanes are a must, I see! How can we promote people living in Marda Loop to get transit or something to work? Leave all those cars at home? What is easy that could work as an alternative? Direct transit for hospital workers to the Foothills? At peak work change hours.
- Bike use is improper. Cyclists do not follow rules of the road. Become danger to self and others. Altadore has always been a quiet neighbourhood. Prefer to keep it that way. Sandy Beach is a good place to go, winter and summer.
- I think the lots along Elbow Drive should be re-zoned for mixed commercial/residential (multi-family), at least in certain areas (otherwise they're pretty unlikely to be re-developed). It would be great to have a more substantial fence protecting 42nd Avenue from Stanley Park to prevent kids/dogs from running into the road.
- Calgary needs to reduce spending to reduce taxes. Reduce red tape and let private sector to build houses.
- Keep community walk and playground areas. Keep all green spaces. Safety of our community.
- Whether 20 years ago or 50 years from now, people need something to aspire or dream about. Our neighbourhood has always been that beacon. At least for me before we moved here. Don't mess with that idealism.
- Density and retail should not be prioritized - parks, natural areas, recreational areas should instead be expanded. Areas with too much density and/or too much retail (i.e. Marda Loop) are disasters.
- "Sustainability and clean energy, safety for seniors (and connectivity for seniors). Safe and clean pathways and parks, gathering spaces in Glenmore Park is lacking those. Protection of biodiverse natural areas.

- Cool initiative, thank you for the opportunity!"
- Make some roads (33 Ave for cars only) and some roads (34 Ave) for pedestrians and bikes only. More bike lanes like on 20 St and 26 Ave. Careful planning for nod to high density housing because parking is limited and crowds streets with cars. Plan adequate parking.
- Leave the neighbourhood alone. My home is 66 years old, others are 100 plus years old. It is good the way it is.
- We are close to all amenities to ride or walk and adjacent to Sandy Beach and river walks also large dog park nearby. Improvement in infrastructure - sidewalks, curbs and road improvements on Sifton - concrete barriers are ugly.
- Access to active transportation and less vehicles for these inner city neighbourhoods. Affordable housing options and senior housing. Activating outdoor spaces in creative ways in the cold/winter months.
- Improve transit safety and routes. Keep current R-1 zoned for single family use.
- Connectivity (community gathering spaces). Could use a small library nearby, small businesses near Mission Road SW. Housing - less apartment developments, more single detached homes.
- Community could be self-sustaining decreasing dependence of vehicles and reducing traffic within the area.
- Traffic, safety, green spaces and sustainable transit solutions (multi-mode).
- Do not overbuild! Do not lose neighbourhood feeling. Avoid congestion.
- It's important for people to know their neighbours. Greater density makes that more difficult.
- Maintain historic single family homes, parks, community centre, sense of family.
- The neighbourhood of Elbow Park is pretty darn perfect. Bike paths, parks, walkability - it has everything. Please don't ruin it.
- We would like to see more multi-use dwellings, housing options and stores. We hope the green spaces remain. 4-plex and 8-plex housing is nice to have, mixed in with single and duplex homes. More cycle paths would be great.
- We have it all here in Mount Royal and the community needs to be protected from traffic and threats of densification. We need our restrictive covenants on our properties respected and kept in place. We rely on those restrictive covenants and property is guaranteed in the Charter of Rights and Freedoms. We wil fight against their removal.
- Increasing affordable housing and closing side roads to vehicle traffic would help solve parking issues and encourage more small shops and foot traffic to support businesses. Like inner cities in Europe that are for shops, pedestrians and restaurants only. Makes area feel safer and encourages a diverse population.
- Affordable housing of all kinds. Maintain and promote 5-minute community. Preserve parks and places to gather by the river. Provide services to unhoused people - these are our neighbours. Promote alternarives to driving.
- It is very important to me to keep the population of this community small, to keep the traffic within it at a minimum. My husband and I worked hard our whole lives to have an opportunity to purchase a home in this sought-after neighbourhood. It is an investment we are very proud of. I think in the future years the houses along 17th Avenue that are accessed from outside the community could be condensed.

- Bylaw zoning focus should promote housing density along transit and significant roads and not within neighbourhoods. City risks losing families of decision-makers and wealth creators who can afford to live outside Calgary or move to other major centres.
- Rental housing is too expensive. Stephen Avenue needs re-vamp. Public seating areas needed everywhere. Traffic noise on 4th Street and 17 Avenue is obnoxious.
- Some areas in and around Scarboro would benefit with an affordability/density plan. Eg. 17th Avenue could be a designation and not change the feel within Scarboro. Also, a facelift in Sunalta with a plan would increase property values in this area.
- Traffic, transit, pathways are critical and need to be planned out with the proper vision. Keeping traffic to local traffic enhances the quality of Richmond as a community.
- Marda Loop can't sustain the large residential growth without improving traffic flow.
- We must find alternatives to big cars.
- I see a growing population of seniors and I feel the city should ensure that the community develops in a way which provides for those with mobility issues. Sidewalks, parking spots and amenities should be created with this in mind.
- Some gentle density would be okay to replace derelict homes but it should follow some of the setback and height regulations of the existing bylaws. Too much density will push existing residents out and change the character. Take one lane of Elbow Drive for a bike lane! This will be traffic calming.
- Housing - while up zoning to single houses/duplexes is acceptable, anything beyond this will be over densifying.
- Curb soaring house prices!
- No 15 minute cities!
- Protection of the reservoir and river valley - both the water and green spaces. Measure growth to ensure options for all types of families continue to exist ongoing dedication to public transit and pathway infrastructure.
- Connectivity is huge: building bike lanes and priority lanes for public transit throughout our neighbourhoods. Ensuring public infrastructure grows with increasing housing density. Walkability, bikeability and high transit frequency will dictate quality of life for many with medium commutes into downtown.
- Much improvement is needed in facilitating - not blocking - vehicle traffic. Even when every car is electric, one's daily experience in getting to work/driving kids to school, etc. Should not involve wasting a bunch of time just trying to get out of Marda Loop and onto a road.
- Affordable housing! My area has lots of multi-family buildings but must have been turned into condos and not rental apartments. Nice affordable apartments need to be built in the downtown.
- Parking! Parking! Parking! The City has ruined Marda Loop - can't get into the grocery shop anymore.
- Lack of family doctor offices. Maintain the green spaces, trees. Bring back Marda Loop weekly market at C-space or other community space.
- No more high rises! Keep our parks!
- It should expand. Especially the street bordering Crowchild Trail (Summit Street).
- Conserving history is important. Introducing density to historic areas does not lead to affordable housing.
- Keep it the same. Perhaps provide some architectural control over new buildings.

- Homelessness needs to be greatly reduced. Property crimes need big increase in policing and enforcement (get rid of "catch and release").
- Retaining single family status. Providing a walkable and beautiful place to relieve the density all around us. We are a tiny community with a history of activism that has kept us strong.
- I live near Stanley Park and Elbow Drive. We already have access to parks, bike paths, gathering areas, recreation. If I want higher density, I can move to one of the currently zoned areas. "Leave districts designed as R1 as R1". It is not always about tax revenue.
- There is enough density in surrounding areas. Attempting to "densify" these enclaves or areas, which have history and value because of their R-1 Zoning designations, will destroy the overall "allure" of Calgary. Every city needs a "pinnacle residential area" that offers central location, with mature landscaped lots, and with consistent fine homes and amenities.
- Marda Loop Community Centre could have a refresh and enlarged for more community programs, i.e., music, art and dance. Create a book based on the history. I wrote a story called Calgary Skyline, which is available.
- Housing should remain the same connectivity is good now density as is.
- Make sure it becomes more pedestrian friendly and has access to everything you need to be part of the community (shops, restaurants, gatherings, parks, outdoor activities).
- Preservation of green space and availability of schools. Larger recreation centre with swimming pool, hot tub, sauna, steam room for medium income families because Glencoe Club is for members only!
- Having an East to West bike lane would be great here. I'm sure lots of people would bicycle, but don't due to the cars.
- More bike path. Improved snow plowing. Careful of over-development in other areas, like Altadore (don't want to create more congestion like Marda Loop!).
- Keeping the sense of a neighbourhood for people who live here - ie. Space for the community centre, churches, the library and outdoor parks allow people to connect. Directing extra traffic outside of neighbourhood streets is essential. Strongly consider housing for all generations in one neighbourhood - Not senior complexes in an area for seniors only.
- same as 2 above. Good crime prevention measures.
- Allow densification, but plan for reality of EV cars if public transit is unsafe or inconvenient for work, schools and university access. Affordability in future is a big worry for my teenage kids.
- Affordable housing, good place for retired people, parks, bike paths, transit, community gatherings and a fitness centre for all.
- Safety; preserving the original long-term plan density approved by council. Support real small business development.
- Maintain community green spaces and playgrounds. Bike lanes.
- Flying cars, world hunger to be over and no taxes.
- Leave green space alone, no more green site development. No more condos.
- As home owners in Altadore/River Park we are strongly opposed to this rezoning - development plan. This will only create density that the infrastructure cannot handle.



We love our community and will do everything we can to keep it the way it is. We already have a thriving community!

- Allow redevelopment, but 8-plex housing is ugly and not the answer. Why should people be allowed to build whatever, wherever? I look to large cities globally and the projects here are cheap, poorly designed densification. Don't leave it to builders as it should be up to City zoning.
- "Town planning - if you build more or upgrade the homes:
  - fix the roads properly.
  - ensure there is adequate OFF road parking (garage or parking area).
  - Green spaces must stay and be more looked after!"
- Housing is good, bike, transit and vehicle traffic good - does not need any changes, some of which are forced upon us and which have been unpopular.
- I wouldn't change much, my area has parks and new business and is walkable, but could use attractive/modern outdoor gathering area.
- "Walkability: it is important to have communities that are not reliant on cars for commuting, this directly ties in with sustainability.
- Amenities: there should be a plan to build/revamp the recreation centres in the area along with increased maintenance for the public libraries."
- A bike lane down 14th Street would be nice, and a bus. Housing - some type of design rules, these new million dollar lego-looking houses don't fit the quirky vibe of Bankview.
- Maintenance of current community hubs (i.e. Bankview and Sunalta community halls, both space and programming. Aging affordable mid-diversity housing. Maintaining a mix of residents (young families, young professionals and seniors).
- More small transit buses to navigate inner areas, benches at all bus stops (you took away the bench on 17th Avenue SW @ 16A Street westbound).
- Maintain the parks. Less graffiti, vandalization.
- Economics, social, and environmental sustainability ... communities that are for people and living, not about economic exploitation.
- Bankview might offer, in the long-term, many opportunities, such as: easy commuting to downtown. Recreation spaces, interesting century homes (well-preserved) - good schools in the nearby areas.
- 1. The ability to get around by car and bike.
- 2. Marda Loop is a mess and is no longer a great neighbourhood. Traffic is horrendous, they killed it with too many condos. I avoid it like the plague now. I used to love the area."
- More and more public transit to and through the area as well as a more expansive, safe bike network.
- Multi-family housing.
- I think currently every road between work and home has a partial closure. The noise, heavy traffic, construction, street mess, port-a-potties etc. on every street or corner/job site of the neighbourhood. No one wants to live in a permanent construction zone.
- Not over building, ensuring parking and alternative modes of transport are considered when new developments are approved. Quieter/greener buses!
- Reassess the use/perception of 29th Street SW - North of 26th Avenue. Your map has it pictured as a main arterial road when in actuality it is a residential street where 2 cars

can't even pass at once. This kind of misconception of how traffic works is a serious risk for the future of transportation.

- Of course housing is critical and maintaining housing is very important. Would like to see all street and park work done early, mid Fall, so we have access in the Spring and Summer.
- The community hall can be a vital component that needs to adapt to the changing needs of Bankview residents - recreational, social and educational.
- Transit, biking and walking routes.
- Bike transit and access to community electric cars would be a great asset. Especially in the mission area where dedicated parking for rental electric cars would be great.
- Preserve the Elbow River and its environment.
- Leave our library - very important. Vehicles are primary means of transportation in Calgary we have winter - nothing is going to change that. Leave our parks and green spaces alone and quit selling to developers (i.e. Rimon developers cut down all the mature trees, leave parks alone. "Old" Altadore ARP had logical groupings of build forms, apartment buildings, townhomes, duplexes, single family. Not everyone wants to live in high density and that's ok! Quit changing rule and arbitrarily shoving 8 unit dwellings (R-CG) into where a single family house was. The City is discriminating against owners who want to live in single family units with gardens in our backyard. As the saying goes ... look for the grain of truth in what's being said.
- Retention of public parks, places, library and of course retention of single family dwellings. Maintain bike paths/walkway around river. Needs more bathrooms. Dog park river park - better accountability of dog owners to remove waste and control dogs.
- "That my children can have a home like the one they grew up in.
- Housing: Our children want to live in single-family homes too. They understand that it may take 15 years of hard work, a focus on savings, and likely two incomes to afford a home with the same attributes as their current family home.
- My children are concerned that developers will buy up smaller older homes that they themselves might have been able to afford and fix up. They are concerned that developers will construct lower quality multiple family units which will force them to move farther away from the city to live in a desirable home. It will force them to make long commutes to work.
- Please review inner city industrial and commercial areas for opportunities to build residential areas instead of making single family homeowners forgo the attributes of their home that make their homes both valuable and their lives peaceful. Moving commercial and industrial businesses away from the inner city not only helps solve traffic issues, but it also preserves green spaces and trees that are located on the lots of single-family homes. A good example of such a move would be the Lilydale plant in Ramsay, although for the green line, it could have been for housing. I think there are many more opportunities such as the Lilydale plant relocation and I would like to see the city review of these opportunities."
- Traditional neighbourhoods like ours are important to attract and retain the "talented and experienced" people that we all depend on for a vibrant and growing economy. We should not underestimate how important these neighbourhoods are to the future success of our city, province and country.

- Any housing plan must be nuanced - conscious of privacy, mature trees and must be strictly controlled. With no controls, the developers will come in, build end to end leaving all the green space and the lot, make money off the existing community will pay the price - this is already happening.
- Facts, not under/ill-informed opinions present by persons with no liability or responsibility.
- Extend 50th Avenue over Elbow River to alleviate Sifton traffic. Mandate 2 parking spots per house. Ban loud exhaust noise from motorcycles.
- I do believe in the 15-minute city FMC approach to urban development and would like to see those principles applied. Our neighbourhoods need to be more affordable and accessible.
- We don't want our area to be destroyed like Marda Loop, full of traffic. More supervision of boaters on the Elbow River.
- Keep single family homes; that's what we want.
- Stay single family homes.
- 1. maintaining single family dwellings, parks, pathways, etc. (all of the above).
- 2. do not allow multiple family dwellings, or secondary suites or infills.
  - maintain boulevard trees and gardens, do pruning and weeding on City property.
  - maintain architectural heritage of area."
- Better traffic flow and solution to street parking would improve bike and walking/running traffic.
- Density should definitely increase, but don't fall in the trap of Toronto where there is no plan. Ensure the density makes sense in relation to how to move people around.
- All above listed are not relevant to the property owner in the area, bike, transit, libraries, as those are used by the homeless and drug addicts. Bike path i.e. under snow half the year. 100% investment required in road infrastructure.
- We are a car city and parking is already an issue. Increased density with no parking plan is not feasible and won't solve the affordability issue.
- I hope future generations care about the area's history and its heritage, and its peaceful lifestyle, with parks, trees and the river. Why? Because I do!
- We must maintain the low density housing. We have beautiful park areas and a great community centre. There is no reason to change anything. Elbow Park is perfect and we don't want to see any changes.
- Continued public transit available. Continued excellent mail delivery to front door.
- Develop a mix of residential and commercial while maintaining parks - close the SIS!
- Safety, walkability and green space.
- I love to preserve the green spaces, clean rivers, bike paths, trails - so important. I want my kids to have access to housing in central Calgary and not have to live in the suburbs commuting long distances.
- I would be very sad if the landscape and development plans of the Elbow park community changed. While we need to continue to invest in our roads, our parks, our schools, we should not change the housing types in the community. I would be happy to continue to see investment in the local business areas surrounding Elbow Park (Mission, Marda Loop, Britannia).
- How West Elbow has been developed in the past is exactly how it needs to remain. We need to keep the feel and history of Elbow Park. Increasing density would ruin the feel

and character of the community and would not increase affordability. Elbow Park needs to remain RC-1 to maintain its history and feel.

- I don't want future generations to not have examples of Calgary's past, in the form of neighbourhoods like Elbow Park with 100 year old housing stock. Cities like San Francisco protect their "painted ladies"; Palm Springs their "mid-century modern". As the population gets older making walking safe again, as the scooters on the sidewalk now make walking more difficult.
- Retain green and overall park space, continuing to improve them so that residents and visitors to the community can continue to enjoy. We must retain the district community of Elbow Park.
- Even though there is a strong push for densification in Calgary, there must also exist the option to have communities that have only single family housing. There will always be a demand for such areas. There are many neighbourhoods in this section of SW Calgary that have multi-family housing. Some neighbourhoods must remain single family areas or ALL communities will look the same without any unique qualities. The destruction of tree canopies and green areas will make the community undesirable for families and less safe for kids.
- Don't want to think about it as City council will destroy this great city.
- Improve bikeability, including improving safety from vehicles. Maintain natural green spaces/trees. Traffic calming measures along 50th Avenue at Central Memorial and 20th Street between 42nd Avenue and 50th Avenue.
- I'd like to see more bike lanes and sidewalks separated from traffic. More benches and public spaces. More mixed use zoning. Commercial and residential mixed single family homes with condos, etc.
- Maintaining a pedestrian-friendly community. Next door neighbours are getting to know each other. People in the next block say hello to each other. It makes for a safe and nurturing environment for young and old - all ages.
- Important to maintain parks, green space, trees, arboreal areas, community gathering spaces and little shops/businesses. Would be nice to add a hardware/general store!
- Keep zoning in the area to 4 stories. More density will cause parking and traffic problems greater than now!
- It is obvious that civil servants are not fully aware of the impact of some of the planning some properties have been de-valued due to that. Mount Royal, Roxboro and other areas remain largely untouched and retain their character and ambiance. Parking is at a premium. I see little improvement in encouraging densification and traffic congestion. Seniors need to drive to manage appointments, buy food, dine out. Not everyone can bike or walk.
- More affordable housing. Continued improvements in transportation. Some more public spaces. More local small businesses.
- The City needs some kind of "hold back" program, or a lien on road repairs done when a bungalow is wiped out and side-by-sides are built. Try driving East of 20th Street before 42nd Avenue and 50th Avenue. I drive a 3/4 ton pickup and am nearly through out of the cab! I think the City should be able to demand repairs for up to 3 -5 years afterwards.
- Mixed-use housing, no tall buildings to block sky views, connectivity for all ages and abilities, love libraries and parks.

- River Park - it takes a beating is an incredible off-leash opportunity for our dogs. That whole river valley is under pressure and needs attention if it's to thrive.
- Traffic.
- Bike, transit, vehicle, sustainability, river park, military museum, stores and businesses.
- Connectivity - expansion of cycling possibilities, more car-sharing infrastructure, more variation in types of housing, more density, with easier ability to not need a car (or at least not need 2). More work/home options. Ability to add secondary suites and/or separate units ("granny suites:).
- Restricted density now as traffic is impossible at rush hour! Could use another library infrastructure - so many young children, schools in the area.
- Diversity in housing affordability. Walkability and easy access to shops and services. Placed for unplanned interaction.
- Please stop with the phoney "a public forum will be held so citizens can voice their concerns" crap. Just be honest with use - "This is what we are doing whether you like it or not".
- Already have a library, community centre and dense buildings. Leave wel enough alone in Garison Woods.
- It's ruined already. Costly and not benefit to living here. Too much construction, terrible narrow congested roads. I never shop locally. Easier to drive elsewhere to shop. No more density, too dense now. 10 years - all businesses will close, can't park so can't shop there.
- Low density, parking needed, parks. Library.
- Canada has a huge territory, it can easily be expanded both through production and through apartments, houses, kindergartens, schools, educational institutions, highways, tourist areas and recreation parks. It will be importnt to connect highways to all provinces. All transport trains. Display of train and bus stops between provinces. Websites should work easily and reliably. It's important to reconsider expensive cell phone bills and car insurance. A car is just a consumable item and the insurance on it needs to be reduced. You can look towards free education; many people want to study, but here isn't enough money. In the future, these same students will be able to return taxes to the treasury and will be impeccably grateful to the country. There is a lot of work on, Canada is a young country.
- The current infrastructure does not support increased density. Traffic is already very challenging. Important to keep green spaces like Stanley Park protected.
- Improving bike accessibility and reducing traffic will be very important going forward. Preserving mature trees and green space will also be important. It will also be important to avoid unattractive and cheap new development that ruins the character of the area (such as those built by Round Square in Marda Loop).
- We are concerned about the lack of infrastructure to support increased density (i.e. parking, traffic). We already have heavy traffic through our neighbourhood, with considerable speeding through two playground zones and absolutely no enforcement.
- Improve traffic calming strategies. Housing mix unchange as we have enough mix housing in our area.
- Need more housing and a greater variety of places to live. Need more public indoor spaces where people can convene without needing to pay for it (warm space in winter, cool space in summer).

- "For me, specific topics important for the area's evolution in the next 10 to 30 years are:
- housing, because without affordable, high density homes, the area cannot grow sustainably. Connectivity by walking and biking, because mobility within the area is necessary for pleasure and work; and Recreation facilities growing to match the population increase, these are necessary for community gathering and physical and mental health."
- Lower Mount Royal is close to all amenities, so making it more walkable would be great. And bicycle paths.
- Safety, housing, bike lanes, outdoor spaces (parks) and parking.
- Improving transit, keeping affordable housing in the area. Maintaining community gathering spaces. Expanding/adding more bike lanes.
- Cleaner downtown area, good sidewalk condition. Safety - lots of homeless, doesn't feel safe - get low income housing in other areas of the city besides just downtown. Affordable housing for people/younger and older who work and live downtown.
- Stop taking away parking and focus on the basics: pave the roads! Fix the potholes! Add more amenities, love the library, but we need more green spaces and a swimming pool. Don't add density to an already crowded community. Make sure new buildings have visitor parking, so family and caregivers can stop in.
- Mixed-use, low-rise, high-rise, walkability, affordability.
- Keep it mobility-friendly, the walkways, paths, access to river and dog-friendly.
- Affordable low maintenance apartments! More walkable spaces.
- Community amenities, housing and invest more in libraries.
- Roads are a part of urban planning. Traffic engineers must be subordinate to urban planners. If Mission densifies, we need wider sidewalks, not on-street parking. But traffic engineers are thinking about cars, not people. Plan the whole area, not the gaps between the roads.
- Maintaining parks and green spaces. Promotion of the arts (art stores, music venues, etc. Increased sense of community. Restorative approach to infrastructure and resources for homeless and marginalized populations.
- I would like future generations to have the abilities that I have in my neighbourhood - walk to school, work, groceries, various services. Libraries are so important. Green space for playing, walking dogs are also important for socializing.
- I would want the development to keep the character we are all surrounded by. Libraries or gathering areas would be nice to have more of. Community gardens for multi-family areas and community markets.
- Bike paths and transit are already established. People need to show more social engagement between themselves, nevermind providing a public space. However, we need a dance hall/community hall.
- Some protection of the aesthetic of the historical houses in the area. Sidewalks along 4th Street are a mess. We do not need any more bike lanes!
- Connect transit to electric buses or trains to Edmonton, Banff, Medicine Hat, Lethbridge. Reduce size of cars, speed of cars and use of cars!
- We need to prohibit the use of the drugs and alcohol consumption in public. It's heart-breaking to see people use drugs on the street, drink alcohol and after just laying on the streets. I definitely would like to see some more investment in the sort of infrastructure (volleyball courts next to MNP Centre) Less high rise buildings.

- Maintaining the beauty and serenity of the neighbourhood. Maintaining or improving local school, enhancing the parks.
- There needs to be historic, established, single family only neighbourhoods in this city. Rosedale in Toronto, Westmount in Montreal. This is what Roxboro should be, not some harem for greedy developers to make money selling condos.
- This area is probably fine the way it is. Leave it alone. (Roxboro). If you allow high-rise apartments, etc., you will be cutting down trees which is horrible. We need trees and very green areas and gardens - not condo units!
- Please do not allow duplex, multi-family housing, apartment buildings or other similar. Single family home only! Consider a bike pump park at the Scarborough Community Association or Sunalta Community Association. Enhance green committing into downtown.
- Transit, need options that connect South Calgary, MRO via rail to rest of LRT.
- Keeping it as single family owned homes. Do not increase the density as that will ruin the feel of living here.
- Connectivity and access to resources for daily living (i.e. recreation, schools, shops, etc.) need to be maintained.
- Preserving the 1910 - 1940s for future generations, including green spaces for community and health benefits. Our neighbourhood is small and close to the buses, ctrain and amenities. We are working on starting a community garden.
- Bike and transit are important, but transit should not go through the neighbourhood. People will still want cars, so there needs to be parking - townhouses, condos and apartments will increase traffic and create a lack of parking, schools are already full, tall buildings looing into backyards, not good!
- Bike routes are important, keeping and developing green spaces.
- Provincial zoning laws are the greatest burden to Calgary's growth. Engaging, liveable neighbourhoods need to have, within them and within walking disance, amenities. Not strip malls congregating in one location far away. Green areas, walkability, cycling infrastructure and local stores and businesses cultivate the kind of neighbourhood I want to live in long-term.
- Transportation, biking to work, play, shopping - I don't own a car. Diverse options of housing.
- Not family-friendly here. People have babies, but then they move to where the schools are. Is there room for C-Space for K-3? The only predictable way for me to get to the airport is by car.
- Sustainable, not cheap, housing. Larger library and wider sidewalks.
- Parking along the avenues, streets in south Calgary is becoming a huge issue. The vehicles are being parked in front of our building by people who live a block away. Signs from the parking restrictions need to be put in place. Also, institutions street block off i.e. 16th Street from 33rd for over 2 years, parked traffic to 17th, 18th Streets. Not safe! Slow down on the high density - I know of torn down - 7 townhouses accross from park.
- Where ae the old churches in all these areas gone? From Sunalta to Glenmore Athletic Park. From Richmond to Earltion - all of these areas need churches to bring life into these one Godly Christian area that Calgary's heritage grew from.
- Move for traffic more. Kensington like development.

- Your zoning policies have only benefitted developers as they buy home cheap, re-zone them and make a fortune over densifying with buildings that have no place being built beside single-family homes.
- Safety. Maintaining presence of arts and culture - or increasing it. Parking for businesses. More lighting - streets are too dark for pedestrians.
- Support pedestrian and cyclist infrastructure (less people rely on driving the better). Connect bike paths (current paths have some inconsistent connections). Retrofit/update well used spaces like the 14th Street SW library. Density, ignore the Nimby and put more people in West Elbow with services to support. New placemaking/gathering spaces.
- Continue to intensity housing with duplexes, quad-duplexes. Limit building of commercial/residential properties to 4-storey and major streets only.
- Improve 14th Street underpass, a closer public library, traffic planning on 14th Street and 10th Avenue. Limit tall buildings - allow low-rise buildings, improve alleys, plan for replacing old trees, improve Cottage School Park and more sidewalks on 10th Avenue.
- "1. Think about the relationship between the residents, and the river. The private properties prevent us to access to the river easily in Sunalta.
- 2. Develop special information system and mobile app that keep the people aware about the monopoly actions if it happened and the news of the mortgage policies schonges.
- Be clearer about how implement ""housing as a human right""."
- More small skate parks in each community. Fenced dog parks. Charging stations for electric vehicles. Electrify transit - more frequent buses - better safety. Solar on public buildings. Green roofs or white painted roofs. Gated LRT.
- Price of housing, homeless community is growing, which means drug use is more in the area (finding needles, etc.).
- Healthy outdoor/natural environments for recreational activities. Native plants for local gardeners. Access to medical care. Access to social programs for youth and elderly. Starting to replace old growth trees.
- Sustainability. Significant rent decreases with our without new high-density dwellings. Zero-car days, weeks or seasons. Pedestrian/cyclist/motorist safety on major and secondary roads. Local provincial/national/international redevelopment events i.e. Kensington, World Championships, etc.
- Please get rid of the market value system, which was brought in, in the 1990s. It is based on how much you can sell your property for. As a senior citizen on a fixed income, if I want to stay in my home. Why should I have to pay so much more than other communities because of where I live? My home is my home. The City makes it very hard with such high property taxes. So if the City cares, why not get together with the provincial government and abolish market value and make property taxes equitable? As it is not fair for some in the city to be paying so much more than others, but then you don't care do you?
- Keep high density close to main roads - LRT. Do not put possibility of 8 units next door on a street that is/was developed as R1 RR. Elementary school is oversubscribed, don't need more density.
- Requires safety, good physical and emotional health.
- Probably more vehicle-free zones. How about 4th Street or part of 17th Avenue become pedestrian districts? More public garden plots. There are many vacant lots



that could be turned into the growing of food. There is a high demand for these kinds of allotments.

- Calgary isn't really a city that nurtures community, but this core area has potential. Non-car zones like 8th Avenue are good for encouraging foot traffic, local businesses and civic engagement. Mission could encourage something like that, but even better because it's more picturesque.
- More mixed-use buildings. More public and social spaces not predicated on drinking alcohol. More enclosed dog park spaces. Efforts to foster an LGBTQ2+ neighbourhood within a community.
- Would like to see most amenities in the community or nearby obviating the need for cars.
- Protect what's already here. Leave well alone what we have. Don't do/build civic projects just because someone thinks it's a good idea. Stop installing traffic lights. Don't charge residents for parking. Do away with "zoning" - it kills cities and neighbourhoods
- As people age they want to stay in the "inner core" and there are not enough aging in place residences. Not enough parking. I have lived in Elbow Park, Roxboro and Mission since 1976 and think it's the best area in Calgary, with great future planning it will remain so.
- Community spaces an area of belonging, feeling safe and connected. Ease of transit around the area and city.
- We need to preserve the historic values in these areas. We have good connectivity and infrastructure already.
- "1. Safety; less traffic ""cutting through"".
- 2. Connectivity; bike and walking paths, some streets don't have sidewalks.
- Uniquely R1 zoning neighbourhood."
- Affordable public transit, safe walkable neighbourhoods, "3rd spaces" for all generations.
- Understanding that density is inevitable, maintaining some pockets of less crowding is necessary.
- How much land on Glenmore Trail will residents lose for expansion of the Trail?
- Transit, biking, walking, community gardens! Eating, exercising, shopping. Food is so expensive and more community garden space would be important. Easy access to downtown and University of Calgary and Mount Royal from our area.
- Maintaining a reasonable density for the neighbourhoods so that they don't become too dense.
- Connectivity, gathering spaces, libraries and amenities.
- Be more bike-friendly. Alternative transports other than cars. More green space. Keeping more century buildings and expressing modern architecture e.g. King Edward.
- Hopefully, the residential areas will consist of houses, not "high-density" buildings.
- Safe transit! The LRT is not safe!
- Just leave it alone! It's perfect. Don't change anything.
- Bike lane from bike - council way ... premier way. Community gardens, meeting places. Vehicular from Cliff St to Hill Crest Ave SW or pedestrian-friendly walkway (for elderly and other who are mobility challenged) to access services on 4th Street (Safeway, drug stores, etc.)
- Our community is thriving and will continue to do so as long as the historic intention for the area is maintained. We have already excellent connectivity for bikes and transit.

We must make a plan to improve the electrical grid in anticipation of more electric vehicles.

- Affordable housing, green spaces, trees, community garden, swimming pool and leisure centre.
- The most important factor is to support the current styles/fabric of the community. Changing zoning to allow for mid-block higher density would send the current form into a downhill spiral and rapidly erode the time and energy we have invested. We need support, not erosion.
- Many new buildings in my area are tearing down beautiful trees and utilizing the entire lot so that there is no room for new trees. Losing our canopy is detrimental to the neighbourhood.
- I believe we are privileged to have a good variety of the above mentioned amenities and hope they continue to be maintained and upgraded as necessary. I also believe these facilities can sustain an increase in the area's population (perhaps more duplexes and row housing).
- Make the forested areas sustainable. They have to be managed (thinned and high graded). Think of what it will look like in 50 years, cannot just let it grow randomly.
- Focus on public parks and spaces. Improve bike/walking pathways. Traffic calming. Promote the community and history and incorporate into new building designs (i.e. Garrison Woods).
- Important to keep its "character" quiet, large streets, variety of homes, ample parking, safe because not overly crowded, do not want to see this area full of high-rise or large multi-complex buildings and apartments.
- Better security for residents - Renfrew House, Cumberland House, Rutland and Devenshire. Townhouses also here on the hill Rideau Place SW.
- Preserve heritage buildings. Unfortunate when beautiful old buildings torn down for new developments. Understand mixed density neighbourhood purposes, but becomes a problem for parking and traffic. Preserve "vibe" of neighbourhoods without developing area into major connector route (e.g. becomes concrete jungle with 3 lanes major roadway and ramps along Elbow Drive or 14 Street, 33 Avenue, etc)
- Is there a point to answering this? The City is going to do what it wants anyway. Density is one of our biggest issues. The City allowing destruction of quirky interesting old homes so a huge bland cookie-cutter rectangular glass condo tower/apt can go up or townhouse complex - row housing gets built. City Hall pushes this then realizes "Oh, we created a parking problem". Push some develop to put up a parkade or 2! And don't charge us for street parking when you can't guarantee we'll find a spot coming home from a shift after 11:30pm. Our area will look like Manhattan if you don't reign in density. Also, 25 Ave SW and Macleod Trail. For heaven sake get the LRT underground so traffic can flow better! And where is the pedestrian overpass?
- Better road layout to limit cars coming into area (especially around schools). Better transit system (or buses just for the students) may help alleviate the heavy traffic during school drop off/pick up times. More cultural gathering places like the C-space, where artists and musicians can showcase their work. A better concert hall?
- Keep it as a small town at the centre of the city.
- Housing - more senior housing complex, senior community programs and gathering options.

- Continue to allow local businesses to thrive without limiting access (i.e. no great places to park) or bringing in more regulations/restrictions. By the way, this will skew older if you don't have an online survey option. Not sure how useful this will be.
- Mission Road bike path.
- Greater connectivity. Move Calgary towards greater density. It functions currently like a giant suburb. Better transit and rerouting of traffic should be a primary aim. The community spaces are good but continued development in this direction is a good direction to evolve. It will contribute to lower environmental impact. People commute far too much in this city.
- Opportunity for young families to move in, parks and schools.
- Importance: preservation of safe access to arts and recreation, e.g. walking or transit vs feeling need for uber/taxi. Maintain parks and public spaces as safe and welcoming places for everyone. Traffic calming, e.g. reduced speed limits, speed bumps and residential streets.
- I think it's important that parking remains free and convenient. I hope that the library remains small and quaint. I hope that it remains or improves the ability to bike. It seems everyone in this community owns a bike.
- Public transit, improved roadways, improved playgrounds and outdoor spaces.
- Vibrant, affluent, gentrified communities, with all yucky types bulldozed or warehoused out of sight. More Starbucks and luxury condo highrises.
- I envision clean areas where people gather for social activities, including concerts, festivals. Lilac Festival is so fun, but it's only one day for so much hassle. Why not a full weekend?
- Sustainability, helping homeless/houseless people. Housing and more grocery stores (closer).
- Stop wasting my tax dollars on this stupid fluff and find ways to lower my tax bill. I can barely afford to pay my mortgage and feed my kids while watching the City waste millions of dollars of money we don't have.
- Price gouging on rent. Unreasonable pet fees. Extreme rent increases.
- South Calgary, Bankview, Marda Loop need to be "15 minute neighbourhoods" so that all needs/wants are within walking distance. Easy, safe and affordable transport connecting to other popular areas of the city.
- The most important issue is to reverse the horrible plan by the City of Calgary to cut off the area from the rest of the city. Recent road construction has been entirely negative and we no longer visit businesses in the area as a direct result.
- Vibrant, family friendly diverse community is most important when I consider the future. I would like to see more people biking and walking around the community and to work and shopping.
- Leave the area and other heritage (100 year old!) neighbourhoods alone. Please maintain single family residential zoning.
- Calgary needs district areas to attract and retain talent. Our community has so many multi-generational families. It is important to keep these.
- Make sure small business can survive in the area. Maybe lower their tax? Many went bankrupt in the area.
- "Scarboro is special, no longer a suburb but a small inner city area that requires protection if it is to survive. Instead of bulldozing heritage homes in their quiet serenity

and replacing them with yet more apartments and/or townhouses in whatever the current building fad is, the community as a whole should be preserved, recognized as a gem from a bygone era and valued for its history and uniqueness. Many other cities value their historic areas, and recognize them as attractions and examples of the diverse richness that has gone into the making of their city.

- Sunalta school still thrives, with frequent waiting lists for attendees. Scarboro United Church, now a heritage site, provides space for a daycare, numerous midweek groups and rehearsal space for a number of choirs and musical ensembles as well as performance space for Sunday concerts in the sanctuary. Nearby Sacred Heart continues to provide both elementary school and church to serve the Roman Catholic population. And finally, 17 Avenue and 14 Street myriad pubs, restaurants and small stores all within walking distance. It if ain't broke, please don't mess with it!"
- Affordability - density and creativity with living spaces e.g. secondary suites, laneway housing. Improved transit to accompany the density. Services for all families, not just affluent ones, to encourage families to live urban lifestyles is fleeing to suburbs. More community hub/gathering spaces.
- Not to overthink how the community should evolve. Maybe it is fine the way it is. Gradual renewal will take place without a major planning rethink.
- The City needs to build more density near transit stations and not in the middle of residential streets. You also need to be cognizant of the fact that we are a winter city and we need to have ease of travel by private vehicle not just public transportation and bicycle. Stop trying to force people from their cars.
- Being old-timers (relatively) in the area, our contribution is valueless.
- I would be very sad to see Lindsay Park altered. I love spending time at the river. I really like the blocks where all the buildings are 4 - 5 stories. I'd be sad to see dense, beltline style large complexes throughout Mission.
- Keep the estate and heritage feel of Mount Royal.
- Parks and green spaces. Community and market places. Recreation. Local businesses (any local restaurant would be better than OJ's in Marda Loop). Good sun without buildings that are too tall (i.e. maintain current maximum stories).
- Separate and efficient bike lanes, traffic calming measures, natural green spaces and tree canopy.
- This area is a long-standing community with an active participation in community events. Calgary NEEDS to retain some history and the architecture and streetscapes of Scarboro give us this opportunity - let's not destroy it! Let's not eradicate our heritage - Stephen Avenue is not enough, we need more!
- Connectivity by walking, cycling and transit. Affordable housing of course, but designed and placed sensibly i.e. don't build an apartment building in the middle of a street full of heritage houses.
- "If you add people you must add funds to maintain, enhance, protect outdoor recreation spaces. Fund maintenance of tree canopy, fund walking spaces, sidewalks. Enhance playgrounds with shelters, shade trees with every density increase require park space.
- Final Comment: after September's City Council vote on increasing density, I am not sure why I am bothering to fill this out. Nobody is going to listen or care."
- Priority - close down safe injection site at Sheldon Chumir. Clean up Memorial Park and get rid of pride paint on sidewalks. No more bike lanes, as the streets are too narrow.

2nd Street SW is a nightmare. Lower speed limits. Clean up Erlton Ctrain station. The Calgary Stampede needs to reduce the noise levels, which have risen dramatically over the years - show us residents some respect, please!

- I think Mount Royal should be preserved as a heritage area of beautiful single homes, that provides an oasis within an increasingly dense urban city.
- Baby boomers are getting older. Sidewalks need to be widened and upgraded. More affordable assisted living in the area. Many of the streets are too narrow to accommodate the influx of the traffic (often speeding). Suggest some of these streets to be closed off at one end for residents encouraging traffic to use the main arteries.
- Our neighbours take advantage of the streets and pathways for community and leisure activities. We must preserve Upper Mount Royal's single family homes and estate properties that make our city unique and liveable. All cities should protect their historical urban properties (e.g. Shaughnessy in Vancouver).
- If you want us to use transit make it a priority and build safe and accessible transit. Densify an outer edges of communities and hot in the middle of R-C1 communities. Make a plan and don't allow a 'hodge-podge' of development all over the place. Marda Loop is a disaster!
- Walkability on our main streets. Preservation of green spaces. Higher quality materials in higher density builds, as opposed to six storey timber builds. Encouraging carriage houses and remaining barriers/costs to tie in utilities.
- Increased amenities, shops, restaurants are really important to me. Strengthening our local hub (Marda Loop) so that we can access a lot on foot is a top priority. Increased access to the ctrain would be great, although challenging to do - and the bus lines into downtown are good options, but perhaps increased times or another line.
- Stop building apartments in Marda Loop - you have ruined the area. Open 33 and 34 Avenue both ways to traffic.
- Maintain and support our inner-city green spaces. Affordable housing and neighbourhoods with mixed housing options. Better transit including to the airport and to the mountains, Kananaskis, Bragg Creek and other nearby destinations that are popular. Access to this transit is key - it needs to be affordable and high enough frequency to rely on.
- Getting street people out of the area, so people aren't harassed. The ones that do go through trash leave it all over the ground or in the river.
- Sustainability. Continued access to community spaces. Natural areas, healthy, long-term maintenance and fund a growth Indigenous to Calgary.
- 14 Street should definitely become more bike-friendly. There is construction all along the 14 Street right now ... reduce speed zone and take a substantial chunk off the sides and turn it into a gigantic walking and cycling path. Stop pushing traffic onto Sifton Blvd and then onto 14 Street. If you're willing to override our Elbow Park caveats, then forget about the caveat on 50 Ave and put a beautiful arched bridge over Glenmore Dam and push traffic onto Crowchild ... which should have had two lanes added while it was under construction.
- We need to be incredibly careful that we don't turn everything into Bankview. Different communities that appeal to different demographics so there isn't a flight of people to the suburbs must be the goal.

- Housing is very expensive as bungalows are replaced with large houses or infills. Not sure if there is any low income housing available and there should be. Traffic congestion and parking is a significant concern.
- Facing problems head-on and finding solutions, not simply shifting them. We believe that meaningful inclusion of folks in the community creates true well-being and a stronger, proactive society that leverages reciprocal support.
- Area is unique, close to downtown and currently R-1 zoning, which is important to ensure it's only for single residential, multi housing would create parking issues within the community.
- I think the community, as it is now, offers all of the above amenities. It is a community that evolves organically over time. Imposed changes would be detrimental.
- Libraries, parks and playgrounds, bike paths are a must, enhanced landscaping on boulevards, more flower pots. For example what's been done in Edgemont.
- Maintain single-family home character. Don't turn it into a concrete jungle. Plenty of other areas for this.
- Retain the neighbourhood as single family homes. There is always a demand and need for single family homes.
- Preservation of the riparian habitat - good cycling, walking infrastructure and business construction that reflects the heritage of the area.
- We do not like the move to rezone our area to force packing more people, cars, trash bins, traffic etc. in our neighbourhood.
- The attached articles from the Calgary Herald, one dated Sept 29, 2023 sums up our concerns. These concerns are shared with many friends and family in the areas which you are surveying.
- Stop allowing developers to change the neighbourhood. City planners appear to be more concerned with developers getting rich than current residents.
- Vibrant shopping and dining. Okay with density along high traffic routes (medium density).
- We need to replace some of the older retail complexes. They are poorly designed and ugly when viewed from the back. If they were 2 storey buildings we could plan an in community daycare/elder care joint facility as most back onto a green space.
- Scarborough is sustainable and always has been. Please leave well enough alone.
- What specific problem are you trying to solve? Scarborough's 100 year existence shows how what's old is new and vice versa. Putting a tram on 17th Avenue - similar to the photo you have - is both economic and trendy again! All great inner-cities have one thing in common - moving people from point A to point B most effortlessly and beautifully.
- A gentle mix of housing styles and height restrictions. Keep our green spaces and expand them. Bike and walking paths to maintain and develop. Encourage commerce and find a solution to homelessness.
- More trees and benches along roads.
- Access to local businesses, amenities and natural green spaces.
- It's good the way it is. If it ain't broke, don't fix it.
- Bike lanes/routes towards the river and downtown. Easier access and traffic flow from Crowchild into Richmond/South Calgary. Green spaces and parks. Housing density, townhouses, apartments on busy routes, but not on quiet residential streets.

- Better lights for bike tracks - many of them stop and go (for example, Premier Way to Elbow pathway). Natural spaces and trees (replant).
- Keep the natural areas. Wonderful to have a park and meeting hall with natural and recreational facilities. Well established neighbourhood has mostly what it needs. Other adjacent areas supply library, sports facilities within walking or biking distance as well as K-9 school and Western Canada High School.
- Parks, natural spaces and sunlight, restaurants, cafes, friendly high street and walkable.
- Housing, connectivity (walking, biking city), which contributes to sustainability. Infrastructure and facilities.
- Do not buy into the 15 minute city agenda 2021, agenda 2030 or any attempts to social engineer our society in a globalist, tyrannical formula. We know about this and we do not want it and it is not necessary, we see it creeping in to the municipalities.
- It's important that builders and developers are not allowed into older neighbourhoods and allowed to just randomly build whatever. Our neighbourhood is already a major cut-through.
- Keeping heritage and not allowing large developers to create cookie-cutter designs. Local spots that pockets of people become sustainable rather than relying on large enterprises (i.e. Amazon). Pathway systems (bike, walk).
- The area's park are great, but it could be better, arts and culture spaces (like Contain L in Sunnyside) and programming.
- See 2 re: slowing/diverting vehicular traffic. Mission has very little housing for families with kids. People who love this area often have to leave when they start a family and children get older. Balance mental health and addiction treatment needs of people who wind up in Lindsay Park, Elbow River, St. Mary's, Chumir etc. with the desire of residents to feel safe. Balance in Mission is okay now, but Beltline experies is cautionary.
- We have great parks in the area. Bike lanes are good, but could use more along Elbow Drive. Flood mitigation will also be important. It will be important to not lose parks and green spaces to developers.
- I love how this community comes together, and would love even more community events, outdoor natural spaces, local shops and businesses, affordable housing and sense of community.
- Keep MNP Centre and green space. Taxes - landlord keeps raising rent.
- Hope for preservation of historic homes plus architecturally interesting new houses. Continuing presence of owners working close by with children feeding local schools. An inner-city community with low crime rate. A community where successful entrepreneurs put down roots (instead of moving just outside city limits). A great place to bring up families, make new friends and a continued sense of co-ownership of Calgary's continued vibrancy.
- I think that maintaining the present zoning of Mount Royal would ultimately be appreciated by the citizens of Calgary, as a change to "open" zoning would drastically change the feed of the neighbourhood and it's unique history.
- Maintain character of historic neighbourhoods which rarely exists in Calgary anymore! - Lots of park spaces for community sports.
- It is important that as many houses as possible remain in place and renovated if necessary. Destroying these homes in places of modernist infills and row housing

damages historic culture of the area. It is important to families to be able to visit and show their kin their homestead from their youth even if ownership has been transferred.

- Retain Elbow Park as a distinct heritage community and maintain all that makes it that way, increase density with laneway and semi-detached houses where it makes sense, encourage driverless E vehicles when available and safe to meet transportation needs.
- The neighbourhood in which I live is perfect. The community does an excellent job of working for the people here. We do not need the city making blanket, one-size fits all decisions that impact us negatively.
- I would like to see a Bankview library and grocery store. The closest grocery store is too far to walk to. Public fruit trees for all to enjoy would be an incredible addition to Bankview. It would also help the homeless survive. Public water fountains for drinking would also help everyone. We need a mail drop box by Bankview Community Center.
- Commuter access, thriving businesses and schools! In Garrison Woods we have a school 5 min walk away, but our kids will have to walk 30 min to Richmond Rezone Dr. Oakley!!
- Affordable housing. Food deserts in some communities like Sunalta.
- It's important to consider what people in the community want. We don't want apartments shoved down our throats. Densification doesn't work in a neighbourhood like Roxboro/Rideau.
- V. concerned about decline in Calgary's physical resilience to climate events - early summer rainfalls & drought were part of our geography even before climate change. Paving over greenspaces will increase run-off during torrential events & reduce ability to grow trees. Urban canopy is in bad shape - need more trees not flowers.
- Don't expand too quickly. This area is a pleasure to live because of what it is like now. Study why it's a pleasure. Don't just race to maximize density. Do it once, do it well.
- It is almost perfect just the way it is! Single family houses on individual lots. Not like Marda Loop!!
- Important that green spaces remain and to avoid over development. The temptation is to pull down a few houses and build luxury apartments which changes the whole demographic within the area.
- The area already has all the features you mention above. We need to maintain what we already have & not overcrowd.
- Maintaining tree canopy. Avoiding congestion. Speeding, street parking. Maintaining historic character of neighbourhood.
- Need more green spaces for city wildlife, plants to thrive, solar panels on shopping malls & all new builds. No Lombardy poplars, weeping willows; other water-sucking plants. City plants native trees, shrubs-perennials, drought resistant green "corridors".
- Junior high in close proximity. More green spaces, less densification.
- Homeless population. Nothing else matters if you can't walk around safely. This needs to be priority 1. Since 2022 it's been blowing up and continues to worsen.
- Less drug people.
- Although Elbow Park's cycling connectivity is good to downtown, I would like to see improvements to Marda Loop as well as to the south and east. Ideally, there should be bike lanes along Elbow Drive (a more direct route would be more appealing to most) 33rd Avenue via Premier Way has the best incline to go west however buildings are too close to the street to build cycle lanes (this is a frustration). It would be good to have



bike lanes along 50th avenue to the east to connect to industrial areas. I would prefer to see selective gentrification density increases in Elbow Park especially to maintain the tree canopy and setbacks. I would prefer to see homes with front porches to encourage socializing (and safer eyes on the street). I prefer duplexes with generous backyards and limited heights (what was the previous height limit - 33 feet?) over backyard garage suites in suitable places. Garage suites create significant shadows on neighbouring properties. Modest duplexes would be much more affordable than monster homes. If St. Patrick's school site is developed, I would love to see small, attached villa style housing (maybe 800 square feet) that would appeal to seniors. That's a dream!

Provide: Tax incentives for basement suites!

- Preserve the green spaces, bike trails & parks. Stop removing street parking for bike lanes. Can only ride a bike for 6 mos of the year yet bike lanes now make driving more difficult. Would prefer bikes to be off the city streets since cyclists do NOT obey road laws - they run stop signs all the time & expect vehicles to not hit them. We are not Denmark, we cannot cycle everywhere. It's not realistic in this climate but the city doesn't seem to care if areas are difficult to drive/park in. Cars won't go away so road rage incidents will increase as the city is made less drivable. Adding denser housing increases street parking & makes driving more difficult - poor planning!!
- When Garrison Woods was developed there was a deep desire to integrate with the surrounding community. I would hope that any new plan gives this a high priority. \*34th, 35th and 36th Ave
- Love our sandstone buildings - while maintaining these may be prohibitive - they are a part of our heritage. While presently our ethnic diversity may not be as great as other communities - whomever decide to live here in the future - there needs to be greater effort to bring peoples together. Street parking is challenging and will continue to be. Since dwelling here since 2002 - Mission for all of its best offerings attracts visitors - both far and wide. Street parking is challenging for all. While parking APPS may be the reality - I hope there are simpler solutions.
- Eliminate bike lane. 0.01% use path, along with criminals. Park paths are used and enjoyed by families. Policing is an issue presently & population density. Mental health.
- Appreciate transit (LRT) hope that further development could occur around this transit hub + along 17 Ave. Follow through on mainstreets initiative.
- Single family homes need to be part of housing stock for families with small children, pets - during a critical stage of development. Also vital for those interested in gardening & aesthetic appeal of community.
- The housing has left out the older generations who can't climb 3 to 4 flights of stairs. People are living longer all the time. We have to have better and more roads to get us from the West to the East sides of the city more open spaces for the children to play, easier access to C-train now we have to drive to c-trains and then none of the stations have parking at them.
- Maintaining the excellent walkability of the community by retaining its character of single family or duplex density. Maintaining the diversity & inclusion of our community by support the cross section of community families from the very young to the very old and everything in between.
- UMR has good access to transit, schools, shops, parks, leisure facilities already; little here needs to be improved. We are not opposed to some "soft" densification, if done properly (i.e. sufficient on-site parking; retention/enhancement of foliage; more onsite

renewables added; replacement of rundown houses) and done gradually. However, we are adamantly opposed to abysmal redevelopment projects like the oversized 8-storey apartment complex approved in the 800 block of Royal Avenue SW; this project is completely out of step vis-a-vis an area of existing 2 - 5 storey condo and apartment buildings and the abutting single detached housing along Durham Avenue SW.

- Affordable housing please. My parents and grandparents had a better quality of life and better housing opportunities that I've ever had. No one needs the million dollar giant homes that are gentrifying our city. World War Two-era housing worked well for an entire generation - small house surrounded by green space that was affordable. Lets get back to that.
- Parking, dog feces, as above at present.
- "Being able to cross the road without getting run over" and "people not stopping for stop signs" (Calgary has some of the scariest drivers we've seen, sorry). Residential snow clearing (lack of), makes non-car travel a pain - that new green paint in the scooter/bike lanes is a death trap when it's snowy.
- I would like the area to return to smaller housing developments that add enough mix but don't overwhelm the neighbourhood. It's very important to preserve, maintain and expand community areas - libraries, open spaces, playgrounds, community buildings, cultural spaces, etc. for the benefit of the whole community. I do not wish to see large developments, both commercial and residential, expand beyond what already exists to some degree on 33 and 3 Avenues between Crowchild Trail and 14 Street. By encroaching into the residential part of the neighbourhood, it sets a precedent to destroy the very heart of a friendly cohesive neighbourhood.
- Maintain + add more green spaces + parks. Keep rental options. Preserve heritage - so sad to see so many homes knocked down without any attempt to salvage or document heritage materials. All just taken to landfill. I feel like the community has no power/capacity to go up against developers and large sections of Cliff Bungalow are being knocked down. The character of the neighbourhood is rapidly disappearing and it makes me feel angry, sad and helpless.
- More investment in active mode infrastructure. More dedicated community spaces - where are the community halls, etc.? More housing choice in all neighbourhoods - why should Mission take all density while Mount Royal + Elbow Park don't change?
- Adequate parking provides for calmer streets and safe environments for pedestrians & cyclists. Provides ease of parking to support local businesses. Consider the atmosphere of Marda Loop vs Bridgeland.
- Not every neighbourhood needs to be high density. Maintain tree canopy to help with climate change. Keep green spaces. Consider local schools are full & increasing density won't help.
- Maintaining the green spaces - parks, gathering areas around the river, outdoor pool in Stanley Park. Promoting cycling & walking in the community.
- We strongly oppose to paying for parking on the street and the rezoning of communities without having a say.
- Preserving the neighbourhood as it is. Protecting the green spaces, the parks, the river, the school.

- Meetup green spaces. 2) Bus routes to downtown. 3) Schools - bring in families. 4) Family shops. Not enough variety right now. 5) 15 min city set up. 6) Parking.
- Mount Royal has a distinct history and location in the city. It needs to retain that distinctive appeal. Gardens, trees, green space, heritage houses.
- That it is safe, well-kept, welcoming community that ppl want to be a part of & live here. Easy/good access to amenities & transportation. I think the Marda Loop community centre, & others alike, are really important. Similar to how a suburb might have a lake, we have our community centres.
- We need to cherish that we can suit many choices for living areas and not just a bunch of tall towers. We also need to manage the crime and homelessness in the area.
- Retain single family zoning.
- Massive expansion of transit options that move away from car dependency/reliance. Bike infrastructure being a focus on connecting the downtown core. A reduction of single-family home zoning. Emphasis on public spaces, density & affordability with trains.
- I am opposed to intense densification that has been proposed in R-CZ rezoning of the R-1 areas. Choice is important, we must protect the community from over development and the loss of the ambiance and character that our area has. Our area has high numbers of community participation & involvement & this need to be preserved.
- Neighbourhood friendly green front yards with trees and shrubs. All future developments must have the number of units being developed have the same (=) the number of parking stalls for passenger vehicles. The proposal of only 50% parking stalls to the number of units being developed will have a negative effect for all Bankview residents.
- Area faces increased challenges due to stresses from forces of higher density vs limited access from Crowchild Trail and 50th Ave SW. "Boxed in effect" Plus new Development of Glenmore Athletic Complex. I hope and trust development is managed to not exceed capacity of area - maintain livability of a residential area. Connectivity is great except for vehicular.
- Aging in this neighbourhood & having safe & accessible sidewalks. Improve the sidewalk on the hill on Hillcrest Ave. down along the playground on Cliff St.
- Housing for young families - most townhouses/apart are not centered to young families. Preserve green spaces - we are becoming a high density - people need places to relax and places for children play (mental health). Improve transit - should minimize the # of cars needed - more community events.
- Continued medium/high density housing. Affordability & space & community for young families. Increased bike accessibility to downtown core and better interconnected bike network/lanes. More public transit/train access. More 'third places'.
- The community of Mission/Cliff Bungalow is a densely populated area surrounded on 2 sides by very affluent areas. (Rideau/Roxboro and Upper Mount Royal). We have a building height restriction of 5 stories which must be maintained to ensure the community feel.
- There is no room in Calgary's plan for growth to include R1 neighbourhoods - increasing density in these areas nets out to such a small increase in the number of homes it is not worth dismantling these neighbourhoods & killing property rights! Not!!

- We want to keep the tree canopy and space/feel of our community.
- Parks, library, C-Space; these are vital! The planet is finite but the brochure to which this form was attached seems to assume that growth is the name of the game. There is too much vehicular traffic and the avenues are in terrible shape.
- Some of the communities in the larger community planning area are the most affluent in the city. I know as a young professional, my partner & I would like to stay in the area long-term, but worry about housing affordability without generational wealth. With increasing immigration, I'd love to see the area welcome a diverse mix of new Canadians, but again, I worry about affordability.
- No subdividing these beautiful lots! Keep parks family friendly & free of homeless & drug/addiction population. We have spent a lot of money & made choice to live here so our children have access to great public schools and so we can walk/bike and live close to all the amenities in this area.
- Maintaining the historical nature of the area and availability of natural parkland.
- We have great community gathering spaces & areas for recreation. Do not lose this. Retain the old trees in the area. Keep single family homes & the character of the area. Do not mix fourplexes or duplexes in the area causing traffic problems.
- I think it is important to have a variety of homes (detached, attached, condos) to have a diverse community, as well as improved walkability of the commercial areas and a better flow of car and bike traffic. I also would like to see our parks and natural spaces maintained. There should also be an emphasis on accessibility of all public spaces and buildings.
- Improving transit and accessibility to aging population is key, and not well done anywhere in Calgary. Increasing community gathering spaces and building with zoning/level restrictions are important to the Mission Roxboro community.
- The biggest thing would be to maintain character while increasing density. Parking will become a greater challenge so that will be a focus to plan ahead to. I personally want to ensure that the wonderful green spaces including Cliff Bungalow Park are maintained as they are so beneficial for beauty, relaxation & joy.
- The historic nature of this community must be preserved. Once the historic homes, trees etc. are lost they can never be returned. A great city is one that acknowledges and preserves its history, including historic neighbourhoods.
- There needs to be better planning for traffic. I agree w/ densification however we need to anticipate increased density of traffic and parking. Marda Loop (33 Ave) is a MESS & traffic nightmare. There were missed opportunities when the properties were developed on 34th Ave & 20th St. The strip malls on 33rd are a mess for parking & create traffic issues. We need better transit routes too (i.e. 33rd, 14th St, 20 St).
- Perhaps more art installations. Better parking, walkability. Make our community an attraction so people want to visit & patronise local business. Create more commerce friendly areas along 4 St SW. NO MORE CHAIN DOLLAR STORES!
- To maintain its distinct character and history as a district of single-family homes and cohesiveness.
- Calgary is a northern city, but not a European city. Planners need to acknowledge this. In Altadore, we have public spaces, libraries, community hall, swimming pools, arenas, etc. Densifying the area will not add to the quality of life, just overload the amenities. The area is not and likely will not be served by LRT. I believe the vast use of bicycles is

for recreation and not commuting to setting up a bicycle commuting network is a waste of time and money. Altadore has many small, one-block sized parks. There should be maintained and not allowed to be developed for other purposes. River Park and Sandy Beach should also be maintained with not development except as parks.

- Density has become too high and parking is an issue. We can almost never park in front of our house. More density is planned which is developing the quality of the district.
- Higher density along traffic corridors. Focus higher density near public transit, preserve character of older neighbourhoods. Reduce shortcut traffic by maintaining better traffic patterns - sacrificing inner city neighbourhoods is unreasonable. Create options for seniors to stay in community as they age.
- Maintaining the natural areas, recreational facilities, pathways, sense of community, bike paths, quality schools & managing school capacities.
- Until recent administration, Calgary's wide open green spaces were valued as part of the overall health and wellbeing for Calgarians. This included the Zen living enhanced by bees, birds, wildlife, and natural green-space carbon mitigation. Selling and developing city parks and green areas is disrespectful to the values Calgarians appreciate and live by. Overcrowding housing and developers building condensed living arrangements disguised as low-income housing does not fool or please as many of Calgary's residents as the current council and mayor would like to believe.
- Family Community Centres. Recreation, Library, Senior Centre, Childcare. Example: Victoria, B.C. which incorporated all ages & activities!
- Medium-density housing (mixed-use) that can adapt to an ageing family (accessibility). Access to reliable public transit. Access to safe/frequently occurring green spaces. Separate-pedestrian-friendly greenways for safe human-powered mobility activities (walking, biking) that are kind to pollinators - re-wild our neighbourhoods!
- We purchased in our area as it was close to work, downtown, shops, grocery stores, library park, pathways.
- Making the neighbourhoods more mixed housing would help mix the socio-economic level of people around which I think can improve understanding & getting along easier.
- Area is well situated to evolve. Transit needs to look at options beyond downtown. Recognize that bikes are not a year round option for most - cycling will likely continue to be recreational more than a transportation option. Enhance walkability.
- Maintaining green spaces. Community gathering (like east village) infrastructure. Noise protection from Crowchild. Art & murals (like Bump).
- With new athletic park & future rec center, will need better access to it, maybe using 54th Ave or 53rd Ave as well as 50th Ave. With more EV cars & chargers in people's homes, electric grid will need significant upgrade. Should new power lines be put underground, esp if we have use of drones to deliver goods. Parking will continue to be an issue especially with increase of high density dwellings along 33rd Ave. MUST include underground parking. Turn Viscount Bennett into low income housing?
- Maintaining the excellent "walkability" of the community by retaining its character of single family or duplex density. We have many higher density communities nearby & diversity of neighbourhood communities is critical to maintaining the vitality & viability of an urban environment. Affordable housing will never occur in our community due to very high property taxes.

- Maintaining the culture and character of our community - respect our history and protect our future - maintain this community as a single family zoning area.
- Calgary has immense opportunity to develop along the southern c-train route by using much of the now vacant industrial area to build truly affordable housing along public transit corridors. Creative commuters would be developed that make Calgary a truly great city.
- Enhancing community - and maintaining connectivity between people/neighbours - is very important and will be need concerted effort as we grow. This benefits residents new & old in Calgary as a whole.
- The single-detached character of the area should be preserved. Densification is fine but not at the cost of eliminating single residences or creating new problems (parking, heavier traffic, more crowding in parks, etc). Bike paths are great in Altadore, and bus service is adequate but could be better ... but vehicles can barely get around due to narrow roads and lack of parking. Need to keep greenspaces (including household gardens) and more trees.
- The heritage, park-like aspects of this community must be preserved for the benefit of all Calgarians. World cities, such as Vancouver and Victoria, acknowledge importance of preserving historic neighbourhoods (refer to Shaughnessy in Vancouver and Oak Bay in Victoria; Central Park in New York). Neighbourhood is "turning over"; more people in houses. Many of the families we engage with have 3 kids, meaning 5 people per house (as opposed to the 1.9 you cite).
- Maintaining the unique nature of a mature, established community in the heart of the city. Bike & walking accessibility. Maintain ample green spaces. Maintain the uniqueness of the neighbourhoods w/i larger community eg. Upper Mount Royal, Lower Mount Royal.
- Need to separate bike + pedestrian traffic in Stanley Park. Urgent could add row homes or semi-detached that are "in keeping" with existing architecture.
- Transit & traffic congestion due to densification. Community gathering for all ages. High property taxes despite massive developments to compensate property value loss.
- Accessible housing: 3500\$/month rents in a round square type block is not accessible, single parents, new immigrants, seniors, people with mobility needs consider creative approaches - remodeled house & town homes, as well to maintain the charm & trees. and Calgary is not yet a city that families don't own cars - why does the city let developers plan for less than 1 car parking in these areas?! Access, to outdoor space, preserve old tree, & community spaces - 100K @ Sunalta's community association & they all do! Bravo.
- Don't add so much density that it causes more traffic problems. It's terrible now!! Make it transit & vehicle friendly.
- Do not let new proposed zoning basement suites and garage suites destroy neighbourhood. More bike, walking trails, parks, less vehicles using neighbourhoods as short cut to major roadways. PS: Just because old and lived in neighbourhood for over 40 years wishes should not be ignored.
- Outdoor workout facilities for adults, like different equipment to train muscles, and more outdoor pools.

- Continue to embellish the community - celebrate the past and enhance public spaces and character of community - maintain thriving business environment & ensure housing remains accessible for a wide variety of people
- Densification is okay if the infrastructure is in place to handle it. The reality is people drive and need to park cars. When parking for each unit is not included in building we have parking issues.
- I would love to see 14th St get developed. What I would like is small local restaurants, a small food market, local shops, a nice pub, nice lighting, trees planted. Make it nice to walk along. Lots of parking. The look on 14th St should be high end and have a feel similar to Garrison Woods.
- Affordability
- I'm in support of housing, bike lanes, green spaces, adequate parking + pedestrian-friendly access.
- I moved her for the reasons above in addition to accessible education & class sizes. Exponentially increasing a population means increasing classes/class sizes beyond capacity, limiting education to those attending. One must also consider the current infrastructure and what it is designed to handle. (ie Sewage). An 8-plex single home has very different needs.
- Current owners paid a premium for a single-family home in Altadore so they could live in a quiet, established neighbourhood with some privacy and views, with room in front of their homes to park, only to find themselves living next to 2, 4 and sometimes 8 or more families where there were only 1 or 2 families before. It is outrageous that the City essentially permits developers to expropriate the value of neighbouring properties without compensation, especially when the goal of affordability is not being achieved
- No more Bike Routes. We have an excellent Path system in Calgary. Bikers need to use it! Putting more paths on our streets is useless and interrupts already limited parking as well as business access. Bikers still are riding on streets & sidewalks & pedestrian crossings This is not even when bike lanes are there to be used. Vancouver - we get snow & in -30c!!!
- Connectivity is important, however we live in a city where the weather is not conducive to biking all year round and transit is just too scary unless it is a busy time of day.
- Protect and enhance natural spaces. Increase native plants. Increase opportunities for biking + walking.
- more parks - continual walk on river paths - only have increased density along major arteries - like Elbow drive or 14th St.
- More mature trees on city owned meridian
- The area, in my opinion, is thriving and the reason people want to live in Upper Mount Royal is because of its history and its present charm including the heritage homes and the mature trees which take decades to grow. To increase densification and affordability the use of secondary suites could be used as a way to increase density.
- Heritage homes/buildings are retained. Density at transportation hubs. In mixed use areas, unique shops at street level & housing above: walkability. Area shuttle buses, not just N-S public transport. Parking hubs around the full study area to reduce vehicles aimed for downtown. Not every street can accommodate parking/cars, bikes. Boulevards are desirable. The area is currently well-served by recreation amenities, but community assoc. building should be upgraded to include more arts activities.

more residents will require more courts. 3-4 more seniors residences on the north side. No blanket one size fits all zoning: protect areas of R1. continue to upgrade water & sewer systems. More community gardens, landscaping innovations given reduced water supply.

- Bikes good, some car alleys and reasonable parking. Continue with allowing Roller blades and skateboards on sidewalks with motorized scooters. Bikes are faster and more massive and have special lanes. Green line connection would be nice. Taller adult swings are really fun :) the 17th Ave on 14th Street needs attention, under used.
- "Keep walkable spaces, protected trees, spaces of townhomes and or green areas nearby. We are still a winter city!!! plan for that! Embrace local
- Support local businesses - build density on transit lines - Enmax - cut fee fee fee fee!!! Invest in community hubs including arts - respect single family dwellings as home + not just property - listen to local culture to ensure we don't become a "McCity" - Build for our climate (winter). we are not Californian or Texas - Build super safe housing + hire competent inspectors w/ real penalties for those who cheat or short cut. Prepare for infrastructure life spans\* + stick to those timelines - too many potholes + very old - Why are new buildings so close to sidewalks? Do not repeat of Marda Loop! What a disaster :- unsafe all around :o"
- The housing strategy meeting was the epitome of city bully politics, and for me, a culmination of the many absolute meaningless meetings I have been involved with Community Development Committee, developers (who in this area are so far politically, financially connected to specific council members, it is disgraceful) the lack of respect for tax paying community audience is unbelievable. Even when the 5DAB has agreed with the community, it is & has been ignored by a city council who are so incapable of listening, performing & actually functioning as a community representative. I have zero faith in this city council & administration it is a provincial disgrace and although I would like to believe this is a sincere effort for input, I don't.
- Street security to keep criminals out of the area, especially by LRT + Bow River Pathway, squat, deal drugs, fight, lighting foil around trees + grass Their very presence is threatening and dangerous. Unpredictable and violent.
- ruining lives and quality of life for citizens who are not compensated for the upheaval the construction of anything anywhere is causing them.
- low cost apartment buildings - family friendly Senior lodges New buildings should have enough parking - 30 unit building - 30 spaces
- more consultation with residents - keep it affordable (permits for parking, etc) - address longer term consequences of high density (e.g. parking, connectivity) - architectural controls (eg. new builds maintain look and feel of neighbourhood like the Round Square metal building on 33rd ave and 22nd street)
- We have most conveniences that a family would want. Don't mess it up. Keep the heritage vista.
- Safety of all demographics/mobility challenged with automated vehicles - stations to lookup bus schedules/local activities/map
- I believe that
- Thinking about my son and child on the way, I want them to grow up in a community that is safe, inclusive, and supportive to their activities. I want them to feel safe and like they



know and trust their neighbors. I want them to be able to access the wonderful services, local businesses, and amenities that Calgary has to offer (libraries, restaurants, stores, parks). I want them to be able to experience the natural beauty of Calgary through our pathways and river systems.

- I think the main streets and the rivers in the area need to be the heart of vibrancy (and density) to inspire people to want to visit and live in the area. Investment in transit need to priority, with increased connection, frequency, and exploration of new technology (or old; i.e. streetcars) to make transit progressively evolve as the preferred method of transportation for a significant portion of the population.
- As not just a community need, but a nation-wide need, it is necessary to increase and densify the housing options. Also, it is necessary to improve and expand the cycling, walking and transit amenities, to decrease our reliance on fossil fuels, improve access to transportation for lower income individuals and unclog the streets in the area.
- Building and improving active forms of transportation. 26th AV SW is a shared road but not bike friendly. More park space with alternative uses - there is a lot of cyclists in this area and we have challenges with Parks and Open Spaces to allow alternative uses in parks. Capitalizing on North Glenmore Park would be great.
- Scarboro has managed to preserve it's school, SunAlta Elementary School. Every day we watch the immigrant families walk up our hill taking their kids to school, and then again at the end of the day, walking them home. It is a joy to see. So I want to see Scarboro kept safe for all, walkable, and a place where neighbours get to know each other and look out for each other.
- Medical services in including safe injection sites, family doctor practices, pharmacy options. Bike safety equal to pedestrian safety in design - reconsideration of the use of traffic calming curb extensions that push bikes into traffic - bikes could go up and over instead of around. It might be useful to expand the current library to have more tutoring/group-work areas separate from quiet areas. I would like to see some new building requirements that consider green energy like heat pumps.
- Housing diversity, leading to population diversity. Spaces for casual interactions among residents. Variety of shops, restaurants, businesses, services, cultural orgs. etc. that help reduce the need for a car.
- Biking, and transit options to get within areas of the region are essential in the next 30 years. Right now you can get to the outskirts but not within. Recreational areas, libraries, and green spaces are really important to keep the community vibrant. Keeping small and local businesses also ensures the community needs are met. Community events like the lilac fest and mardagra are also super important.
- Housing, and connectivity are probably at the top of my list. Businesses do not survive without customers, so to me this all points to allowing more (livable) density.
- People need to be encouraged to do some gardening (eg. community gardens) or at least enhancing their front yards to beautify the community even if that means hanging up some flower baskets. Everyone loves those European villages with all the flowers for a reason. Let's not turn our community into ugly buildings with no green space that would help keep the area cool in summer. High density also equals traffic issues. Please stop forcing high density housing in our communities.
- "Accessibility: much of our city is designed for the able-bodied and unencumbered. Navigating and actively participating in my community requires that there be more universal design in the infrastructure and services

- Amenities: people should want to live in a community because of what the community offers, not just it's proximity to work. To re-create a sense of community in the area we need spaces and amenities that allow that to happen in the area without needing to leave to find it elsewhere"
- More transit, more non car transportation infrastructure in general. Definitely more suitable housing options.
- Better access to protected bike lanes. More commercial/businesses right in the neighbourhood.
- Community redevelopment should be sympathetic to the current community. There should be a cap on the number of high density units that are approved, e.g. not on every street corner and limited approval in neighbourhoods that do not have these sort of developments already. Current green spaces should be preserved given the increased housing and business density. Traffic and schooling infrastructure needs to be improved to sustain changes in the community.
- The community has already great connectivity for transit, bike and vehicles. Many things such as grocery store and parks are in walking distance. Unfortunately the construction of luxury two story houses as well as luxury bungalow makes the neighbourhood unaffordable for our children and the demographics are shifting, middle class cannot afford living here anymore.
- Maintain the existing density. Maintain the existing footprint. Don't destroy beautiful communities under the misguided notion that increased density equates to increased affordability; it does not. Every person should have the opportunity to live in a community of their choice, and to raise their family in that community. That opportunity must not destroy the community itself to the detriment of families already in the community.
- Not destroying the choice of different community characters in the blind rush to deal with current issues. More compact development overall is important but indiscriminate application of general rules will most likely only make money for developers not solve affordability problems or likely make a huge difference in availability of living units.
- What's most important to me is to leave the neighbourhood as it is. I would like to continue to live in the pleasant, green neighbourhood I bought a house in for as long as I can. Please do not change the zoning regulations!
- this area has huge potential to densify and better serve local businesses, transit and grow in a more efficient way. Many different types of development should be supported - along Main Streets, TOD and missing middle in established areas
- I would like things to be walkable. We need to stop driving our cars everywhere, and create communities that are built for humans instead of cars.
- Maintain integrity of neighbourhoods and not densify every square inch which will continue to overwhelm roadways with vehicles. Calgary's transit system is not well enough designed or built out in this area, or safe enough for the majority of people to rely on it so most people end up driving. Blanket Re-zoning will make this problem worse by allowing developers to build whatever wherever with no consideration of whether schools, parks, roads, or utilities can accommodate the extra demand.
- I support continued evolution of the community, but would like to see a mix of heritage housing and redevelopment over time. Concerned with the large area of this community plan that wealthy communities will just want the density to be in other areas so they don't

have to change. More businesses along 26 Ave SW and growth of businesses along 17 AV SW towards Crowchild would support more walking to amenities.

- "The area" as referred to in the brochure has been home to me for the last 50 years and I see no need to change that for my children as I look forward for them to enjoy the beautiful friendly neighborhood I have grown up and thrived in during my lifetime here.
- Welp, thank god I don't live in Garrison/Marda Loop anymore, that place and the traffic/parking is an absolute gong show. Please don't make the same mistakes in NGP!
- I think it is important to maintain different forms of housing and maintain different housing zones. There are different housing needs for the different times of your life. There is a place for RC1 neighborhoods. There has been for the last 100 years. It is the ultimate goal to work hard towards. People who currently own homes in these neighborhoods have their life savings in their homes and pay taxes to reflect their housing choices. I would like to see RC1 neighborhoods retained.
- Creating sustainable communities in which people can walk or cycle to most amenities.
- I want my neighbourhood to stay exactly how it is, that's why I chose to live in it. It's peaceful, quiet and perfect. In surrounding areas I would love to see more bike lanes and better, wider walking pathways.
- Well, taxes are ever increasing despite the tax uplift that was sold to the ward for the past 15-20 yrs. More predictable zoning and development PLEASE. I do NOT want to live anywhere near a 6-15 story condo with 0 parking. I have no desire to buy something near that so I did not! Every 5-6 years the city does a mass rezone and then totally ignores the plans it just made.
- I would like to see more access to the train. I would like to see more density in the city, that would attract more people out on the street. I would like to see the parks protected and expanded if possible.
- It would be great to have increased densification (duplex / townhouses / 3 story buildings) to allow more people and therefore increase the amount of local services that cater to them. Keep improving bike and transit access.
- Additional density in the community will exacerbate the traffic, pedestrian safety and elementary school capacity issues. If density is added it should be around the edges on 17th Ave or near the Sunalta LRT station. This would maximize infrastructure usage (eg transit) and community sustainability while minimizing community safety issues. The parks are important gathering spaces for all Calgarians to enjoy. Enhancing the parks to allow different activities will be important for the future.
- Pass the broad land use changes proposed under the Housing Crisis report to enable multi units. I want my kid to be able to afford this neighborhood and be interested in living here. Enable commercial especially on main streets like Elbow Dr, Sifton, 14th ST, 30 AV etc. (Bodega style but also enable home-based businesses to add signage to thrive)!! Better maintain roads that are also for bikes (5 St SW). License whole parks. Focus on teens in parks; add more courts - basketball and pickleball!
- Elbow Park is a beautiful neighbour bisected by a fairly major artery that provides transportation options (walking, biking, transit and personal vehicle), offers beautiful parkland and a great quality of life. It lacks a housing inventory that would allow for densification and diversification of income and age brackets. On a personal note, I would like my teenager to think they could one day reside here in housing they purchased on their own and didn't have to inherit from their parents.

- Glenmore aquatic centre needs to have longer better hours to serve families. North Glenmore should have it's own community gathering space separate from Altadore. As parks get busier, public washroom facilities is essential. Most of the neighborhood playgrounds in the area are quite old and outdated.
- improving connectivity instead of sole reliance on vehicles-better public transit/bike/pedestrian friendly measures to increase healthy modes of transportation/decrease emissions/improve public health. increasing size of giuffre library/ease of access. need more mature/diverse foliage/trees to decrease the warming effects of increased development and to help with connecting to nature
- Remove Lakeview Golf Course and use the prime real estate to build new spaces for children and new families to learn and gather. Need a preschool, elementary school, and junior high in North Glenmore Park as the community is growing very quickly with new families and children. There are not enough facilities nearby for kids. Public Golf is not adding enough value and appeal to grow the community. Such a beautiful view and natural area is not free to explore.
- I would love to see a greater emphasis on 5a connectivity. More investment on transit (street car over buses), narrowing of road surfaces (to widen pedestrian spaces (sidewalks, street furniture, trees, etc.) and expand 5a infrastructure). Improved safety (shorter crossings, signals, reduced speeds). Emphasis on planting more public trees in road rights-of-way and parks. Redevelopment of underutilizes public spaces (substation no. 4 in Marda Loop).
- I think it's extremely important to maintain what green space we have. I also would like to see our neighborhood stay somewhat small and friendly. I definitely don't want to see developers having a free for all and making millions of dollars overdeveloping our area with no concern about parking or affordability.
- "housing - for other income brackets and seniors
- maintenance of existing green spaces, urban forest renewal
- improved and safer bike access and connectivity to shopping/entertainment nearby"
- "Develop more bike and walking paths separate from roadways.
- Maintain green space.
- Integrate new housing (multifamily) with existing singlefamily homes.
- Reduce large build single family homes replacing existing homes
- Continue to ensure community spaces, shopping in area to support walkability"
- More housing choices that don't exclude people from living in an amazing, central neighbourhood.
- It's important to preserve the essence of our neighbourhood. I can't think of anything the city can do to make it better....only many things that could make it worse. I don't want this for future generations.
- Vibrant local businesses; diverse and inclusive neighbourhoods; housing options that support a diverse, multigenerational group of renters, homeowners, individuals, and families; accessible and connected communities that don't require a vehicle
- Ok you're all over changing the area. Get your head out of the developers ass and look at the transformation happening without your great grand plan. I'm on the other side of 60. I have the longevity gene yet you can't let me live in my home in peace. Sell your water city space, concert downtown empty buildings. Get real. Truthfully I'd love to live in Lakeview Village can't afford it. Why not change the village so I can live there?!?!"

- The sense of community is important. North Glenmore Park has a sense of community as people who live here have shared values which includes pride of ownership and an appreciation for the living space we have which includes lots of trees, a quiet and safe neighbourhood, walking and biking spaces close to Elbow River pathway and knowing and trusting our neighbours of many years. We have a stable population who cares about their property and their neighbours well being.
- Affordable housing is absolutely the most important issue facing the community but also the whole city. The city needs to encourage creating well-built properties that are long-lasting and increase density comfortably with access to building parking, such as row housing that is affordable and has outdoor space.
- I like a mixture of smaller and larger houses but feel concerned about denser housing that will add to traffic and parking issues.
- This area has a strong offering of services relative to areas further west that have nothing. Increase in density has not been met with proper pathways and roadways. More cars parking on narrower streets is not a way to encourage biking but whatever you do don't eliminate more car lanes for bike lanes that can only be used for half the year. Bike paths should not be on the streets.
- I believe the cost of housing for areas such as outlined as "west elbow" is only going to increase, and it makes me want to move away from Calgary. I am renting now and I fear for trying to find a new place that would be better suited for my needs. the transit in Calgary is honestly embarrassing - it's something people bring up about Calgary even when they haven't been here. A reputation of bad transit, coupled with unaffordable housing makes Calgary difficult to justify as a home.
- More bike passes and bike infrastructure. More volleyball courts and tennis courts.
- " - More homes by increasing density of existing neighbourhoods
  - More bike lanes connected in a network
  - Fewer cars which leads to fewer accidents and less noise/pollution
  - More public spaces and public art
  - More retail and local business spread throughout the neighbourhoods (not just on main streets)"
- Better commuting downtown. So many driving routes to downtown are horribly slow and congested. To encourage a thriving downtown and people coming into the office, the commuting routes must be efficient. Houses need to be on well-sized lots instead of the tiny lots they are building on now. People learned from Covid how important their private spaces are; families need room to enjoy their house and yards. Neighborhoods must have abundant walking trails to encourage exercise from your own home.
- The above picture itself shows lack of understanding in us as well as our future generations the need for GREENCOVER & trees for OUR OWN life & sustainability. That education is MUST IN SCHOOLS,
- It is important that Elbow Park remain a family neighbourhood so that generations of families can return because of their love of the community. Changing the demographic, will change the sense of community, impact safety - both traffic and crime and you will end up relegating families to the suburbs. It isn't broken!
- Smaller more affordable live/work spaces, more transit, trams, bike lanes, add dedicated pedestrian corridors. Green everything! Trees trees trees! Parks!! Accessible streets year round for improved mobility. Better architectural design and public art that isn't

murals. Libraries, afford communal spaces for work and making things, art studios shared workshops. More libraries and art facilities. More community gardens. Affordable multi-age builds, accessible services to assist with aging people.

- Flood mitigation, preservation of the pathway system, preservation and sustainability of both the residential and public landscapes.
- Stay as a single family home community.
- Preserve the historical heritage nature of the Scarboro community that consists of single family home and lots of front yard for green space. No townhouse or duplex are allowed in the neighborhood.
- "There's still a few gaps in bike lanes in the community and Marda Loop is an absolute mess and avoided at all costs.
- I have little use for Transit as either our vehicles, bicycles or feet can handle transportation needs, but that's the point of an inner city community.
- I appreciate the Community Centres in place: rinks, parks and businesses (that need to continue to thrive)."
- Density, blanket rezone and push for rapid transit to support and substantiate this beautiful area.
- With the rapid growth of our City, our neighbourhood will be directly impacted by increasing traffic - particularly going to and from downtown. 4th Street SW is a major corridor that is already so heavily-trafficked. Supporting alternate uses of transportation gets my vote! I think that our community might be able to support duplex-style of homes, but NOT higher density than that.
- Public transport to the airport, downtown, and other important areas that is FREQUENT and SAFE. I was recently in Europe and was impressed by how useful and safe their transit systems felt.
- I'd like to see more natural areas and nature playground rather than manicured parks. I like to see a variety of housing types, this makes for a vibrant community. I'd like to see more sports facilities such as arenas, bike parks and pools. I think there is opportunity to have more grocery stores at different locations so they are within walking distance
- There needs to be more greenspace and parks. There should not be any additional multi unit buildings built. The area is becoming too populated and standard of living is going down. Should increase the greenspaces and parks and spend more time on there up-keep.
- Schools are currently at capacity. Mature trees are being lost and not replaced. City taxes ever increasing.
- Retaining the character of the community. Status quo is desirable when the status quo is unbelievably positive.
- Continued preservation of historical and heritage buildings. Provision of park space in the inner city areas. Reduction in the number of drug users (majority being homeless).
- attracting tourism and reducing poverty
- To preserve some of Calgary's heritage. Make sure older buildings are protected from being torn down.

- Maintaining neighbourhood integrity. Not all neighbourhoods need mass density. Look at Edmonton. People pay a premium to be in the premier neighbourhood for a reason. We need more affordable housing for new Canadians - not more \$1M townhomes.
- An increase of young families with children are coming into this area, this will create demand for sports and recreation, parks and safe roads and pathways.
- Preserving our heritage and promoting informal community interaction is important now and in the future. Part of this is preserving the tree scapes in the community and keeping the streets and sidewalks inviting to people (including children who play on the boulevards under the protection of mature trees)
- Quiet family area with low vehicle traffic. Close to natural trails
- Density, climate change preparations and diversity
- Retaining the single dwelling nature of our area, whilst co-developing nodes around transport and shops of high density dwellings.
- Maintaining heritage homes (look and feel) while ensuring access to other parts of city through non-car means.
- "Sustainability means green spaces and mature trees - do not overbuild! Squeezing 10 or more units onto single family lots does not leave any space for green areas.
- Gentle thoughtful affordable densification can be done with duplexes and row housing adhering to the current setbacks and lot coverage.
- Elbow Park's schools are full, it can not handle major densification.
- Buy back government owned river properties for parks, community gardens, public art spaces.
- Improve connectivity to Britannia."
- "Keep the mix House/Condo.
- Create more events for each communities.
- Gathering places is a good idea."
- Library needs to be expanded. All street corners should have accessible ramps. There needs to be more parking provided. Traffic flow needs to be improved especially as the population in the neighborhood increases.
- A focus on expanding the urban sprawl of West Elbow. Because of its location, we're bastions for how cities should develop. We should focus on creating less car dependency and build a network of bike paths and transit systems that the community can rely on. Maybe even revive what defined our communities in the 20th century, an electric street car system. It would make our community unique to the rest of the city, while a tourist destination because of its niche and historic foundations.
- More bike and transit infrastructure. Existing greenspaces could become community hubs, similar to Sunnyside lot that used to be city garages. Grants and space for community gardens everywhere. Libraries could expand as well. Stop tear downs of heritage homes by developers. Plant more replacement trees NOW for when existing trees age out. More flood mitigation.
- Bankview would benefit greatly from separate protected bike lanes that connect it to the greater cycle pathway/lane system. Also more shops and restaurants within walking distance. I hope that Buckmaster Park continues to be maintained and improved upon as a central public gathering space. Also, the continuation of expanding the sidewalks to allow for two way foot traffic will definitely be helpful, especially for those with mobility issues. Finally, preserving heritage trees wherever possible.

- Housing :affordability
- Maintaining single family dwellings in areas such as elbow park to ensure diversity of Neighbourhoods across the city. It is important to not abandon thoughtful and strategy urban planning when addressing near term issues. What makes the city special is variety of neighbourhood styles and carefully planning to ensure infrastructure supports population.
- "There are few improvements needed within the community, except for better safeguards to the tree canopy.
- I wouldn't mind seeing bike lanes on Council Way, Premier Way and 30 Ave.
- 14 Street should be improved to have boulevards, narrowing the traffic lanes. It is currently pretty ugly.
- Some of the ""Main Streets"" adjoin the community and while I do not disapprove of residential densification (where not prohibited by caveat) there should be incentives for walkability, eg storefronts."
- I come from a dense city, and I think having lots of green spaces, parks, and trees everywhere is very important to a person's mental well being. Constantly being surrounded by concrete affected me in a negative way, and makes an area less desirable to be in. I live in Sunalta, and believe that it is absolutely perfect here. I honestly wouldn't change a thing, but people will really thrive with nature being right on their backdoor, and being able to enjoy the peace and quiet of their community.
- " -continue bike lanes and sidewalks for accessibility
- -succession planning for trees so that we continue to have canopy streets
- -continue to approve low-rise buildings (townhouses and condos) to limit towers
- -incentives for homeowners of heritage houses to maintain their homes
- -thought into how to improve traffic flow
- -what will be done about the old greyhound station?? and that land"
- More housing; better connectivity for biking, walking, and transit; make 14 St pleasant and safe.
- SINGLE FAMILY HOME ZONING
- Ensuring the character of these neighbourhoods remains. Good mix of old and new (dont rip everything down) better signage, pedestrian friendliness, allowing local over chain stores. I take the bus every day, continue investing in public transit, need more options. Need to find an alternative for all the cars, parking is an issue. If we are moving to more bike lanes, transit (which i agree with), residents and visitors need to be made aware that bringing their car might pose problems.
- Walkability, bike-able, local shops and sustainable, density of people and variety of housing
- Please don't destroy elbow Park with multi family homes. We don't want our neighborhood to look like Mardi loop which is full of traffic and way too many people and homes
- "sustainability: flood resilience considerations are key along the elbow river. what is going to happen with the vacant properties on the elbow purchased by the province? can we improve public access to the rivers?
- connectivity: bike and transit networks need to be vastly improved, to support continued density growth and development. we are an innercity area - we should be encouraging less vehicle traffic



- housing: improve mixed-use communities. Increase housing choices to encourage more diversity"
- There are vacant lots and under-utilized parcels all over the area. Development is a good thing but we need to pressure private investment to be innovative and create meaningful spaces. Not just crappy, small condos. Housing choice means places where families, seniors, everyone can live.
- Get lost. You want to stuff the area with bike lanes, housing without parking. Who doesn't want to be stabbed on the train or bus? I'll be here in 30 years. You can't see past your greed. All your plan does is set forth a city no one wants to live in. Wait maybe acid rain will get us!! Again your thinking like acid rain is panic. Many in encampments don't want housing. You're playing the pity card to push for your agenda.
- Housing, low-cost housing, nature-friendly spaces and landscaping, dog parks,
- 100% it has to be connectivity and infrastructure. We need safer roads to handle the increased traffic, and better transit options to handle the increased density.
- The Sunalta ctrain station is underutilized, we need better connectivity to other parts of the city via the train. We need better access to local community businesses like coffee shops and restaurants. Housing needs to remain affordable. The city needs to defund further road development and focus on providing a safe and enjoyable pedestrian and bike experience.
- A cohesive network of cycling and pedestrian infrastructure (going beyond just painted lines on a road).
- Improving housing options throughout the plan area, especially in Elbow Park, Mount Royal, Scarboro, Rideau, Roxboro, and other exclusive areas. Much, much better cycling infrastructure throughout (especially 20 ST SW and 26/34 AV SW). With more intensity, we also need more parks and amenity space throughout. Advocate to reinvest in the schools.
- Housing needs to be diverse as the community is diverse, however I think it's already going in a good direction. As the current heart of Marda Loop will get developed into a new urban Co-op etc. in the next coming years the need for an actual gym in the area is highly needed. The only one in the area will get demolished once that construction begins which is very unfortunate. Bike connectivity is VERY important for a healthy community. Outdoor gym would be amazing. Keeping the parks we have.
- "Designing 17th Ave for modes other than cars (bikes, wider sidewalks, street closures, trams).
- More housing options in Upper Mount Royal."
- Pedestrian access from Sunalta to the Bow River needs to improve. A high quality park where the car dealerships currently are (by the Bow River) would be a great extension of the Riverwalk/Eau Claire walk and would bring great revitalization of the area. More density in housing would great too.
- Scarboro - preserve the low crime rate currently in neighbourhood
- Infill everywhere
- More density not on corridors
- More interesting architecture

- Cliff Bungalow - diversity - accessibility (walking, transit, bike, driving) - present: parking - all walks of life all demographics - love the farmers Market @ Memorial library
- We need it in the right places, change can be difficult. \* Retaining differences choices, now & in the future
- Enabling choice within streets/neighbourhoods @ planning community level
  - Altadore - original plan was to have 33 Ave as the main corridor for height at building. - We are seeing developers going further south with bigger developments to 36 Ave 2. This is important because the height integrity of the neighbourhood is not maintained. Roads don't have capacity & building go up w/o 3. Parking - Neighbourhood getting destroyed & because of parking/tree removal/shadows/traffic congestion
- I want more responsible development that isn't disrupting single family neighbourhoods
- Massive homes in Altadore, are destroying the tree lined human scale of the streets
- NO SWEEPING ZONING CHANGES!
- Inclusivity + embracing those who don't have a home
- A commitment to parking compliance - no exception
- Progress Mainstreet Implementation - not developers askin for their zoning preferences
- Less cars, add grocery stores and add high-density housing.
- I want to age in place so keep services close for seniors
- More winter cycling infrastructure
- More density & housing choice
- More community events, get to know your neighbour
- 2nd Issue Altadore If allowing single family homes to go to 3 storeys they should have a secondary suite
- Affordability. more housing opportunities to house more Calgarians in the inner-city
- Keep the single family home in the inner city
- More integrated transit network, it's too car oriented in west elbow right now
- preserve history - young city - Scarboro is historic - keep historic community - promise history as attraction - add value to Calgary
- Keep single family homes in inner city - don't lose those people to 'burbs -
- More housing
- Climate Change: Resilience & Adaptation & Reducing
- Character of community, preserving these for the future.
- Scarboro Maintain Anderson caveat/setbacks look of community. No more "giant box" houses
- A mix of ages in neighbourhood keep it lively. How to help young people buy here too.
- Scarboro Maintain quiet/calm in the inner city
- Maintaining a sense of community - inner areas Housing - existant homes remaining viable R1 status, multi-housing on busy corridors
- Pollution and noise lead to poor health outcomes sticking everyone on corridors hurt our lifespans (also do road debris)
- Less cars - because close to downtown - sustainability - more cycling infrastructure
- Impact study REQUIRED for the Rundle Academy Campus on 16th St & 42 ave in ALTADOR
- More bike lanes, with winter snow clearing

- Compatible Development
- Infrastructure Deficiencies
- Sensitive, balanced housing development and redevelopment of busy traffic corridors to be safer
- Riverpark is over used. How to mitigate? We love it! as it was
- Community driven decisions about where/how density & housing changes goes. We need density but
- SW Calgary Better transit (and SAFE:) so personal vehicles won't be a priority!
- Cliff Bungalow good mix all kinds of housing - local businesses (grocers, etc!)
- Less single family so close to Downtown
- City employee incentive: report any + all graffiti they see over a certain amount reported incentive? A day off!! or .... !
- More density and housing choice everywhere allow more density by right mix use residential with commercial
- more transit - more pedestrian oriented street systems - more amenities
- Density Mount Royal Elbow Park Altadore
- Allow for more mixed use zoning in out of the box ways. Examples: - Convert garage to coffee shop - shared community garden across multiple lawns
- This is inner city, treat it as such. Provide dense, walkable, enjoyable areas. If you want single family ... go to the suburbs
- See the challenges in topic 2.
- Car sharing (Communauto, Car2Go, etc) could be more popular
- Robotaxis could be more popular (see San Fran)
- Increasing the walkability in the neighborhood by implementing traffic calming measures, expanding sidewalks and neighborhood lighting.
- Increasing the availability of smaller/less expensive housing to allow older and new families to own affordable homes.
- Protecting and maintaining existing greenspaces so that it is accessible and available to all calgarians.
- What is the possibility of building a C Train line across Crowchild Trail SW, and then build smart design around potential future stations
- Focus on transit and walkability
- "Mostly, I want the area to be vibrant, prosperous, interesting, and a good place to live.
- The ability to do most (or all) live/work/play errands without using a personal car.
- Historic and natural places should be preserved and interesting new places created.
- Sufficient local population to support vibrant business districts.
- Tell the stories of the area, and how it evolved through time – historic interpretation
- This is a huge area with a I don't think all the communities and blocks need to evolve the same. Variety is good.
- Really could use a direct bus route from Mission to Marda Loop. Currently there is none.

## Phase 1: Community Association Verbatim Feedback

### Community Association Session #1

- **Will this plan make it easier to introduce neighbourhood commercial uses to places other than commercial areas?**
  - When we look at these plans, we look through the phases and that is something we will look at more as part of Phase 2 and Chapter 2
  - Look at city wide and MDP
  - Main streets
  - Commercial and look at feedback revised from public and WG to identify where community amenities might be missing outside of those main streets and corridors
  - Want to make sure people have access to these local amenities and that we are planning for them in advance so they are not all individual applications
- **How this will affect existing ARP's that outline development in the community**
  - Reviewing those existing ARPs is part of the process what makes sense to bring in, to revisit and what not to bring over
  - Get a pulse on what people value and what they want to see change
  - Once LAP is approved, the ARP is repealed.
  - So that there is only one stat plan
  - Once LAP the ARP is not enforced, but does not mean they are invalid or out of date
- **With growth and density how will this strategy create mixed usage where amenities such as grocery stores, coffee shops, restaurants be at the forefront. Currently R-CG and H-GO promote density but there is zero talk about the supports that build communities.**
  - In terms of local amenities its having the population to support those
  - Community life cycle and decline means we sometimes see a decline of amenities
  - Identify where those area of commercial area can go
  - Chapter and phase 3 is focused on improvements and with growth comms need those investment and improvements this is where we will focus on that
- **How is the LAP being considered in connection with rezoning proposals that seem to be skipping consultation from communities**
  - Encourage on application size
  - Until LAP is approved we work on existing policies in place
  - We stay up to date on these things so we
  - Draft until approval, can change with Council - no decisions are made until its approve
- **We are concerned about school capacity:**
  - Agree, how are school capacities right now? Do we have enough families to fill them? Too many? Not enough?
  - Is CBE and Catholic Board involved in LAP process?
  - CC - access to the CBE and CCSD info in terms of capacity
  - Depend on the community - certain schools over and some under, both boards are involved in the process, they are aware of the engagement and focus
  - They provide us with data

- **If schools are full what are the plans to build new ones / expand existing ones?**
  - Rideau Park is over capacity and denying children entry in walk area
  - Some discussion that Elbow Park children may be bussed south versus going over the Rideau park for middle school
  - We provide boards with data, but it is their responsibility how to allocate students to school, either adding to or building new or moving students
  - We see that RP school is over - working with both boards that is reaching capacity, how LAP may affect these students over time
  - Bus - operational and based on each school how they make these decision
- **Traffic concerns and upgrades needed to manage traffic flow. Will there be active transportation investment to support?**
  - Agree with this - some active transportation projects have been “on the books” for quite some time - does an LAP help speed up implementation?
  - We also have transportation engineers support as we go through project they look through the project in terms of traffic flow
  - They look at some of the concerns and capacity at roads, active transportation as well
  - Changes on the ground
  - Chapter 3 is all about investment and how to prioritize investment
  - Roadmap to give that helps council
  - Pieces that we heard throughout we heard engagement, good sense on the pulse from that
  - Can't say that 100% that investment on this will increase, some might come
  - Helps to prioritize and understand comm needs, investment on the ground and helps council make impactful happen quickest
- **Will investment in community amenities be directly tied to proposed increases in density? Places identified for the most growth should in turn be prioritized for capital investment in parks, public realm, etc.**
  - One aspect that is part of the consideration that is phase/chap 3, with growth and change there is need for investment to support
  - We look at all of the WEC and identify where it is most needed
  - Sometimes there are synergies with all the other depts
  - Comm investments that would be identified
  - Council \$20 mil in seed funding for LAP kickoff projects
- **Will the LAP have precedence over the new Housing Strategy? Will this be completed before housing strategy is enacted - seems out of order. ?**
  - Council approved CoC Housing Strategy on housing crisis
  - Directed PDS to prepare a change to base land use allows for single townhouse
  - This work is early on, committed to giving people what they need to understand
  - Also for LAP that are currently underway
  - For LAP it is at stat bylaw - housing is a strategy that is approved
  - Work closely with Council together
  - The HS will run until 2030, LAP in CII within the next 2 years
  - LAP in a few different phases - Heritage approved, various phases
  - Working on what this means moving forward

- **Are we going to honour restricted covenants in heritage communities?**
  - the city is not a party to restrictive covenants (RCs)
  - People can add new RC and discharge
  - Not go on a parcel by parcel basis
  - Understand the larger picture - 30 year
  - The RC can change over time, people can add and change
  - We are more high level
  - Heritage Comms - looking at other - heritage guideline area to fit new developments contextually and heritage policies in general, incentivization, designation where we can, partnerships in heritage planning
  - Lot of heritage in this comm, policy that will be working to craft with you to understand how to keep the character for the communities
- **Flood mitigation completion prior to development in impacted zones?**
  - We have been in comm with Water Resources
  - Some of the Flood Mit - complete in the next year or so
  - Updated mapping - need confirmation from the Province
  - Likely within timeframe of WECLAP
- **Does the LAP consider Lindsay Park? This is an important outlet for Cliff Bungalow-Mission and the surrounding communities, and a lot more could be done to help it even better serve the needs of our growing population.**
  - The park not the facility
  - The facility is growing into our park in lieu of their parking lot on the other side
  - LP part of the plan area
  - The park is included, we work with Parks reps on this
  - We can talk about how it can service the community in the future, can be part of the list of improvements for future
  - Life-cycling, disconnected from the community
- **North Glenmore Park CA is bisected into two parts (north and south of Glenmore). Is there any way to consolidate this process into just one LAP for our community? It seems to be an unreasonable expectation to participate in two LAP's (not my strategy in Blackjack however!**
  - We recognize the concern around people are in more than one plan area
  - Our daily life is not confined to one area
  - Primarily establish boundaries based on large roads or geographic features (river) easily identifiable
  - Shape who we go about our lives
  - Allows us to consider how to integrate with new investment
  - Southern half of Glenmore park part of another LAP
- **Are sessions generally evenings, weekends, or during business hours?**
  - Generally the sessions are held on weekday evenings.
- **Will the Engagement stations stay AFTER the LAP process is done?**
  - Yes, the intent is for the stations to remain as little free libraries

## Community Association Session #2

- **must be selective on what we share based on frequency - can't send out too many emails**
  - Once or twice a month - newsletter or email - we need a lot lead time. Can you send us info more in advance?
- **How do we put forward a name for the WG?**
  - We will ask CA who they are nominating - once that person is nominated, they will sign the TOR etc.
- **How many people from each community will be in the WG?**
  - Aiming for how many?
    - Based on community population
- **What is the population based on?**
  - Based on community boundaries? Yes
- **Application process? How does it work?**
  - It's vetted. Applications come in - we look at just the answers
  - Specific questions, based on the four C's
  - Representative group - balance of renters, owners, broad demographics
- **is there a minimum number of representatives for the WG? Do people have to identify their community?**
  - Dependent on who applies, each CA does get at least one rep etc.
- **where is this info? What is the most effective way for our community to engage?**
  - On project website
  - Awareness - mailed booklets goes to all homes/stations/online - marketing campaign
  - Toolkit - a way for CA's to copy and paste and share the info - consistent message
- **engagement - if a CA wants to host an open house to raise awareness for this etc. how can the City help? Can they bring us booklets or staff?**
  - Connect with us
  - We don't expect Board members or CA members to collect the info at larger
- **does this mean you discount what you hear from Board members?**
  - Info collected in different ways but all is taken into account
  - Can resend it - email us
- **may want to look at accessibility for in-person meetings**
- **Industry Representatives - are they on the WG?**
  - Yes via application process not appointed?
- **So there are two separate working groups?**
- objectives to how communities evolved because it doesn't represent how our community
  - We don't have declining school pop, they are at capacity
  - It's too leading - painting a pic that is not representative of what is happening
  - Future comms - can WG have input so that they can see their community in the info that is being circulating
  - trends overall , not community specific - yes some growing and some that are not. Gt info community specific convos as we move further into the process.
- challenge you may face is that you are dealing with a lot of people that are not knowledgeable, but I can see why this content is good for them. I saw a lot of challenges with the docs you are using - there are holes in it as a planner, architect etc.
  - that's why these meetings are great - we get the experts at the table

- any process, you need to know what the point is. Clarify the outcomes for this process so we understand the goals for our participation. The 3-5 years from now, not just this phase.
  - The goal - 2025 a proposed LAP goes to Council for approval
  - Online - see the approved LAPs - North Hill and Heritage approved. Chapters align etc.
- **This is a new process for the City?**
  - Yes over the next 10-15 years the entire city will have an LAP
- **so the LAP goes in conjunction with the ARP?**
- **are the ARP's then rescinded?**
  - Yes once the LAP is adopted the ARP is rescinded
- **are the LAP statutory binding?**
  - The LAP is an ARP - the LAP is multi-community - a large ARP
- when the application goes forward, the developers will look to the LAP for guidance - and if it doesn't align, then it is a harder sell to Council
  - Advantage is that LAP - it will be easier to update as there are multiple communities
- **I have looked at 2 completed LAPs, I was very concerned, in that I did not see on property that still has an RC1 designation as a building type, they were all beyond that. I was shocked - it seems that the agenda for the output of the LAPs is to densify.** That was the city's goal. 35 people showed up to object and only 3 to support. How does this reflect what the community wants? How do you expect us to accept that as an outcome?
  - We need to meet City policies - it comes from a Council approved city policy - how that growth and change is achieved is where we are going to look at with LAP
- **the City went through the affordability task force, and went through RCG as a baseline - rowhouses, multiplexes anywhere. Does this not take away from the point of an LAP?**
  - We are only a week out from that decision. In terms of LAP it looks at everything - the broad range - not just the housing. Main Streets etc.
- set targets - the city settings its own targets for WE in terms of density
  - We have capacity - existing capacity - zoning. Density will be the biggest topic we deal with - numbers, form, and infrastructure to support this. I haven't seen it in any LAP. As a group we should talk about where we can support
- **I think you will have a hard time getting good engagement from all areas.** 130 letters in opposition to the rezoning and the community feels like they haven't been heard. People feel jaded - white hot angry- it seems like a check box exercise.
  - We always hear this - RC1 maintained. Where do we work together to accept this change?
- all the RC2's have been approved. What's the point? Does it make sense to pause this? It seems like you are working towards goal posts that keep moving
  - timelines shouldn't be affected
- **how much (per cent) is this going to be based on RCG? What else is the LAP about? Is it just about Land Use?**
  - We have to be looking at what is happening - it is the way of the future. I really hope it can be about other stuff
  - Council - people need homes
- **lets focus on nodes and corridors, sensitive densification. Places to grow, it won't be as crazy as people think it will be about.** 12 communities - let's work together.
  - you can see in the TOR which topics are covered.
  - Have convos with people not try to change their perspectives
- **lots of interest in engaging on this.** Exciting - as things proceed, if people keep an open mind we should be surprised about things. Zoning is not always economics.



- **felt more one-sided - the in-person was more robust**
- will there be a new booklet at the next phase?
  - **Identify the sticking points from previous LAPs?**
    - Bringing people along the process, understanding feedback
    - Challenging - balancing everyone's viewpoint
- **toolkits - is there info we can give to our communities from the WG?**
  - Toolkit - high level message etc.
  - WG develops the draft maps, messages, vision.
- **what is the case for change? Is there something from City that has message as to why we need this density? Why we need this change?**
  - MDP
  - The city is NOT driving the growth - people are moving to the city. What we can do is try to identify where the change is. Links to trends over time.
  - WG presentations, etc. will always be shared
- clarify the funding mentioned? Is it for WECLAP?
  - For all the 8 LAPs - as seed funding specific for all LAPs

## Phase 1: Industry Representatives Feedback

### Industry Session #1

#### Question 1:

- **From a development perspective, what is currently working well in the West Elbow Communities? Why?**

- Lots of demand from the market for new product
- Amenity and access to inner-city is hard to rival, driving a full spectrum of demand
- General acceptance in (most) communities that change is going to continue happening.
- Commercial and residential growth happening in tandem, at least in areas like Marda Loop
- Relatively regular grid subdivision fabric makes assembly / redevelopment more straightforward
- Car-free, or car-reduced product easier to realize and bring to market in these communities (not without opposition, hah!)

#### Question 2:

- **What are the greatest opportunities in the West Elbow Communities? Why?**

- Supporting greater density on 25th Ave in Mission - precedent is already established, policy is lagging.
- This extends east of Scollen Bridge as well - Erlton portion of 25th should also be MU-½ style future building up to Macleod
- North Glenmore area is prime for more intensification - leverage parks and amenities nearby. Natural extension of South Calgary -> Altadore dev't pressure.
- More 'main streets' than exist in the plan area. 4 Street is relatively built out and all demand is really pushed into Marda Loop as seen with the current pipeline of projects. 33rd Avenue has the right size/layout to be a main street, Macleod Trail does not.
- More commercial streets could be contemplated in Mission. 23rd Ave east of 4th is halfway there. 25th as mentioned earlier as well.
- Supporting a more thoughtful build out of the 14th Street corridor (both sides of the road!)
- Might be viable between Council and Quebec in small pockets. Quite the consolidation and battle to fight to get approval there...
- Mission Road between Mission Bridge and Macleod could see pressure in the future - Erlton / Parkhill portion is densifying but the gap is in Rideau/Roxboro.

- Elbow Drive, 8 Street SW, Council Way to 33rd all might be good places to explore as places with commercial activity at-grade and a form and scale category to support up to six stories.
- TOD around Sunalta C-train station - more local small businesses. Increased density.
- Erlton cTrain station as well - major opportunity around this area up into north and south Erlton
- Macleod Trail needs significant improvement and traffic calming to encourage development to actually interface with the street (as a main street). It significantly impacts the ability to have successful TOD at Erlton Station.
- Observation that the distance from Mission to Britannia on Elbow is the longest stretch of road of that type in Calgary w/o commercial. Opportunity at Sifton?
- 20 ST and 26 AV as an emergent “B-street” corridors
- Outdated policy continues to be a barrier for development along existing main streets. The LAP should focus on appropriate scale given the context of transit, transportation capacities, and surrounding building form. The vast majority of the plan area main streets (e.g. 33 Ave, 26 Ave, 14 St should be limited to 6 storey development.
- The LAP should preserve the neighbourhoods of Upper Mount Royal, Elbow Park, Roxboro, and Rideau Park as being historic districts. Redevelopment should be focused on other neighbourhoods within the plan area.
- Same could be said for portions of Cliff Bungalow, Bankview, etc. Where to draw the line?
- Agree with comment above re historic neighbourhoods
- Redevelopment should be focused on all inner city neighbourhoods where people don't have to spend an hour in their vehicles to drive to work
- Addressing interfaces w/ Greater Downtown will be important. West side of 14th Street, south side of 17th Ave, should be provided opportunity to fully contribute to these important streets
- Heritage preservation incentives for development that performs well in a heritage sense might help win over more communities as well. Needs to be a carrot to lean into this preservation mindset.
- The improvements to 8 street Sw could be leveraged and extended south of 17th avenue.

### Question 3:

- **What are some of the greatest challenges to achieving development that the Local Area Plan can address?**
- Opponents to development lean very heavily on the existing, outdated planning documents.
- Specifically in the Marda Loop area, traffic circulation is becoming a challenge
- Parking challenges in some areas. Including no parking management in Marda Loop, is it time to look at that?
- 4th Street infrastructure is a mess.

- Primary transit borders these communities (opportunity but also challenge)
- Lack of consistent policy direction / certainty (obviously the aim of the work ahead)
- I doubt if the economics or the public would support main street kind of density on some of the blue-sky corridors being raised here!
- Note no transit link between Mission and Marda Loop (e.g. along Premier, Council Way)
- 14th ave - existing pedestrian mobility, existing quality of commercial, traffic
- Mobility needs to be at the table to explore abilities for expansion of active modes of transportation and reducing the impact of automobiles coming into popular areas.
- Rezoning for Housing initiative will establish unrealistic expectations on corridors when contrasted to the Westbrook LAP communities - their corridors are proposed H-GO. Would be nice to get that treatment in West Elbow LAP areas ahead of time.
- 4-6-storey development is economical and in demand within the plan area, however it is restricted to particular areas currently.
- Scarboro, Elbow Park, Upper Mount Royal, Rideau Park and Roxboro are likely to try to opt out of additional density or change and use areas like West Village to try to density dump into instead. There is risk that these communities will use there resources to get the same treatment that Rosedale did to get themselves designated a 'Single Family Special Study Area' as they got into the North Hill LAP. This creates mansion-only districts.
- AT infra. Investments help sell density to communities too. Finishing 5 St cyclepath for example would help sell more density west of 4th to the community
- Finishing 34th Avenue multi-use path in Marda Main Streets, currently unfunded gap between 14th St and 17th St.
- Neighbour opposition and spreading false information about the plan "You will have a tower on every lot on your street"

### *Additional questions/comments:*

#### **West Elbow – Industry Session – Notes**

- overview of demand across different products including commercial, if well designed and well located there is good market uptake for it
- Rear lane product with rectangular grid – nothing with weird block shapes
- Main Streets – lots of development on, Macleod less, 14<sup>th</sup> less

#### Density – on 25 Ave:

- redesignation – south of 25<sup>th</sup> the towers and heights are there the ability to reflect that condition the market would respond to quickly
- South is MH2, north is
- Most of Mission is a big DC

#### Elbow Drive:

- Future dev – there is a lot of pressure on 33<sup>rd</sup> ave and acquisition of main streets
- Pressure on the area that's have urban fabric
- 17<sup>th</sup> ave – gradual change but mostly already built out

- The Macleod has limited to not demand due to size and shape of street
- Natural places for these have transit connection, existing primary transit network, places where you can have at grade activity that can form neighbors activity centres

Project team ask: What other corridors have the MDP main streets potential? What areas have this potential?

- Block patterns you see in Main Street – 4<sup>th</sup> street, Elbow Drive – excellent transit
- 8<sup>th</sup> street has good connectivity.
- 14<sup>th</sup> street
- 20<sup>th</sup>, 19<sup>th</sup> street –
- Way up to 33<sup>rd</sup>

Q: 26 ave corridor – challenges – transit it winky outside of BRT as a result it hasn't been supported. Presence of restrictive covenants (RCs) - lots of land on 26 that are covered under that, how can this LAP address that?

- From the chat: - I was really focusing those additional 'Main Streets' along roads that have existing primary transit routes with reasonable frequency

Q: restrictive ARPs – south Calgary – its out of context and no longer of its time

- New LAP will help enable growth and remove one more hurdle

Q: Rideau Roxboro historic districts?

- Council direction to create Heritage Guideline areas – contextual development tool not a preservation tool
- Not sure if from West Elbow – increased street parking pressure and less parking provided from developments
- Business parking – next to Crowchild – not east village yet, No metering
- Increased parking and sharp gradient between commercial and high den residence and low den
- Awkward phase – not sure the policy or parking authority meets our needs
- Limited opp to get public parking when here is a large development happening.
- Opp may slip by if its not a thing in the plan
- Project team ask: Commercial within communities – we would like to see more amenities closer to home?
  - –14<sup>th</sup> Street – challenges with no on street parking can see this in 17<sup>th</sup> ave
  - Its what helps 4<sup>th</sup> street be successful
  - Mobility needs to be at the table – demand for commercial that support on street parking
  - MacLeod – don't have the mobility characteristics that support this
- Not a lot of streets in the plan that lends themselves to lots of on-street parking, challenging – volume of traffic, topography, build form – east of 14<sup>th</sup> – double sided lots
- 33<sup>rd</sup> ave – no change for retail in those areas
- From the chat: – What are the possibilities for a left turning arrow from 37 ST SW turning left onto 26 AVE SW?
- Q: Marda Loop Infrastructure on the street – lamp posts, etc. its all falling apart. Below ground - unsure
- From the chat: I'm an architect and I'm surprised the City doesn't allow a higher density on the south side of a road to help mitigate the shadows on lower density housing. And thoughts on this?
- Q: 2<sup>nd</sup> last point on page 4 – Scarboro/Elbow Park/Mt Royal – typically opposed to guidebook. Rezoning – like to keep status quo – what is reasonable what they will accept?

## Industry Session #2

At the session we asked:

1. Are there any show stoppers/red flags?
2. Are there any areas missing? If so, what scale should they be?
3. Do any areas need special policy consideration ("yes, but...")

### Cliff Bungalow/ Mission/ Erlton/ Rideau/ Roxboro/ Elbow Park

- I assume you will be talking to the land owner of the large vacant site off the corner of MacLeod and 25th. Working towards a realistic vision for the development of this important site will be key!
- Any special consideration for MNP lands?
- Have you looked at issues with riverbank shadowing?
- Area 7 Elbow Dr. and Mission Rd. seem unlikely, but might be some isolated opportunities at nodes.

### Lower Mount Royal/ Mount Royal

- The streetscape along 17 Ave really needs a focus / elaboration.
- I think 8<sup>th</sup> Street through upper MR to 30<sup>th</sup> Avenue should be assessed for increased density. In lower MR there is quite a bit already and this acts as one of the main arteries through the area. With several older homes along the street, a school site, and direct access in and out of the community, I think it makes a logical candidate for more than single-family homes. Has there been any community feedback on this street particularly?
- I think Lower Mt. Royal may have sufficient density zoned in already.
- Mindful of shadowing on 17th Avenue.
- Route of the 13: In Mt. Royal aside from Earl Grey school and the bus itself, no real public amenity, shops, etc. Not sure it's a good spot for higher residential density. Support seems a little thin.

### Sunalta/Scarboro/Bankview/ Richmond

- 17 ave in this area divides the community in this area.
- The 'taller building areas' identified on the plan should also be associated with an excellent urban realm. The urban condition at 14St and 17Ave is marginal right now.

- The old Richmond medical building should probably be developed out as a comprehensive development site.

## South Calgary/ Marda Loop/ Richmond

- The open area around the library should be considered for upgrade / redevelopment since it's the largest open space in the area.
- Development through the core of MArDA Loop (i.e 34th ave and 33rd ave) has been a bit haphazard. It would be great if a clear vision for the area could be created as part of this LAP project.
- Isn't 34th Ave currently undergoing renovation?
- The higher building area at 33rd ave needs to be identified as a gateway into the community - the pedestrian realm needs to have excellent articulation.
- How do you envision supporting increased density in Marda Loop with existing road infrastructure and upcoming bike lane on 34th?
- If a streetscape masterplan for 14Street is initiated, consideration of the residential and commercial interface needs to be highlighted. This area of 14street is a boundary condition between commercial and residential development and acknowledgement of that interface needs consideration.
- I think the taller building star located at the intersection of 14th and 33rd makes a lot of sense but I can't imagine the communities would support anything over 4-6 storeys here...
- 14th street from ~23rd to 38th has the potential to be something really great!
- Wondering about the omission of 20 ST SW as a corridor that connects 26th, 33rd and eventually 50th, generally within the BRT station catchment
- Building on the above, wondering about the intersection of 33rd AV and 20 ST as Marda Loop "centre ice" for consideration of additional scale
- The "gateway" location into Marda Loop at 33rd AV and Crowchild TR is challenged by intersection / interchange integration and grades. It's a challenging pedestrian realm as one heads towards Crowchild TR
- 20th/33rd (Co-op) site has the benefit of being a full block in depth.
- The Road Right of Way along the West side of 14th St restricts development - as seen in Land Use Applications not including 14th St parcels in their assemblies - linked to missed transitions/Gateway to Marda Loop opportunity and connectivity of the two Main Streets
- Needs to be some consideration for business/customer parking in Marda Loop core as part of major new developments (I know, the p-word)
- There are some good heritage homes in zone 4 (special policy consideration?), lots of new infills too. Expect upzoning on 32nd Avenue would be challenging.

## Phase 1: Working Group Feedback

### Working Group Session #1

#### Activity 1: Brainstorming/Values - list the community assets that you value the most (one asset per sticky).

Table #1	WG Member	#1	#2	#3	#4	#5	#6
COMMUNITY ASSET	1	The heritage feel of the community . Described it as a countryside , homestead design. It's the entire Package.	Proximity to work (location of the community is central). Lots of options for people who work	Housing Variety	Elbow River – good public access	Grocery Stores/good options. As well as Box stores to local community	
	2	Large Tree canopy. Green space to home ratio is great.	Park/Recreation/Swimming pools	Community Centres – skating rinks, sport. Gathering spots is a positive especially for kids. Need more gathering casual spaces.	Mature trees/Greenspace	Affordable rental housing. It's harder to find now. Quality housing is a good feature to keep families here.	
	3	Parks	Affordable housing options. Easy to grow with your family and stay for a long time	Transportation/C-train is not very safe. Would feel safer if there were more occupied space/businesses	Lots of and good Shops/Restaurants	River. Floating down elbow river vs. Bow (unique). Accessible clean rivers is wonderful	



Table #1	WG Member	#1	#2	#3	#4	#5	#6
	4	Close to LRT. Good for commuters. People enjoy the area overall. Close to amenities. NMP Centre. Community rinks. The collaboration between Sunalta and Scarboro is great.	Multiple roadways and pathways. Good/easy access to Crowchild and Glenmore	Recreation Centres – important for kids, outdoor pools (stanley park), great resources and liveable	Walkability	Athletic parks	
	5	Access to Bow River is a plus.	Established trees	Tree Cover	Public Transit is good for Calgary standards but needs improvement. Walking to c-train is easy but bus stops are not protected to the weather elements. Getting from Mission for example is difficult to get to. Difficult	C-Space at Marda Loop. Small business	

Table #1	WG Member	#1	#2	#3	#4	#5	#6
					bus access sometimes.		
	6		Retail amenities and schools (good options). Neighbourhood is changing and growing. More families and children now. Also more new home builds are happening. Affordability is important. Seeing more built forms and side by side homes due to land restrictions (flat roof homes, 4 units and some 8). However, this brings parking concerns to the forefront.	Walkable	Bike paths. Likes the 2 <sup>nd</sup> street bike lane. Prefers 2 lanes rather than just 1 bike lane. But, driving on 2 <sup>nd</sup> is tricky to manipulate and safety is an issue. Crossing under 9 <sup>th</sup> ave train tracks would be better if you are trying to head east.	Undisturbed natural areas (Biodiversity). Examples: The cliff above Glenco Club. Can't build on the land which makes it desirable. Untouched gems. Cliff Bungalo, Roxboro, Bankview parks. Designed with "T"s for good design. Also liked the slopped landscape in that area. Buckmaster Park is well liked.	
	7			Bike paths and lanes	Variety of housing options/mixture		
	8			Playgrounds parks			
	9			Restaurant amenities			
	10			Charm and interesting spaces			

Table #2	WG Member	#1	#2	#3	#4	#5	#6
COMMUNITY ASSET	1	M&P	Concentration of walkable services and businesses	Historic buildings and places	Old growth trees	Park	cafes
	2	C-train	Regular bus service	Walkability	Biking/walking paths	C-train	Biking/walking paths
	3	Corner Supermarket	Parks in upper Mount Royal / Cliff Bungalow	Local Commercial	Spaces / parks	Glenmore track	Night markets
	4	17Ave SW		River Pathways	Sandy beach	Supermarket	Plaques – info boards with historical photos and info
	5	Coffee Shops		Mature Trees	Covered bus stops	Sledding Hill – not programmable space	Libraries – public and the mini libraries
	6	Sport Centre		Variety of neighbourhoods	Off0leash dog parks	I like walking through the different neighbourhoods on my way to school (Western)	Restored or well-kept historical buildings
	7	River Pathways					Old trees
	8						Green Spaces
	9						Performances by local music groups

**General questions or comments:**

- Walkable communities – interesting comment –
- Most of everything I put down is because it is walkable
- Walkable is something that is desirable.

- Green space is valued – and concerning if lost due to density coming in
- Tree canopy is also valued
- Safety aspect of losing green spaces
- Parks adds to safety – openness and fitness/mental health
- Green spaces and well-kept green spaces and parks
- Historical plaques in Cliff- Bungalow – really interesting
- Would love if we had a park – near the Marda Loop business area – it would be nice (like Tomkins Park)
- Marda Loop would benefit to a super market of 14<sup>th</sup> Street bersus having to travel up to Garrison Wood
- The river pathways are really nice - great for cross-country running and training for sport
- I like the new energy – new immigrants (diverse communities with diverse people)
- Affordable housing
- That is a great question : What is affordable housing? (What makes it affordable)

Table #3	WG Member	#1	#2	#3	#4	#5	#6
COMMUNITY ASSET	1	Off Leash Dog Park Walk big loops around river park, RR park, Stanley Park	Business/grocery/ cafe – can walk to them all, so much easier. Walkable area so important.	River valley pathway for walking and cycling. I can get anywhere.	Pathways, sidewalks and connectivity. Small shops in the neighbourhood.  Sandy Beach – even if it's busy in the summer, off leash dog parks (River Park)	Area of business and distinct places outside of city centre.  Pathways – some of them or old/dangerous – very narrow. They separate the neighborhood from each other. Right along the road.  Mission, 17 <sup>th</sup> Ave – lots going	Buckmaster Park – green space, amenities. Massive reno but location of the central community hall.

Table #3	WG Member	#1	#2	#3	#4	#5	#6
						without having to go downtown.	
	<b>2</b>	Mature trees / urban canopy Deciduous trees, leaves. Had visitors from a newer communities and they didn't have leaves. Connection to nature	Parks/green space, mature trees  Pathways – walking and biking	Green space and parks- lots in the area, urban canopy – chose to live in this area. All parks in Mt Royal	Street trees – great shade.	Location of where I live – close to centre but not too busy, it's still quiet. Can walk to downtown tho	Nearby amenities, inner city.
	<b>3</b>	Elbow River Pathways – walk around the river. Difference in elevation, being in nature. Can walk from my house.	Schools – francophone school where my kids go	cSpace, recreation schools. Library, central to business to restaurants.	Electric mix of eateries.	Diversity of people in the neighborhood – older generations that have been here a long time, they run the CA and montesroi, Younger people like – going out. Lots of people always out.	Trees – keep the trees.

Table #3	WG Member	#1	#2	#3	#4	#5	#6
	4	Recreation - Skating rink/tennis courts, basketball, soccer – all within walking distance	Easy to get downtown via transit (bus). So easy – three different routes to get downtown. Route 22 and MAX BRT yellow. Don't have to worry about parking.	Recreational opportunities that exist – private club in the area (Glencoe).	Little Free Libraries	Age of the neighbourhoods – trees, character homes. Kept and valued while new developments.  We walk in Cliff Bungalow – the old school is beautiful. Older homes. Elbow River – Pioneer Lodge – very distinct.	
	5	Events at the community centre – stampede, Halloween, social events	Views – can see the mountains.	Historical buildings – cSpace, schools, historic homes. Nice to see cSpace go in. King Edward School	Public art – proximity to 4 <sup>th</sup> Street and 1 <sup>st</sup> street		
	6	Public art – manhole covers as an example (functional art)					
	7	Churches – convent area – beautiful setting.					

**General questions or comments:**

- Don't know how important it is to live in a walkable area until you cannot – ex. Marda Loop area.

Table #4	WG Member	#1	#2	#3	#4	#5
COMMUNITY ASSET	1	Walkability in communities with local businesses and low-rise buildings	Elbow river pathway for connectivity and commuting	Giuffre Library – free public spaces with services & programming	Giuffre Library	Urban Canopy (Upper MR, Scarboro, Elbow Park)
	2	Connectivity between communities through transit, pathways system, green corridors	Access to different modes of transportation in the neighbourhood (transit, cycling lanes, etc.)	Parks – for dogs and multi-use, connectivity to move without cars (walkability is short distances)	Access to local retail (33 <sup>rd</sup> ave, 26 <sup>th</sup> st, 17 <sup>th</sup> st)	Elbow River
	3	Multi-use green spaces for diverse users	Diversity of housing in area with options to both rent and own	Mixed-use zoning (bus, comm, res) at the edges of communities that provide options in neighbourhoods	Parks – quality green spaces with multi-generational & seasonal activities – with amenities and infrastructure (North Glenmore)	Lower MR (17 <sup>th</sup> Ave retail)
	4	Safety to move through and between the neighbourhood with alternative modes of transportation (not cars)	Parks (dog parks)	Heritage Buildings		Heritage Assets
	5	Pathway system	MMP Gym – Lindsay Park	CSpace		
	6	Urban Forest	Local Retail	Western Canada HS		

Table #4	WG Member	#1	#2	#3	#4	#5
	7			Farmers markets, gardens, naturalization efforts		
	8			Easy commute methods to downtown		

Table #5	WG Member	#1	#2	#3	#4	#5	#6
COMMUNITY ASSET	1	Elbow River Pathway and adjoining paths because I 've always enjoyed the opportunity to live in a walkable community whether that's living in denser communities or natural areas, I am enjoying nature lately/	Walkable main streets. There aren't a lot of choose from so I value them	Pathways. I love all of them everywhere.	Daily needs close by, location/proximity . I like walking around urban areas, and looking at buildings and houses, I can walk to the grocery store, coffee shop, to the dentist office, etc.	4 <sup>th</sup> street and all the restaurants, pubs, etc.	River Park, walking, walk your dog, I can ride my bike
	2	Tree canopy. I am a huge supporter of trees, keeping homes and neighbourhoods cool and they are beautiful. The more the better.	2 <sup>nd</sup> Stret biklane. Make a huge difference for me. I won't drive unless I have to.	Trees	Schools and daycares nearby. Huge impact to our quality of life.	Elbow River and pathway system right out the door is a great way to decompress	Access to the BIA Maradaloop and 4 <sup>th</sup> Street



Table #5	WG Member	#1	#2	#3	#4	#5	#6
	3	Homes and businesses, architectural features, of various look and vintage. Diversity and variety is very interesting to me. I like to image who lived there, how they decorate it, etc.	Pockets of the area that feel like complete communities. Seniors development in Mission, adding people to Safeway and the parks around it. Great to have people of all ages.	Coffee Shops	Playgrounds and green spaces. You can find a playground or green spaces nearby to connect with neighbors.	Community character. Wide setbacks, smaller buildings, having that lower density form with lots of trees (vs larger buildings), you get more sunlight. It feels bright and green versus as you get closer to 17 <sup>th</sup> .	Connectivity via Crowchild, 14 <sup>th</sup> street, etc
	4	Elbow River Island art instillation. It's a really neat usable practical integrated art instillation (by Mission).	There aren't a lot of oversized roads. You don't have those big large bridging gaps that are hard to cross. A lot of the areas within this plan area are nice to get around without driving	Having grocery stores that are within walking and biking distance	We use the library and go there all of the time. Great programming.	Historical buildings, it's the oldest part of Calgary. We've lost a lot of true historic Calgary. I feel like you get lots of that older character. It was an original homestead home. 21 <sup>st</sup> Ave and 17 <sup>th</sup> street. Manor House / Coach. Its in Bankview, south of 17 <sup>th</sup> A Street. They suited it into 10 apartments.	Heritage resources, heritage trees and homes.

Table #5	WG Member	#1	#2	#3	#4	#5	#6
	5	Stanley Pak Outdoor pool. Great way to keep cool and it's close to me.	Elbow river beaches	Walking around and looking at all of the historical buildings and architecture	Bikepath connections could be improved downtown. Southland and Macleod via Elbow River path through Eagle Ridge is great, but getting downtown is a bit trickier.	Proximity to downtown was really important to me when I worked downtown.	Military connection, street names, community connection to military history.
	6	Streetscapes, lighting along 4 <sup>th</sup> street SW. Makes it safer to walk at night, looks great.	Tree canopy	Having schools and playgrounds nearby	Businesses in Marda loop	Green space.	South Calgary, Pump track, library, tennis court, beach volleyball.
	7		A lot of local parks, talisman, Stanley Park,	Sports fields for all ages	Lights in garrison square, dog training classes, Christmas lights, music concerts, it's a really neat informal space.		
	8		Garden Crescent	Library / Community Centres	Seniors living		
	9		Bilingual street signs. French, etc., but also consider opportunities for Indigenous terms where the names	Rec facilities	North Glenmore Park		

Table #5	WG Member	#1	#2	#3	#4	#5	#6
			are spelled out phonetically.				
	10		Adaptive reuse such as cSpace is a really nice example of development reuse in a really unique way. The seniors building is another great example. I think adaptive use in another important thing to keep in mind as we look to density.	Restaurants / pubs			
	11		Waterpark	Healthcare			

**General questions or comments:**

- MMP centre, biking, etc. area all really important.
- Thinking of all ends of the spectrum from daycares to aging in place. Trying to think of all stages of the lifecycle.
- We are also bookended by seniors' residences and I think it's really important.
- I think of people being in different bookends of their life. There are a lot of people in their 20s and a lot of people that are older. There are a lot of options in places like Mission. I don't think I have that in my community, but I do like the idea of more complete communities.
- 2-3 bedroom homes are becoming out of reach in the plan area. Having things that are achievable based on local incomes. Even with the average household income in Elbow Park, only 20% of people could afford those homes today, based on the average income.

Table #6	WG Member	#1	#2	#3	#4	#5	#6
COMMUNITY ASSET	1	Parks & Green spaces	River space path networks. Transit not quite assessable.	Park / Tennis Courts	Green spaces/ paths / pathways	Parks	
	2	Pathways	Cycling Lanes and Infrastructures.	River walk and Paths	Elbow River Pathway System	Walking score	
	3	Local Shops	C-Trains (Sunalta)	MNP Center	Shopping / Food destinations	Outdoor pool - Indoor	
	4	River access	Green space, Parks, Off leash areas, River space, and Glenmore Park	17 <sup>th</sup> Avenue	Alberta Health Services / Medical	Kind Edward School / working artist studios	
	5	Reservoir	Presence of nonprofits & social services easy to assess in Sunalta.	Two House Brewing	Public skating rinks & Pathways (Outdoors)		
	6	Proximity to nearby breweries and restaurants	The Library.	Bike lane	C-Space		
	7		Corner stores as it is a trek to local grocery store.	Glenmore athletic park	Rec Center		
	8						

Table # 7	WG Member	#1	#2	#3	#4	#5	#6
COMMUNITY ASSET	1	<p>Close knit community - Have lived in East Elbow Park for 30 some years, it's like a black hole, no one leaves. Love the fact that I have long-term trustworthy neighbours. People are long-time homeowners. Once people come to this neighbourhood they don't leave. People all helped during the flood. Everyone knows everyone. My neighbour has keys to my house (i.e. to help if needed). Love them all. (Diana mentions flood and how her parents didn't get</p>	<p>17<sup>th</sup> Ave – Live in lower Mount Royal because of access to walkable amenities. Live my life on my feet. Drove tonight but first time taken car out in weeks. Can walk to grocery store and carry them in hands, can go to doctor, etc. Work from home now but used to be able to walk to work. I'd never live somewhere else without that walkability (which narrows when where I can live).</p>	<p>Pathway system – access and integration. Very quick to get onto the pathway system at Lindsay Park and from there can be around the city quite quickly. Well established, well maintained, well cleared from snow. Think this is one of Calgary's biggest assist in general.</p>	<p>Densification on 33<sup>rd</sup> and 34<sup>th</sup> in Marda Loop. Very supportive of these efforts to build more housing. More affordable housing in our neighbourhoods.</p>	<p>Sunalta Hub – new CA building, just broke ground. Right across street from LRT station, Doing the Hub as plan to have a community kitchen. Will be able to rent it out, big demand as large group of renters and new Canadians in the area. Have 2 towers going in across street, possibly more building along 14<sup>th</sup> street... so it's great to have this amenity in the community.</p>	

Table # 7	WG Member	#1	#2	#3	#4	#5	#6
		<p>along with their neighbours until the floods but the floods brought them together – will never forget how people helped each other).</p> <p>*people cam from everywhere to help during floods.</p>					
	2	<p>RC1 - related to that, there is large yards. People are homeowners care about properties, look after them well. Blvd. trees planted years ago, beautiful tree canopy. When we built, we made our driveway super narrow so it wouldn't impact those trees. Big</p>	<p>Main Streets (4<sup>th</sup> Street)</p>	<p>Diversity of community – lots of levels of housing, range from affordable to expensive, old houses with 6 apartments carved into them and some restored for \$2M on the next block. Wide range of</p>	<p>Community Transit hubs and bus stops – sold car a while ago and now only use transit. BRT down Crowchild is great. Buses come very frequently and on time compared to all other buses in city. Ex the 13 comes down 14<sup>th</sup> street gets stuck in traffic all the</p>	<p>Parks (Pumphouse, Royal Sunalta, Wildflower Garden) – Sunalta is place with some of least amount of greenspace. Pumphouse is getting improvements right now. People want to see</p>	

Table # 7	WG Member	#1	#2	#3	#4	#5	#6
		setbacks, space between houses. Green spaces.		people and experiences.	time. Terrible experience. New bus lanes in downtown Calgary (are great).	greenspaces supported,	
	<b>3</b>	Pathway system (and Parks), it's amazing, I tell people from outside Calgary how great it is. Can get everywhere. Will drive to Fish Creek or nose hill bit will cycle to all others. Right across river from pathway system. Blessed to have this in the neighbourhood and don't have to walk far.	Lindsay Park (all parks! – general love for Parks B.U. from table) Love what the Parks department does, they are so cool, love that they engage and build new parks. Lots of natural parks. North Glenmore is amazing. I also like Central Memorial. Lots of activation, pop ups of skating rinks and fire pits, alcohol in parks is now allowed. Gets us out of our one-bedroom condos and my living room is Lindsay	2 <sup>nd</sup> street cycle track – Infrastructure of this track. Made it easier to be a cycle commuter. The separated lane and feeling that much removed from car traffic. Have spoken to people who are nervous about cycling in such a car-centric city that separation helps them.	Parks space and tree canopy	13 <sup>th</sup> Ave Greenway – Large mature tree canopy; 80-year-old trees along the whole way. Encourage tree canopy. Many are elms coming to end of life, but City is assisting with replacing. They're also on public land which is good.	

Table # 7	WG Member	#1	#2	#3	#4	#5	#6
			<p>Parks so it's terrific. Important that parks are walkable to where people live whatever type of house they live in. (sidenote from Diane – a park that is worth driving to is Haskayne Park it's gorgeous. Looks like you're in a different world. Installations ... put in massive public benches and tables carved from huge logs. Fits settings, building that will be bookable for events, outdoor fire pit it's stunning! So beautiful! Felt like going back in time, like what it would have been like for people</p>				



Table # 7	WG Member	#1	#2	#3	#4	#5	#6
			<p>crossing landscape for the first time).</p> <p>Parks are the great equalizers, they're for everyone doesn't matter how old, affluent, etc. you are, everyone can use them.</p>				
	<b>4</b>	Walking distance to Mission, Britannia – can get there walking. Don't have to deal with traffic. Wide streets, not much, density which we like.	Elbow River	Walkable streetscape that exists on 4 <sup>th</sup> street. Great to walk and look around and see what's going on. You can sit, enjoy the weather, meet up with people. Only half a block from my door, I can park car, wander and get groceries, see amenities on bike or on foot.	Marda Loop Business district (incl in comments for #1)	Craft Beer District/Local Stores! Local business that you can support nearby. Ideally walkable if possible. No banks though (as in don't want banks there). If you have a grocery store (or other similar stores) in your community, you run into people	

Table # 7	WG Member	#1	#2	#3	#4	#5	#6
				Walkable experience is very important.		you know & get to chat with them.	
	5		North Glenmore Park			Community development – feel, congregating, spaces – anything we can do to encourage development of the feeling of community I want to call out. Try a lot with Sunalta programming. Some folks only live area for a year or two, so it takes more effort to get them involved and feeling they’re a part of this place.	



Table #:

4

Name: \_\_\_\_\_

Activity 2: Individual Reflection

List the community assets that can be improved or added in the West Elbow Communities.  
Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

- 1) Active travel connectivity/crossing infrastructure gaps e.g. bike connection through Macdonald crossing 14th St, 14th St bike lane connecting to 12th Ave cycle track, cycle track connectivity along 50th Ave etc.
- 2) Transit - particularly MAX line. Increased frequency (5-8 mins @ peak) reliability
- 3) More softscaping, particularly ~~between green spaces~~ along Mainstreets & commercial corridors.

Table #:

6

Name: \_\_\_\_\_

### Activity 2: Individual Reflection

List the community assets that can be improved or added in the West Elbow Communities. Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

Day cares  
Farmers market /  
Event space <sup>infrastructure</sup> in Parks  
Breweries / Restaurants w/ Patios  
1

Table #:

Name: \_

### Activity 2: Individual Reflection

List the community assets that can be **improved or added** in the West Elbow Communities. Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

- Better cycling infrastructure in inner loop, upper main & royal etc. Gaps in network around 50th Ave + 20th St.
- Transit frequency + reliability. #6
- Warming stations, subsidized housing, second stage shelters in all neighborhoods.
- more resources for Community Associations to renew spaces, after programming etc.
- more North to South pathways (Aitken to scarbrogh etc)
- more public Art, murals etc.

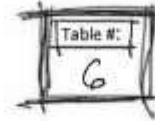
Table #:

Name: \_\_\_\_\_

**Activity 2: Individual Reflection**

List the community assets that can be **improved or added** in the West Elbow Communities.  
Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

- West end of 17th Avenue – improved/revitalized
- graffiti on electrical boxes “broken window” theory



Name: \_\_\_\_\_

## Activity 2: Individual Reflection

List the community assets that can be **improved or added** in the West Elbow Communities. Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

- SIDEWALKS
- 14TH AVE IS AWFUL
- ACCESS TO Bow RIVERWALK
- SMALL RETAIL & RESTAURANT in SURGATA.  
COFFEE SHOPS
- NORTH/SOUTH BIKE LANES
- DENSITY AROUND C TRAIN
- 14TH AVE UNDERPASS

Table #:  
6

Name: J \_\_\_\_\_

### Activity 2: Individual Reflection

List the community assets that can be improved or added in the West Elbow Communities. Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

- Pathways & connectivity
- Add real green space
- Maintain Pathways bike lanes year round
- Sound barriers on Crowchild
- ↳ Alternate Sound Control (More trees, landscapes)
- organized farmer markets



Table #:

2

Name: \_\_\_\_\_

### Activity 2: Individual Reflection

List the community assets that can be improved or added in the West Elbow Communities. Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

Supermarket on 14th between 26th and 30th  
Lights at South Calgary park  
Grade separated bike lanes on 26th and 30th

Table #:

4

Name

Activity 2: Individual Reflection

List the community assets that can be improved or added in the West Elbow communities.  
Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

- . 01) PARK SPACE IN LOWER MOUNT ROYAL
- . 02) TREE CANOPY INCREASE FOR WEAP.
- . 03) ACTIVATE SUNALTA, AROUND LRT.  
MORE DENSITY, DIVERSE COMMUNITIES / MIXED USE.
- . 04) MAINTAIN COMMUNITY CHARACTER.
- . 05) BASING ACCESS TO LRT / TRANSIT  
THIS AREA IS  
VERY UNDERSERVED
- . 06) TRAFFIC CALMING / CUT THROUGH OF COMMUNITIES.
- . 07)

\* ~~REPRESENTATION~~  
REPRESENTATION OF SPECIFIC GROUPS HAS NOT  
BEEN ADDRESSED OR INCORPORATED.  
+ 60  
+ DISABILITIES

General questions or comments:

\* COULD WE EXPAND THE GROUP TO INCLUDE  
PEOPLE +60, + PEOPLE W DISABILITIES

1. BASIC SPACE IN NEIGHBOURHOOD

2. THERE COULD INCREASE FOR WALKING

3. ACTIVATE SPACES, PARKS, AND RECREATION  
MORE PEOPLE, DIVERSE COMMUNITIES, MIXED USE

4. IMPROVE COMMUNITY CHARACTER

5. BASIC ACCESS TO PUBLIC SPACE, THIS WOULD BE

6. WITH UNDERSTANDING

7. TRAFFIC CALMING, BUT THROUGHOUT COMMUNITY

8.

\* RECOGNITION OF SPECIFIC GROUPS THAT NOT  
BEEN ADDRESSED OR INCLUDED

+60

+ DISABILITIES

\* WE LIVE IN A WINTER CITY -  
- BIKES ARE NOT PRACTICAL FOR MANY PEOPLE  
- CARS ARE NOT GOING AWAY -

Table #:

4

Name: \_\_\_\_\_

### Activity 2: Individual Reflection

List the community assets that can be improved or added in the West Elbow Communities. Community assets are the physical features, activities, places, institutions, and/or infrastructure that are in your community.

- increase # of unique stops and walkable spaces around transit centres like C-train stations
- increase # of creative public use of green spaces to draw in wide range of people
  - pop up markets
  - more in the park
  - pump parks
  - splash parks
  - community gardens
- plant more trees along streets
- increase ride share opportunities
  - scooters
  - e-bikes
- public art, creative features
  - flower planters
  - wall murals
  - main library has good public art

## Working Group Session #2

### ACTIVITY #1: Please provide your comments below.

#### Room #1

##### **Core Value #1: Housing for All**

Enable a diverse housing mix with older and newer homes that support various stages and conditions of life.

##### **REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Looks good, seems a bit vague as it could fit with any neighbourhood
- Encourage environmentally friendly development
- Diverse housing mix includes different forms of housing, such as apartments, single family, seniors housing, not just old and new homes
- Perhaps the description should be - different housing forms to accommodate people from all income levels and needs.
- Similar to above - diverse housing is available at diverse price points. Zoning or supports for subsidized housing, geared to income etc.
- Relax restrictions on parking for high density spaces near transit hubs.
- People-first approach to housing. (Housing as a right)

##### **CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Small tweak - shift focus from age of homes to meeting the needs of community members.

##### **Core Value #2: Parks, Open Space, and Natural Areas**

Leverage the Elbow River valley and diverse range of community parks as the foundation for an exceptional open space network that serves social, recreational and ecological functions.

##### **REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- MORE PICKBALL COURTS, kidding
- Continued investment in park areas. Bankview just had Buckmaster park renovated, so future development in other areas of West Elbow would continue to grow a community.
- Love it. I do notice another point about efficient development, so I want to make sure natural areas and trees are respected
- I will say this: The basketball court that was changed in Buckmaster, I'm not sure will resonate with the community, there are already questions about its "uniqueness"

- Dog parks are a common topic and like Sandy Beach, larger, or more known parks are largely used while in-neighbourhood dog parks might be unknown or need upgrades
- Contemplate unique ways of utilizing green space to create interesting outdoor space with a multitude of activities available
- More seating options and areas for engagement, such as established picnic areas, specific sporting venues
- Park usage in winter vs summer. Some have lots of seasonal activities, some have fewer.
- Green spaces and food security. Community gardens are always in high demand.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Q about word choice - leverage vs. grow green spaces?

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- 

### **Core Value #3: Safe and Convenient Mobility**

Improve access to amenities, jobs, schools and public spaces via safe and convenient mobility options by enhancing connections to the downtown and providing better transit and active mobility connections east-west across the communities.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Agree but would like to ensure that neighbourhoods don't become through-ways for drivers
- Counterpoint for through-ways, when development breaks a through-way... 33rd AVE
- It has to be a partnership or take into account the increase in population and support it through various forms of mobility
- I agree with the wording.
- Safe, convenient (frequency of bus pick-ups/short wait times and placement of stops), affordable.
- Safety includes lighting, bus shelters, increasing usage to increase eyeballs.
- Continue support for the sliding scale low-income transit pass, student passes.
- Access Calgary - continue support for affordable transit for folks with reduced mobility.
-



- 

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- 

#### **Core Value #4: Climate Adaption and Resiliency**

Build resiliency to climate change through adaptation and mitigation measures that consider localized climate hazards and support efficient development.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- This does sound like a very high level idea
- With that said, efficient development is a question as I believe the current development requirements are too lax and should be increased to create richer tree canopies and reward developers who don't build to the minimum but go over and beyond the requirements. As an example, if the physical development space doesn't allow for trees they should have to plant elsewhere in the neighbourhood.
- Cities need to encourage the construction of buildings that are environmentally well designed - white roofs for example
- I have no idea what this is trying to be expressed here. What are mitigation efforts specifically?
- What is efficient development? Development that uses less energy? Re-use of water, i.e. diverting rain water to water public space and trees. It's terrible to see new trees get planted and then never watered and they die.
  - Developers are not really held accountable to the health and future of their landscaping requirements
- More city-sponsored tree planting initiatives
- Public transportation is an important climate mitigation measure as it can drastically reduce our emissions
- 
- When it comes to resiliency - does this mean on the part of the community members, infrastructure, etc?
- Would love to see an equity lens on reducing climate hazards - how will the major contributors to climate change, pollution be responsible for change?
- Climate makes sense to me as a lens to examine the other core values - transit, housing, green spaces and other developments.

**EXAMINE** – What stands out about this draft core value? What is still unclear in the draft core value? Why?

- 

**CHANGE** – Would you change any focus areas or wording in this draft core value? Why?

- 

### **Core Value #5: Daily Needs and Amenities**

Leverage Main Streets and local commercial opportunities to allow daily needs to be met close to home while enabling a mix of neighbourhood businesses that contribute to a unique sense of place.

**REFLECT** - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?

- More, more, more. This type of idea creates communities, corner grocery stores, knowing the owner, the coffee shop sitting in the neighbourhood park where you can say hi to everyone.
- Seconding the above!
- Central hubs of businesses within communities, walkability is a factor to people using said businesses.
- Would love to see community supports or non-profits included in the list. Lots of great organization that support families in Sunalta who meet daily needs.
- Excited to see more mixed use buildings, businesses on ground and housing above.
- Eliminating parking for bike lanes adversely affects local businesses to support themselves. Ease of parking drives traffic to power centres.
- City restricts uses such as vet and medical clinics from situating main floors in much of the inner city zoning.
- Property tax relaxation to spur amenities in underserved areas.
  
- As our communities densify, traffic in areas such as Marda Loop will continue to get worse if we prioritize street parking and car travel. Not only is it restricting but it will drive away potential customers for businesses in the long run. Communities should prioritize having amenities accessible and within walking distance, alongside accessibility via biking and public transit.
- (during the joint discussion with table 2 regarding CV5)
  - While I agree and have heard comments about parking, people still question parking, we all worry about it. The difficult part is that costs may not be communicated to the general public, showing what the additional \$35k parking stall costs to the renter/buyer



- I also chose to move to the inner city for access to amenities, parking generally speaking is the last thing I think about. When accessing 17ave, or dense business neighbourhoods, the idea of parking isnt something that sways me away from using those areas.
  - I'd echo that. I'll frequently visit neighbourhoods like sunnyside and inglewood because they have good transit and biking access.
- The cost of street parking managed by the city is also not well communicated to the public. It is not free.
- Child care!! More of it. Everywhere. Please. (Vancouver has a history of asking large developers to partially pay for purpose build child spaces with some positive results.)

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- 
- 

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- 

## Room #2

### **Core Value #1: Housing for All**

Enable a diverse housing mix with older and newer homes that support various stages and conditions of life.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- This works
- The City should be prioritizing affordable housing over spending money on other things
- Enable a diverse housing mix with a housing continuum that support various stages and conditions of life.
- A reasonable statement that fits all LAPs. This could be more specific to WE communities.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- I am not sure what this means.
- What does enable and older and newer mean?

**CHANGE** – Would you change any focus areas or wording in this draft core value?  
Why?

- 

**Core Value #2: Parks, Open Space, and Natural Areas**

Leverage the Elbow River valley and diverse range of community parks as the foundation for an exceptional open space network that serves social, recreational and ecological functions.

**REFLECT** - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?

- Adding enhancing/increasing tree canopy
- In stead of leverage, it should be 'maintain and enhance'.
- Leverage means maintaining and maybe protecting ecological functions.
- Re-naturalizing some parks around the Elbow Riverbanks.
- Less manicured green areas

**EXAMINE** – What stands out about this draft core value? What is still unclear in the draft core value? Why?

- Is connection covered in mobility?
- What does leverage in this context mean?
- 

**CHANGE** – Would you change any focus areas or wording in this draft core value?  
Why?

- 

**Core Value #3: Safe and Convenient Mobility**

Improve access to amenities, jobs, schools and public spaces via safe and convenient mobility options by enhancing connections to the downtown and providing better transit and active mobility connections east-west across the communities.

**REFLECT** - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?

- Active linkages on 8 Street.
- Safety is important.
- Part of the problem is the lack of consistency for cycling and pedestrian safely.
- Lack of consistency in intersection safety- curb extension

**EXAMINE** – What stands out about this draft core value? What is still unclear in the draft core value? Why?

- East- west is defiantly a challenge however with the improvements on 8<sup>th</sup> and 17<sup>th</sup> Ave maybe the wording east-west is restricting.
- A lot of the wording is correct, but the missing language is public safety.

**CHANGE** – Would you change any focus areas or wording in this draft core value?  
Why?

- 

#### **Core Value #4: Climate Adaption and Resiliency**

Build resiliency to climate change through adaptation and mitigation measures that consider localized climate hazards and support efficient development.

**REFLECT** - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?

- Re- naturalization (from parks management and climate change prospective), tree coverage, draught conditions are important.
- The City should stop using climate change- it has political connotation.
- Consistency in maintaining tree canopy. How do we densify and maintain tree canopy?
- One of the problems is that when lot coverage goes up, tree canopy goes down.

**EXAMINE** – What stands out about this draft core value? What is still unclear in the draft core value? Why?

- 

**CHANGE** – Would you change any focus areas or wording in this draft core value?  
Why?

- 

#### **Core Value #5: Daily Needs and Amenities**

Leverage Main Streets and local commercial opportunities to allow daily needs to be met close to home while enabling a mix of neighbourhood businesses that contribute to a unique sense of place.

**REFLECT** - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?

- Accessibility to neighborhoods still needs to take cars into consideration.
- Increasing parking from a developer's perspective is expensive.
- The cost of street parking managed by the city is also not well communicated to the public. It is not free.

**EXAMINE** – What stands out about this draft core value? What is still unclear in the draft core value? Why?

-

**CHANGE** – Would you change any focus areas or wording in this draft core value? Why?

- 

### Room #3

#### **Core Value #1: Housing for All**

Enable a diverse housing mix with older and newer homes that support various stages and conditions of life.

**REFLECT** - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?

- No - Vague statement that means nothing
- This was not discussed at our table's previous session but that doesn't mean that we don't align with it
- Too vague - too easy to be dismissed as a value - does represent the conversation at our table - a desire for a diverse mix of housing including supporting heritage buildings.
  - Conversely - how is West Elbow special in housing for all compared to other LAPs or the city in general? (I'd say not - housing for all should be in every community)
- I don't believe that this reflects the conversation at our table. My concern from an association perspective is that residents see this and feel as though the process wasn't genuine when seeking feedback from residents but to achieve a city objective.

**EXAMINE** – What stands out about this draft core value? What is still unclear in the draft core value? Why?

- Why the "newness and oldness" is a focus -> various types of housing that serve everyone should be the important focus. If "oldness" is to mean "affordable" or preserve a unique look of the community then we should be specific to what we mean by saying that word
- Concerns about how these "core" values are determined
- What stands out about our neighbourhoods vs others?
- Good: Different forms of housing desired vs single zoning.
- Housing for all - enabling a diverse housing mix supporting citizen's different stages in life.

**CHANGE – Would you change any focus areas or wording in this draft core value?**

**Why?** Enable a diverse housing mix with older and newer homes that support various stages and conditions of life.

- Separate the focus on newness and oldness from “various stages” in the value wording to address each focus separately
- Address what the housing mix looks like, single family, apartments, townhomes, v.s. older/newer.
- Enable a diverse housing mix as well as a diverse neighbourhood mix that aligns with individual preferences and personal circumstances,
- Include attributes of housing areas: walkable, connected, near amenities?
- Enable a housing mix reflective of the diverse lifestyles lived by Calgarians with focuses on ensuring housing options for different stages of life are available.

**Core Value #2: Parks, Open Space, and Natural Areas**

Leverage the Elbow River valley and diverse range of community parks as the foundation for an exceptional open space network that serves social, recreational and ecological functions.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Yes - This was the most common topic brought up at my table
- What is meant by ecological functions?
- This does reflect comments from our table, would like to see the term “leverage” clarified.
- Green spaces are of critical importance
- Reflects the issue of the non Elbow River adjacent areas not having a cohesive central piece. As well as the lack of connected green spaces away from the river. “Diverse range of community parks” is technically correct but doesn’t have the same weight.
- :Leverage vs protect - do not want to see any development in this important green space

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Specific mention of the Elbow River, a central part of the community.
- Is river valley overused? Perhaps because there aren’t enough nice social spaces in the communities (businesses, streets)
- How can we better emphasize community parks?
- Does not offer any protection for the river valley - over use is a major concern.

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Add in wording around “leverage” to ensure that it is sustainability done or stewardship in a way that we enjoy these attributes without encroaching on the environment

### **Core Value #3: Safe and Convenient Mobility**

Improve access to amenities, jobs, schools and public spaces via safe and convenient mobility options by enhancing connections to the downtown and providing better transit and active mobility connections east-west across the communities.

#### **REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Aligns with many issues mentioned in my group.
- Aligns - was a surprisingly large topic at my table with near consensus that transit and active transportation links need to be improved and expanded.
- Doesnt reflect the reality of many people

#### **EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Traffic not mentioned specifically.
- Lack of calling out the transportation options most important to addressing climate change - active transportation and transit

#### **CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Add verbiage around roads driving / safety as well as flow of traffic.
- While we need diverse mobility options, I believe they need to be separated more. A lot of our streets are just throughways and trying to be attractive places at the same time. Separate vehicle traffic from active mobility and desirable places.
- Mention safety in terms of crime, back alleys

### **Core Value #4: Climate Adaption and Resiliency**

Build resiliency to climate change through adaptation and mitigation measures that consider localized climate hazards and support efficient development.

#### **REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Was very top of mind at our table. It does reflect discussions about tree canopy encouragement, transportation, river flooding, drought, and housing mix options.
- Hard to know what this evens means
- No mention of trees
- It does reflect discussion but is vague, could be expanded upon.
- Vague item
- Would need to know specific hazards relevant to our area

#### **EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Of the 4 values it feels the one most positioned to ask for changes to existing plans to do better.

**CHANGE – Would you change any focus areas or wording in this draft core value?**

Build resiliency to climate change through adaptation and mitigation measures that consider localized climate hazards and support efficient development.

**Why?**

- Add specific verbiage on actionable items, flood mitigation, renewable power, things in the community that are trying to be preserved.
- Add in “sustainable and efficient” design -> Sustainability appears to be the key goal of this value
- Agree with above, these neighborhoods could be role models for sustainable development and living, which could be mentioned.

**Core Value #5: Daily Needs and Amenities**

Leverage Main Streets and local commercial opportunities to allow daily needs to be met close to home while enabling a mix of neighbourhood businesses that contribute to a unique sense of place.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Aligns strongly with discussions at our table - a strong desire to leverage main streets and also encourage soft retail in certain locations. (Very small mom and pop shops)
- Lots of empty retail - needs to be very thoughtfully done
- Business should not be at the expense of residential
- Aligns strongly with our table discussion
- Good. Would like to see the development of a community identity, maybe a trolley to reflect the history of Marda Loop. Something that generates that unique sense of place.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Not everybody wants to live close to businesses.
- There are no guarantees that I will want to use a hair salon or coffee shop or dentist that are within walking distance

**CHANGE – Would you change any focus areas or wording in this draft core value?**

**Why?**

- Add pop up / less commercial items / community events
- List out the specific Main Streets
- HOW to leverage main streets better? Businesses perhaps more attractive if more accessible, and on nice streets with sense of place. More small businesses.
- Add in verbiage around community events that happen in these key and unique places
  - Agree. Social aspect of places and streets.

## Room #4

### **Core Value #1: Housing for All**

Enable a diverse housing mix with older and newer homes that support various stages and conditions of life.

#### **REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- It doesn't reflect affordability of mass-market housing
- It's too broad and doesn't reflect the ability of the LAP to optimize across all 16 communities.
- It doesn't reflect any City / Public Policy to disincentivize land owners sitting on fallow land that they won't develop
- It doesn't reflect the balance between growth and retaining the the uniqueness of each community
- It's too broad and doesn't reflect the ability of the LAP to optimize across all 16 communities
- It doesn't reflect heritage directly
- It speaks to lifecycle management, aligns with the varying stages represented across the plan area
- Speaks to the character of the neighbourhood, which should align, but could be more specific.
- All these values need to respect and be aligned with the MDP (eg land use along nodes and corridors, optimise infrastructure, reinforce stability in neighbourhoods, respect and enhance neighbourhood character (including heritage), protect watershed health and urban forest)

#### **EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- It seems to speak to balance. Don't want to have all old homes that fall into disrepair, or all new homes / too rapid change or over speculation leading to a lot of vacant homes
- Unclear as to whether it also addresses affordability. A variety of housing types in all price ranges would be good.
- Are we not going to densify to increase the amount of housing or just have a diverse mix
- It's unclear how the distribution of housing types would be distributed within the local area plan
- The use of the word diverse and all. Unclear if affordability is within 'support various stages and conditions of life'. Does it imply greater density?
- It is unclear whether this core value speaks to significant amount of fallow land in Beltline, East Village, West Village that can accommodate around 40,000-60,000 new residents (ie double population). It would be very unfortunate to see existing



housing torn down to make way for new housing while empty land remains empty. In a worst case scenario, it would be a shame to see the city's population double while all these neglected areas remain under populated, in decay and feel unsafe (due to large empty spaces, lack of population)

- On the point above about vacant land - I agree that we should incentivise redeveloping these properties. But lots of houses in the West Elbow communities are reaching their end of life and need to be renewed. Otherwise they will not be safe or enjoyable places to live. So we should expect the housing stock to be refreshed over time

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- I would consider addressing affordability more directly
- I would consider addressing fallow land directly within inner city (south of the bow river)
- I would consider addressing heritage
- I would consider making it explicit that older private housing stock is more affordable than new private housing stock
- It would be good to ensure any new housing is sustainable (low carbon emissions)
- Articulate the broad use of the term 'diverse' and 'all', into values of density, affordability, etc.
- diverse housing mix.. really mean different density? Could be more specific.
- There should be something that discusses the strong sense of community identity building on the unique character of individual communities and highlighting culture and history of the area.

**Core Value #2: Parks, Open Space, and Natural Areas**

Leverage the Elbow River valley and diverse range of community parks as the foundation for an exceptional open space network that serves social, recreational and ecological functions.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Does not speak to shadowing. It is very important that parks and pathway systems have limited shadowing. As densification occurs, an increasing proportion of homes will not get as much sunlight due to obstruction from other buildings. As a result, ensuring pathways and parks have maximum sunlight will be of increased importance. Because of higher massing forms in inner city, limiting shadowing in public space within these neighborhoods is of increased importance.
- Shade is nice on a hot summer day, so shadowing is not always a bad thing.
- It doesn't reflect the private green spaces such as front and back lawns as well as tree canopy on these properties. This is all part of the green space in a community and we want to retain this.
- The WELAP also connects to the Bow River Valley and this natural area needs to be protected and enhanced.

- Identifies a unique inner city network that can be developed further. An asset that needs to be prioritized and protected - shared by many within the working group 1
- I think this aligns well with the comments so far and is a value that most people can agree on and support
- Glad that a focus on parks and open space are a major core value and that this is an asset to leverage beyond recreation.
- Does not seem to speak to increasing parks space / public space along with increased population.
- Does not seem to speak to trees, boulevards, etc.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Is the value focused more on retaining / enhancing parks instead of expanding/increasing it?
- The word Network.. It's important that these are connected. That shouldn't be lost.
- Agree on the network component. I would like to see barriers removed to the network and make sure that new roads, infrastructure, buildings etc. don't further restrict access or privatize these public spaces
- Goal to increase multi-functional use of parks, green spaces identifies inherent value in being outdoors

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- I strongly agree that parks and green space are a core value, but the wording ignores *private* green space - yards and gardens. Properties with relatively low lot coverage (<45%) add significant green space to the WE communities, possibly the majority of it. Any densification efforts should consider how to preserve this.
- Mention both the Bow River and Elbow River valleys - both are a part of the plan area and connect to important natural areas.
- Consider the topography of the communities and how it is unique from other parts of Calgary. Lots of opportunities for viewpoints, interesting parks and hills, etc.
- I'm not sure about the word "leverage". Seems like a strange word to use.
- Unclear if value is to serve the plan area's community's social, recreational or ecological needs or those more broadly defined by the city
- Our community borders the Bow river too, can't forget about that!

**Core Value #3: Safe and Convenient Mobility**

Improve access to amenities, jobs, schools and public spaces via safe and convenient mobility options by enhancing connections to the downtown and providing better transit and active mobility connections east-west across the communities.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- I'm not sure if the "Safe and Convenient Mobility" means enhancing east-west transit access across communities. I'm not sure what "active mobility connections" means. This was not something that seemed to be actively discussed within my prior working group. The core value seems very broad based, but the wording is oddly specific.
- Lots of "dots" on the map from the last session about these topics
- This seems hard to argue with. I suppose it is a 'core' value, but I wonder if it doesn't fall into the basket of amenities/services we expect from a large city. Eg., transit, garbage collection, water and sewer systems, police, fire protection. These things can always be improved. But every city needs to balance service level vs cost. I do not see a core value saying "increase taxes". It's not clear how this fits at the LAP level.
- Active mobility (walking and biking, also other newer modes) was a big topic of discussion in my group at the first session, so I agree with making this a key value. The focus on East-west does seem quite specific
- Mobility options brought up in working group, noting that plan population aging may be under discussed in terms of options that require a car or are unable to bike, walk, rely on transit, etc.
- Try to create a green corridor to both Elbow and Bow bike pathways to allow safer transit through communities
- The focus on east-west seem strange, but other than that, this seems to align with the comments so far.
- Other LAP core values discuss well connected communities. I saw this as more than transit issues. We should try to leverage the connection between communities and optimize the development across the 16 communities. The beauty of a multi-community LAP is that every community does not have to have all amenities and housing types. They should be placed to optimize the connectivity of these communities.
- Mobility also includes safe sidewalks especially with children walking to school in areas where there are no or non-continuous sidewalks.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Not clear why east-west transit is called out.
- Yes, why only east-west?
- Yes, but also more than just east-west
- Does this cover
- Seems to focus on regional travel, not as much on short trips to the local store, school, coffee shop etc. Is this the intention?
- Safe seems to be an underrepresented idea, unclear what safety fully entails within this statement
- The real focus of the value seems to be enhanced connections, better transit and active mobility connections, the rest just a result of that, so it could be made more concise and less wordy. "Active mobility connections" could be more specific.
- What stands out to me is that there is no mention of sustainability when we are in a climate crisis.

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- I would reword and rethink the entire wording of the core value and poll it against the group at large. Does safe mobility mean better maintained winter roads, safer transit options, lower speeds, traffic calming, etc? I don't get it.
- Focus on improving transportation modes so that we don't have to expand roads and take away from the other values (room for housing, parks, quiet spaces)
- I would focus more on sustainable mobility options (so not cars)
- For this and other core values (Climate, Daily Needs) I would question what makes them specific to the WELAP, and if they're not specific - they are just good practices in general, I would remove them.
- Good point - what's specific of this area is the connection to downtown and it's inner city location.
- Define what mobility implies - does this cover people with disabilities and physical impairments with mobility challenges

**Core Value #4: Climate Adaption and Resiliency**

Build resiliency to climate change through adaptation and mitigation measures that consider localized climate hazards and support efficient development.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Should this core value be narrowed to climate only or consider environmental concerns more broadly? Landfill, adaptive re-use, clean air, water usage, water runoff, water system breakage/seepage, etc all seem like worthy issues to work into this core value.
- Need to consider impact on infrastructure by reducing green spaces (public and private). Over building can have a major impact on drainage, flooding and the ability to absorb water. Many communities are already experiencing these issues now and too much density will make it worse. MDP discusses the importance of watershed health (% impervious surface) and urban forest (% tree canopy)
- While this may be a desirable thing, it seems to be beyond the scope of a vision for an LAP. Perhaps this should be in a city or country-wide mandate.
- Flooding is probably the biggest climate impact in this area, along with local pollution (air quality). The past few days have had a lot of smog/poor air quality that impacts health and quality of life. And we know about the smoke becoming more common in summer, but that is harder to effect at the local level.
- Adaptation and resilience are great. Are we not going to try to reduce our climate impact as well?
- Makes sense. Identifies need for localized approach and future planning/building considerations for sustainability that need to be prioritized within these communities
- Efficient development - to some that may mean apartments/vertical. An important consideration is also surface parking, which takes away amenity/green space for the use of vehicle storage

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- What do you mean by “efficient” development? Energy efficient? That’s not entirely clear.
- To me, efficient development means using already “disturbed” or developed land to create more housing and refreshed housing, instead of disrupting existing natural space. Is that what the writer meant?
- Unclear as to meaning of ‘efficient development’
- Localized climate hazards isn’t very specific. Could outline what is important or critical our area. Mitigation methods may be foreign to people that read this. What does this mean?

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- I would consider changing focus to civic focused environmental issues more broadly - water, waste, building systems, building design, clean air, waste water, etc.
- We will need to decide how the plan encourages or discourages building, rebuilding, and/or densifying in the flood plain areas that flooded in 2013
- Refine ‘efficient development’ , really silly but why does the value title use of ‘adaption vs adaptation’?
- As this is a community plan for development and growth, it would make sense to reword this focusing on the Efficient Development part.. And through that creating resilience and supporting environmental goals

**Core Value #5: Daily Needs and Amenities**

Leverage Main Streets and local commercial opportunities to allow daily needs to be met close to home while enabling a mix of neighbourhood businesses that contribute to a unique sense of place.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- This core value only speaks to “commercial opportunities” and “neighborhood businesses” contributing to the sense of place, but they are only one factor in creating good mainstreets and third-places. The built forms matter (especially heritage buildings). A diverse mix of commercial spaces cater to a diverse form of commercial businesses to ensure a diverse mix of retail, restaurants, coffee shops, etc. Limiting shadowing remains a factor noted in various ARPs that seems to be missing from core value.
- There is nothing about retaining heritage commercial buildings on high streets, public art, public space on high streets (like public seating or interactive space). All of this contributes to the unique sense of place.
- This seems... fine? Perhaps in some cases desirable. I have trouble seeing it as a ‘core value’. This fits in well with an unstated vision of “People don’t have cars” Is this actually our vision?
- I think part of the vision should be “some people don’t have cars and can still live here happily” as a large and growing portion of our population doesn’t even have a driver’s license
- The “mainstreets” concept in Calgary is fantastic. Being close to amenities makes a community more livable.
- Aligns with comments within working group of localization, reduction in emissions through accessibility, sustainability increases with options that are available in all seasons
- Supporting a ‘sense of place’ and an increase in local business supporting a walkable neighbourhood = Great. But what about areas that are lacking main streets and commercial pockets.
- I like that it speaks to both commercial hubs and local businesses. I don’t want to be funnelled to one busy part of the neighbourhood for daily needs. Nice to have little pockets of services close to housing

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- “Mix of neighbourhood businesses” - we don’t really have any shopping malls, “power centres” or big box stores in these neighbourhoods. So there is a greater reliance on local small businesses than in some other parts of Calgary
- Believe this is quite broad and under values how those businesses are integrated into the neighborhood, type of building, requirements of the community
- Especially in my neighbourhood, there is a huge need for local shops and community businesses, those ‘third places’ are needed to create a sense of place. More mainstreets.
-

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- I might use the word “walkability” in here. Being able to walk to various things is best part of my community in the Marda Loop area.
- I would change focus to be on the positively impacting the sense of place of high streets through a variety of factors detailed above (retaining heritage commercial buildings on high streets, public art, public seating, shadowing, supporting diversity of commercial businesses, a variety of commercial space, limiting shadowing on high streets lighting, etc.) rather than just focusing on commercial opportunities
- “Unique sense of place” is a very “planning-jargon” term to me. I think this could be replaced with something that is more plain language

Do you have any **outstanding questions or comments** on the **draft core values**, or the **process going forward**? Leave your comments below:

- I think for any core value to be useful in a LAP context, it should be relatively unique to the local area. General ‘motherhood’ statements are just space fillers and don’t really add to the planning process.
- I agree that the values should strive to focus on what is unique to the West Elbow area. Otherwise all of these LAPs will have very similar statements and not have much meaning or value
- The focus of the core values seem very narrow for axioms to be used within a planning framework. For example, there is a focus on climate rather than environment more broadly. As a second example, there is a focus on commercial opportunities rather than all broad variables that make a high street enjoyable.

**Room #5**

**Core Value #1: Housing for All**

Enable a diverse housing mix with older and newer homes that support various stages and conditions of life.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Would like to see it clarified that the diversity of housing is encouraged and enabled throughout the entire plan area
- One thing I’d be curious to see written in - I wonder if there’s something that we can address tenure? Both for ownership and purpose built rental? Maybe a diverse housing mix AND tenure with older and newer homes?
- I think this reflects comments from the first session regarding diversity being a positive aspect of the inner more urban neighborhoods
- Should somehow reflect the need to remove parking requirements for homes and businesses to allow a demand based approach to reflect diversified needs

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Seeking clarity on term conditions of life, does it include lower income individuals and families in its definition.
- And also elderly?

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- 

### **Core Value #2: Parks, Open Space, and Natural Areas**

Leverage the Elbow River valley and diverse range of community parks as the foundation for an exceptional open space network that serves social, recreational and ecological functions.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Like the wording of this, esp around exceptional open space network. Captures convo our group had in WG1, captures the value in the ability to move through the areas easily. Having the concept of the open space network emphasizes the value of how it should be preserved or expanded over the next 30, 40, 50 years so I do like this wording
- Don't want to forget that access to green networks also have a measurable economic benefit, not just social & rec
- There's probably quite a few economic benefits but probably one is property values. From a common sense approach it's more desirable.
- The focus of improving and maintaining park space should probably not be to increase property values while we're living in a housing crisis
- I feel that this draft describes the intent well and captures all functions.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Maybe we need a definition of ecological functions?
- Clarifying question - ecological functions cover flora and fauna?
- there is tension there and we can't look at one in isolation of the other
- Does densifying eliminate private green space (buildings replace trees, gardens?)
- Question on the comment above, if we're talking about private green space, why is what's happening on private property and green space, do we need to regulate what happens in that space?
- Not about regulating private space – when smaller single family homes get removed for an 8-plex, a lot of the trees and green spaces get eliminated in higher density



housing. Not sure if this comment should and here but if you're building more buildings, trees and green spaces often get lost. In our neighbourhood we're looking at where to get park space in our denser neighbourhood.

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- 

**Core Value #3: Safe and Convenient Mobility**

Improve access to amenities, jobs, schools and public spaces via safe and convenient mobility options by enhancing connections to the downtown and providing better transit and active mobility connections east-west across the communities.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- “East-west” seems unnecessarily confining when there are north-south transit corridors such as 14th St, which may benefit from adding bus lanes
- Why the specific focus/calling out of downtown? Why not enhance connections to, and between all activity centers
- Wording in general around centering downtown, there is a big downtown -centric focus to this point, probably based around comments from last WG - facilitating connectivity between activity centres as we talked about activity centres being a good thing and we want to encourage their growth
- East West is being called out as there's a barrier to E-W travel comparatively.... Again it's focused on going DT and maybe that's not sufficient.
- How future focused are the values and the vision intended to be? Are we thinking about, does this reflect as is? Or what we're striving for? Now proximity to DT is valued cause that's where things happen but maybe in 30 years that won't be the case so do we tweak wording to 'wherever ppl want to be'? Are these applicable to be 30-50 years in the future as if yes, might need to be more general
- Agree with last two comments, focus on DT in past was important but moving to future E-W focus could be an issue, but I hear things like just traveling from Bowness to Sunnyside or Lakeside to Chinook is an issue, everyone has to go to DT
- Agreed that it shouldn't be so “downtown-focused” — I'd advocate for area-wide connectivity, activity centres, access to amenities / jobs / schools, etc. as already identified.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

-

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Improve access between homes, amenities, jobs, schools...
  - ...via safe, convenient, and diverse / sustainable mobility options...
  - Remove downtown focus.
  - Perhaps simplify: “Provide better connections across communities and between homes, amenities, jobs, schools and public spaces via safe, convenient, and sustainable transportation options.

**Core Value #4: Climate Adaptation and Resiliency**

Build resiliency to climate change through adaptation and mitigation measures that consider localized climate hazards and support efficient development.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- When we talk about local climate hazards, am I correct in assuming that does not include transportation as well? Just thinking that roughly 30% of greenhouse gas emissions come from social transportation, we should include transportation in this. It should also play a role.
  - Agree with this. Reduce reliance on private vehicles by providing better access to more sustainable / active modes of transportation.
  - Also agree with this, public transit plays a very important role in reducing emissions
- When I read this value, #1 thing that popped in was flood risk in terms of localized climate hazards. Fire too.
- A bit that's unclear... I guess it ties back into other decisions made in other core values, ex building transportation corridors, it's implied that some of this is social transportation, so does this tie in or does it stand alone? Ties into urban heat effect and less green coverage the worse it gets.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- - Maybe define a little bit more what “efficient development” covers?

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Agree with transportation comment

**Core Value #5: Daily Needs and Amenities**

Leverage Main Streets and local commercial opportunities to allow daily needs to be met close to home while enabling a mix of neighbourhood businesses that contribute to a unique sense of place.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Yes, I think it aligns. Perhaps one thing missing is the needs piece — it's currently very commercial-focused. What about daily needs, like doctors' offices, etc. — is this considered commercial?
- Daily needs can be interpreted in a way that's open ended enough that could be used for different use cases, ex varied income levels, ppl who need help with food insecurity - we can say we value being able to support being able to help ppl meet their community needs, we can do that without being prescriptive about what those needs are. What are ppl's daily needs? Let's meet those.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- I like the focus on a unique sense of place, emphasizes that our main streets are not the same as other areas in the city
- Yes I agree with that
- How close is 'close to home'? In the building or in the community? A very wide range of meanings is possible with this Value

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Perhaps one thing missing is the needs piece — it's currently very commercial-focused. What about daily needs, like doctors' offices, etc.

**Room #6**

**Core Value #1: Housing for All**

Enable a diverse housing mix with older and newer homes that support various stages and conditions of life.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Yes, I was glad to see that the "mix" included not just "stages" of life (age-wise, is how I took that), but also "conditions" of life. I took that to encompass transitional/temporary housing (or at least a drop-in center/shelter for certain hours) for the unhoused.
- Yes. Our group had some good conversation about the stages of life (in terms of things like aging in place, supporting families, welcoming students, etc.) so it's nice to see the various stages reflected (like the bullet above, I interpret "stage" as mostly age). I think that the inclusion of "older homes" also reflects our conversation - lots of my tablemates brought up historical properties.

- FROM THE CHAT: yes I feel like this aligns with the diverse opinions we heard during the first session. There were some highly divided opinions regarding housing and this feels like a reasonable compromise.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Some refinement on the word 'homes' - inclusive of single family, multifamily, etc - identification of a variety of housing types / potentials.
- What is embedded in "conditions of life"? Are we talking about single families, families, low income? Not very clear
- Agree with bullet above - "conditions of life" is quite vague.
- Things that stand out for me: diverse housing mix (paints a nice picture of different housing opportunities with no limits)
- I took "conditions" to also refer to the means people have at different times of their lives – how much they can afford.

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- FROM THE CHAT: the word "enable" feels underpowered, this still allows groups who may be against diverse housing to push back or outright ignore this core value. A word like "promote" indicates more action on behalf of the city.
- Expand on housing types.

**Core Value #2: Parks, Open Space, and Natural Areas**

Leverage the Elbow River valley and diverse range of community parks as the foundation for an exceptional open space network that serves social, recreational and ecological functions.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- This was a hot topic during WG#1 session - this core value was quite important, the preservation and maintenance of these spaces was quite important to the group - the open space was a community defining feature.
- FROM THE CHAT: This was the only topic everyone at my table during session 1 that everyone agreed on. We love our city and community for this and this feels like a good summary of the discussion
- "Foundation" is encouraging; what we have is a good foundation, and now we can look forward to things like the expanding the networking aspect of it (interconnecting trail systems)
- Our group discussed lots of social functions for these spaces (and the potential for even more connection and social functions) so it's nice to see social there.
- Does leverage mean improve it? Because Elbow river valley is already an open space that serves the communities

- Also glad the “ecological functions” are noted.
- 

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- ‘Leverage’ is neutral - is there a better description that could make it more actionable? - how does one leverage an open space? To what end?
- I like the inclusion of “diverse range of community parks”. Personally, I’m a little far from the Elbow River valley so don’t feel super connected to it. But the parks and community spaces closer to me are a key part of my experience.
- Are there opportunities to expand the network? Is there language that could speak to that?
- FROM THE CHAT: (could also be ‘change’): there should maybe be wording around using parks and open spaces as avenues for human powered transportations - particularly the elbow river paths are very valuable
- Need some further refinement on ‘ecological functions’ - that phrase is a bit vague.

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Explore opportunities to include wording that speaks to actionable opportunities - leverage the open space how?
- Refine ‘ecological functions’ - recognize that different areas of the community may have different ecological functions.
- Working group #1 (at our table) had a lot of discussion and appreciation for the tree canopy (established trees / mature trees) - does that need to be reflected here?

**Core Value #3: Safe and Convenient Mobility**

Improve access to amenities, jobs, schools and public spaces via safe and convenient mobility options by enhancing connections to the downtown and providing better transit and active mobility connections east-west across the communities.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- In conjunction with the open space network, the fact that the community has so many destinations that can be accessed in a variety of ways (foot, wheel, etc) is really important.
- Should the mobility options be specified?
- I think there should be specific emphasis on safe; not only in the sense of personal safety but also not being afraid of being hit by a car.
- This hasn’t been my experience (yet, anyway), but I was talking about this planning process with someone I had just met, and she wanted me to bring up what she saw

as a safety issue while on the C-train. She felt there should be turnstiles at the stations.

- Incredible it may seem, the most necessary mobility via for my neighborhood at this moment is a stair to go up the MNP Centre hill.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- ‘Enhancing connections’ is vague. That term needs some refinement.
- FROM THE CHAT: it is unclear why east-west is mentioned but not other directions?
- Agree with the chat - “east-west” jumped out at me and begs the question of whether north-south and other directions are already sufficient.
- I wondered about why just “east-west” too.

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Does “safe and convenient” and “active mobility” include accessibility? In our neighbourhood, some of the older sidewalks don’t have things like curb cuts, which limits who can use those paths.
- FROM THE CHAT: should recreation spaces be added into the first clause? A lot of recreation facilities have terrible transit/bike/walk access. This may be included under “amenities”
- Further refinement to mobility options would be helpful, enhancing connections should be better defined - does this include pathways and sidewalks? Does traffic calming factor in as part of enhancing connections?
- ‘amenities, jobs, schools and public spaces’ should be redefined perhaps as ‘key destinations within the community and city wide’ - keep the term broad so as not to be exclusionary.

**Core Value #4: Climate Adaption and Resiliency**

Build resiliency to climate change through adaptation and mitigation measures that consider localized climate hazards and support efficient development.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- Yes, we need to be very cognizant of climate change,
- I love this value but must admit that it didn’t come up as far as I can recall in our group. I think it’s important to include though - it did come up in an early engagement session, I believe.
- I thought resiliency was a good word to describe how we need to be by *both* adapting and trying to mitigate.

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- This is a great motherhood statement. While it is a core value, should it be considered as more than just that?
- I am not sure it's because I was not part of the #1 session but I found this sentence totally vague and generic. (maybe because I missed the discussions)
- 'Resiliency' is a very broad term and there's a lot of range and options that might be relevant. This should be defined further.
- What does 'mitigation measures' mean? This needs more refinement.
- "Localized" is unclear.
- VERBAL: The word "localized" is interesting given that climate doesn't respect boundaries, so it's one thing to mitigate local a issue, but if we don't address broader issues, we might not have impact there.
- This issue is already being put forth and strongly encouraged on private development submissions - this is city wide, it needs to be better defined on how it relates to this community.
- When I saw "localized" I may have had a different reaction than others - I thought it was an effective word. My mind went to a flooding Elbow River, which does seem "localized" (with causes that aren't all local, of course, but the hazard - the river - does strike me as local to the area)

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- Fix the typo in adaptation :) (update: I did not know that was a word! In that case, perhaps a definition because both are used!)
- VERBAL: Would it be possible to reword it in a way that climate adaptation / mitigation is done in a way that is not restrictive to people? I firmly believe that we can solve climate change without restricting the things we love, so how do we do this in a way that still allows us to have fun?

**Core Value #5: Daily Needs and Amenities**

Leverage Main Streets and local commercial opportunities to allow daily needs to be met close to home while enabling a mix of neighborhood businesses that contribute to a unique sense of place.

**REFLECT - Do you feel that this draft core value aligns with the public and Working Group comments so far? Why / why not?**

- This speaks to the promotion of a vibrant neighbourhood, and touches on the previous comments as well.
- Our group (in Dec.) did talk about "food deserts", so it's good to see this value here, to address that.
- Meeting daily needs was a significant part of our discussion. This value reflects that well.
- Does "enabling a mix of ... business" mean support local business?

**EXAMINE – What stands out about this draft core value? What is still unclear in the draft core value? Why?**

- Leverage how? What are daily needs? Does this trip into land use bylaw territory when it speaks to the promotion of a mix of businesses?
- I like “local commercial”. I think that can be interpreted as both “close to me” but also as “unique, small business”, which is great.
- VERBAL: I really like the word “sense of place” it’s all encompassing and a really positive statement.

**CHANGE – Would you change any focus areas or wording in this draft core value? Why?**

- This whole core value needs tighter wording. It’s pretty loose right now.
- How do the other core values relating to mobility and open space network help to reinforce this?



## ACTIVITY #2: Please provide your comments below.

### All Rooms

Defined by their proximity to downtown and the Elbow River, attractive amenities, walkable neighbourhoods and unique history, the West Elbow Communities will continue to flourish as highly desirable communities. The Plan supports a future that builds upon the eclectic mix of old and new homes and buildings, range of development types, diverse incomes and demographics, and variety of amenities throughout the West Elbow Communities.

#### **REFLECT - Do you feel that this draft vision aligns with the public and Working Group comments so far? Why / why not?**

- Eclectic is a fantastic word to help represent the existing mix of housing stock and the desire/need for more
- I like that this draft vision promotes diversity and uniqueness in several different ways - this is one of my favorite parts about the area
- This feels like a wee bit of a “maintenance vision”, as opposed to something that is more future oriented
  - Agreed with this.
  - Also agreed, ambition of the vision should be raised for something this future oriented
- This may be related to the comment just preceding this one...I am trying to figure out if the vision gives enough of a warning, so to speak, that as communities age, some older structures will need to be replaced – that that is part of the natural “life cycle” that City slides/web pages have talked about.
- Our group had members from Sunalta and Scarboro who would consider the Bow River as proximate, rather than the Elbow. (They talked about walking/jogging along it.) So maybe work that into this somehow?
- There is nothing in here about supporting heritage retention. None of the Core Values spoke to heritage either. Are heritage considerations being sidelined? It feels like our working group spent a lot of time talking about heritage retention and it is not being brought up at all...
  - I think the vision of heritage retention should be incorporated into a core value
  - If it helps - there is a working group dedicated to heritage
  - While heritage is important, it should not be restrictive to the extent of stopping densification
- What kind of unique history are we talking about here?
- I quite liked the draft vision. For the most part, I think that it reflected the Working Group comments to-date and reflects my own experience, too. I especially liked “eclectic mix”, walkability, and various attractive amenities.
  - Yes, eclectic mix, walkability, community attractiveness
  - Even showing great examples of past developments
- Someone is playing around with the draft vision statement lol...I’m not sure what the actual draft vision statement is anymore...

- I agree with the use of the term “unique history” vs heritage. I understand that heritage is very important to some folks here. For me, it is not as important as understanding our history. I like seeing architecture and beautifully retained older buildings, but sometimes heritage advocacy seems to send a message of “we can’t change this area because it has always been this way”
  - This is a great point (in my experience). I’m in Garrison Woods and have appreciated reading and learning about the area’s military history. It’s not “heritage” to me, but it is a unique history.
- I’ve always interpreted vision statements to be quite aspirational. Instead of building on existing structures, is there space to aim high or envision an ideal state? (Thinking about a high quality of life where all community members can live with dignity and choice.)
- I agree with the above bullet. Expected the future objective(s)
  - I agree as well, missing something aspirational, a spark to get people thinking bigger
- Wording thing: not sure if ‘builds upon’ is right wording? Maybe ‘acceptance’ or ‘support’ is wording missing there? What do others in group think?
  - “Builds upon” flagged for me, too, but mostly in terms of diversity. “Builds upon” sounded OK to me for things like amenities and housing.
- Wrestling with this ^ too... are we just building on what’s already there? It doesn’t read like an expansion of building diversity, it sounds like just building on what’s already there. A
- gain re above ^ - it can feel divisive in certain parts of the plan area and this comment does a good job of addressing.
- Surprised to see comment about hoping for a more future-oriented statement as challenge of drafting something like this how do you determine what the future state is? What I like about wording is, it’s wishy-washy in a useful way. It’s building on what the WG said they value. Different development types, variety of amenities etc. is valued and then we do more. Not sure if we can definitely what doing more is, what would something more future oriented look like. So I do like it.
- Yes, more or less, although my group really stressed the importance of parks on the first night and that doesn’t seem to be in here.
- This feels like a long winded way of saying status quo. [Comment] i would disagree, especially related to income diversity. This is the Most expensive part of the city and I Hope it can be make more affordable in the future
- The vision seems to say “more of the same”. In keeping with that, part of the diversity which we value would include diversity of neighbourhoods within an LAP. At different stages of life we tend to value different things, singles and couples without children may value proximity to shops and evening entertainment. Families with small children may be more focused on quiet streets, having a yard, and proximity to schools. As people age, they may prefer housing with single floor layouts and maintenance handled by others. In all cases, while people appreciate diversity, they tend to want their closest neighbours to have similar needs, interests and concerns.

- Yes - diversity can mean diversity between communities, not just making the entire WELAP the same.
- Vision doesn't really reflect the unique heritage aspects of these communities or balancing the growth with the need to protect community character and heritage.
  - Protecting community character and heritage is not mutually exclusive to restricting densification.
- The vision seems very broad to me and doesn't really reflect the uniqueness of these communities. I looked at the vision and core values from other LAP and the structure and elements are similar. I imagine this is to be expected given all LAPs have similar aspects but it gives me the feeling that they are too broad and don't really capture the uniqueness of the WE communities.
- I think the LAP vision should be clear that every community does not have every amenity and housing type. The beauty of the multi-community approach is to optimize where these are placed in order to benefit all the communities while retained the individual uniqueness of each community.
  - Communities change over time, especially in the context of this vision's timeframe of up to 50 years. With our communities being central and close to downtown, it would be a waste not to take advantage of that to allow more Calgarians to enjoy walkable neighbourhoods close to amenities.
- The vision doesn't address the need to work within the limits of each community( eh infrastructure and school capacity will likely limit the level of reasonable growth and where this growth should be placed.
  - Infrastructure and school capacity can be expanded or upgraded. This is much easier than building new infrastructure in new suburb communities
- I feel as though the statement is trying to include everything which limits the ability to effectively say anything. Many of these ideas actually work against each other. For example: The more we build and replace "less desirable" buildings the less affordable the community becomes. Every building that has been demolished on my street and replaced with a high end residence actually displaced people who could no longer afford to live in the community.
  - Great point made above. How can we ensure that increasing growth, new developments don't contribute to gentrification and excluding neighbours who have been in the communities for ages.
  - A great point. Inclusionary zoning is one solution to this, where the city would require developers to say, set aside affordable housing units for the number of renters being displaced. However, in December 2022, the UCP government sent a letter to the mayors of Edmonton and Calgary informing them inclusionary housing powers are to be removed from the city charter agreements.

**EXAMINE – What stands out about this draft vision? What is still unclear in the draft vision? Why?**

- My neighbourhood isn't that walkabout.. 😞
- This doesn't really speak to the future, despite the statement that it does. It reads more as a description of what the current state of the community is now.
- Increased types or amount of housing? Or both?
- The draft vision seems to focus very heavily on the core value related to housing, but does not seem to encompass the other 4 accurately
- None of the core values speaks to businesses directly, yet the vision does. Should the core values be re-examined or should the vision be refined?
- Unclear from the values that this vision statement aligns - 'that provide an increased offering of housing, business lies and recreational opportunities'. Was 'increased'/'statements of more' encouraged for all opportunities. I had felt the conversation was more around sustainable growth and thoughtful opportunities. Also opportunities more than just housing, businesses and recreational identified
- The existing list includes **housing, businesses and recreational opportunities**. Can space for civic society, local non-profits, community supports be included?
  - Yes - seems like those other types should be included - Community Associations too.
- diverse incomes - should the core values address economic prosperity?
- It's unclear whether the draft vision statement would support maintenance of community character, which differs by neighborhood. This might be set-backs, historical buildings, building heights, architectural styles, materiality, etc.
- I agree with the comment above.
- It says that we'll build upon what we have.. But what about adding what we're lacking? It should become even more walkabout, more diverse, more desirable, with a greater mix of amenities.
- "Building upon... diverse incomes and demographics" stood out because I don't see many of our neighbourhoods as particularly diverse at this point. I wonder if we need to be fostering diversity, welcoming diversity, or encouraging it rather than "building upon"?
- What is the unique history that the vision speaks of? This was never identified as a core value or as part of a core value.
- The vision seems to aim to build on all the qualities the communities already have, but doesn't mention any direction for change, future development, adaptation.
- I like how diversity is defined. Looks to build and improve. Importance placed on ability to retain nature, character and assets of the area. Is not necessarily a very aspirational statement about where we want to be.

### **CHANGE – Would you change any focus areas or wording in this draft vision? Why?**

- Don't forget the Bow River! --- [comment] I think this is not relevant, given that none of the communities within this group are near the bow
- There isn't any mention of sustainability, which is disappointing.
- I don't really understand the need to mention closeness to Downtown. I hardly ever go Downtown for amenities, recreation, or business and spend a lot more time visiting other inner-city communities
- A better idea / description of how the vision speaks to the future of the community - just saying that it does isn't enough.
- Promotion of a strong greenspace network and better integration of green infrastructure in response to the climate resilience core value.
- I believe the most desirable neighbourhoods are those where people have a high degree of trust in their neighbours, and the people invest in their neighbourhood - by improving their home and garden, by caring for their neighbours, and by contributing time and money to local amenities. Any vision should support the development of that mindset.
- What about micro-communities, or the idea around that. Create spaces that encourages a different form of community. I saw a comment about someone saying their neighbourhood isn't walkable, so create these pockets of a different idea of community
- Put more emphasis on the open space network and the mobility connections - speak to the future that might not be as car-centric. Should there be discussion on a better integration of the road network and multi mobility options along with how this might integrate with community connections? Should traffic calming measures be integrated?
- Be specific about how the communities will adapt to e.g. population growth / housing crisis, increasing traffic. May become a "greater downtown", but hopefully more people-friendly and safer.
- There is no mention of **sustainable** development or design. Sustainability has been a key theme in our discussions.
- This needs to be a future focused statement. This statement does a good job of describing what is and not what will be.

Do you have any outstanding questions or comments on the draft vision, or the process going forward? Leave your comments below:

- Not sure where the climate change area has gone. I want to make sure that flooding is still a topic that stays relevant. Agreed that the Bow River is part of the Elbow river (the flooding on The Bow affects the Elbow river, as it can back up throughout the downtown and into all the river communities). I am aware that the SR 1 project is ongoing and hope for ongoing smaller projects throughout all the areas of the flood fringe and floodway.

## Working Group Session #3

**TABLE #: 1**

**Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

Colour, DOT #	Feedback
Green 30, 31	<ul style="list-style-type: none"> <li>• Intersection – busy</li> <li>• Concern about losing sunshine if there is light blocking for those walking etc.</li> </ul>
Blue 4, 17	<ul style="list-style-type: none"> <li>• Higher density near the train station makes more sense – more people would make more sense – lost of agreeance</li> </ul>
Yellow 1	<ul style="list-style-type: none"> <li>• Elbow drive is nice – it should be increased – right now it might not be a good transit corridor but it should and can be in the future – if the demand is there it could build it up</li> <li>• Residential homes – how does 4-6 help our objectives here? not close to public transit</li> </ul>
Yellow 25	<ul style="list-style-type: none"> <li>• Extend this all the way down 14<sup>th</sup></li> <li>• Seeing Vancouver West end vibe – starting to see nice development, ground level commercial</li> </ul>
Green 41	<ul style="list-style-type: none"> <li>• Higher density here can help the area – ODB area is nice</li> </ul>
Green 17	<ul style="list-style-type: none"> <li>• Good spot for growth</li> </ul>
Yellow 2	<ul style="list-style-type: none"> <li>• More concentration to take advantage of this area – we go here to sled, my brother goes to school here, it would be good to bring more people there</li> </ul>
Yellow 6	<ul style="list-style-type: none"> <li>• This entire area – the general area -could be 4-6– important to add more housing units. If this is long term, we need more homes – things can be added later – transit etc., I take the 13 bus all the time, and am familiar with this area</li> <li>• High density in this area – would not be affordable – they would be a fortune</li> <li>• At the end of the day, the important thing is house units – regardless if I can afford it or not</li> </ul>
Yellow 56	<ul style="list-style-type: none"> <li>•</li> </ul>
Yellow 26, 61	<ul style="list-style-type: none"> <li>• It should all be 4-6 – I would hate to see the old homes go down but there is lots of space here for this density</li> <li>• On 4<sup>th</sup> street could go higher</li> <li>• But the charm of 4<sup>th</sup> street is that there is no towers shadowing over you</li> <li>• 5<sup>th</sup> street should be widen – not great to walking</li> </ul>
Green 1	<ul style="list-style-type: none"> <li>• All of these are houses are terrible – it should be more density – shouldn't be 14 people in one singly home</li> </ul>
Yellow 29	<ul style="list-style-type: none"> <li>• 4-6 around park spaces – ex. cSPACE – bring people to parks and this area</li> </ul>
Yellow 27	<ul style="list-style-type: none"> <li>• Ugly site – do something with this!</li> </ul>
Blue 18	<ul style="list-style-type: none"> <li>• High rise here – there is so much space!</li> </ul>
Yellow 13	<ul style="list-style-type: none"> <li>• The entire general area to increase density</li> </ul>

General comments:

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

Colour, DOT #	Feedback
Yellow 33, 51	<ul style="list-style-type: none"> <li>Anything that faces 17<sup>th</sup> Ave – there are some weird bad homes – they all could be 4-6 – creates a corridor for culture and life that isn't just homes</li> <li>It should be used for multi use</li> </ul>
Green 37	<ul style="list-style-type: none"> <li>Anything facing 26<sup>th</sup> Ave - more density</li> </ul>
Blue 6, 7, 8	<ul style="list-style-type: none"> <li>The Greyhound area – needs to go – put in high rises here. 30 years – put towers here!</li> </ul>
Green 2, 38	<ul style="list-style-type: none"> <li>On top of Safeway – not nearly enough people that live close enough to this store and its close to BRT</li> <li>Marda Loop is no longer a place I want to go to because of the parking and figuring out where to go etc. it's a mess with the one way and the construction – can it handle more density? The reality is that we may not be able to handle no parking or no walking in our weather the idealism of that might not be there – 17<sup>th</sup> Ave has parking. I like it in principle.</li> <li>I think this is the type of area that can handle the density</li> <li>I live here and walk everywhere, it makes sense to have it here but we don't have the transit yet.</li> <li>It's in the growing phase.</li> <li>Growing pains</li> </ul>
Green 18	<ul style="list-style-type: none"> <li>The heliport area – parking lot – there is nothing there – out buildings</li> </ul>
Green 29	<ul style="list-style-type: none"> <li>Anything that faces 14<sup>th</sup> – higher, it fits</li> </ul>
Yellow 40	<ul style="list-style-type: none"> <li>Current CA building – this area can have the idea of mixed use – it needs this support on the ground floor level</li> <li>Some of the park space could go if there was something like as coffee shop or grocery store on the bottom to bring people together</li> </ul>
Blue 20	<ul style="list-style-type: none"> <li>Car dealerships area – nothing here</li> </ul>
Green 42	<ul style="list-style-type: none"> <li>Challenged by CP Rail</li> </ul>
Blue 13	<ul style="list-style-type: none"> <li>Nothing here – building high buildings – good view of the river</li> </ul>
Blue 22	<ul style="list-style-type: none"> <li>Entire area upzoned</li> </ul>
Yellow 10	<ul style="list-style-type: none"> <li>Expand the range of 4-6 to yellow 10</li> <li>I don't agree – the rowhousing is already happening and it's difficult- I can't see a 6 storey building – it doesn't fit</li> <li>In 30 years – it may fit though – think about the future</li> </ul>
Yellow 65	<ul style="list-style-type: none"> <li>Supports this growth</li> </ul>
Yellow 3	<ul style="list-style-type: none"> <li>Fill this gap – there is a gap here between all the high density - accessibility will only get better</li> </ul>

Yellow 14	<ul style="list-style-type: none"> <li>Proximity to BRT stations – may be LRT in the future, it makes sense to be 4-6 and even above</li> <li>Mixed used should be here – it's a weird spot</li> </ul>
Yellow 34	<ul style="list-style-type: none"> <li>Facing main corridor – makes sense, on top of Starbucks – build up and around it</li> </ul>
Yellow 50	<ul style="list-style-type: none"> <li>Across the road from The Trop – pushing out the corridor, makes sense</li> </ul>
<p>General comments:</p> <ul style="list-style-type: none"> <li>Along 20<sup>th</sup> Street – it needs to stay below 4-6 higher doesn't really fit</li> <li>Bankview – patchwork – century homes and run down homes that get raided, and new homes – its all spilling over</li> <li>I will walk from Bankview to Saddledome because it's a nice walk</li> <li>Mixed use adds life</li> <li>Th old Fairs Fair building corner– its boring – they could have built something so cool but its strange that's its where it is</li> <li>When we are talking about development – we really need mixed use – grocery etc. on the ground floor and housing on top</li> </ul>	

### Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)

Colour, DOT #	Feedback
Green 3, 5	<ul style="list-style-type: none"> <li>New athletic parks here, track nationals etc. high level competitions, should have shops here – there is nothing there, for all the events that will be Glenmore Athletic Park it needs more stuff</li> <li>All along 50<sup>th</sup> – transit corridor, close to high school, good bike lane</li> </ul>
Yellow 49, 58	<ul style="list-style-type: none"> <li>All along 50<sup>th</sup> – densify this area</li> <li>Really wide road</li> </ul>
Blue 2	<ul style="list-style-type: none"> <li>Mixed use – dead space (ATCO land)</li> <li>Tower on top of the Pannekoek House – on the ground level and the tower of high rise there</li> </ul>
Yellow 12	<ul style="list-style-type: none"> <li>Growing density grow down to this area (tumor of density)</li> </ul>
Green 25	<ul style="list-style-type: none"> <li>Lakeview gold course – level it and put homes here</li> <li>There is already golf courses and athletic park here</li> <li>Put mixed use here – would be nice</li> </ul>
Blue 21	<ul style="list-style-type: none"> <li>Huge lots, that are all single storey – potential to build up</li> <li>A lot of space between the museum and the arena – housing can go here</li> <li>You can't rip down a museum or school – people use these things</li> </ul>
Yellow 53	<ul style="list-style-type: none"> <li>Opportunity for more density</li> </ul>
Yellow 30, 15	<ul style="list-style-type: none"> <li>More density all along the parks</li> <li>Lovely houses but it's not dense – huge lot for small amount of people to enjoy a public amenity</li> </ul>



General comments:

- Upzone this entire area – like a tumor of density – once Bankview is dense
- There is nothing here except houses – its just where people live and they all leave to go do things
- Model of Garrison – makes sense – its nice from the developers – they had the money – nice area, same esthetics, homes look nice
- Can't just put condos everywhere – we need housing choice
- Put down condos on empty land – rather than tear down existing homes to build condos
- Rationale behind blanket upzoning?

**TABLE #: 2**

**Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

Colour, DOT #	Feedback
Yellow 1 and 3	<ul style="list-style-type: none"> <li>• 4-6 storey near the Erlton Station</li> </ul>
Blue 11	<ul style="list-style-type: none"> <li>• Safeway site could go higher, more than 12 storey</li> </ul>
Yellow 2	<ul style="list-style-type: none"> <li>• Higher building facing 14 ST SW. 4-6 storey buildings are appropriate</li> </ul>
Yellow 41	<ul style="list-style-type: none"> <li>• 4-6 building for the vacant lot</li> </ul>
Green 21	<ul style="list-style-type: none"> <li>• More Parking and lighting are needed along 26 Ave SW and Holy Cross Lyn SW</li> </ul>
Green 22	<ul style="list-style-type: none"> <li>• Along 4 ST could go higher to 6-12 storey as a main street</li> </ul>
Yellow 5*	<ul style="list-style-type: none"> <li>• Local commercial is needed at the location</li> </ul>
Yellow 4*	<ul style="list-style-type: none"> <li>• Low density for rowhouse and townhouse</li> </ul>
General comments:	
<ul style="list-style-type: none"> <li>•</li> </ul>	

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

Colour, DOT #	Feedback
Yellow 6*	<ul style="list-style-type: none"> <li>• Land of West Village needs remediation before redevelopment</li> </ul>
Green 23	<ul style="list-style-type: none"> <li>• Go higher along 14 Street</li> </ul>
Yellow 7*	<ul style="list-style-type: none"> <li>• Shadow impact to the lots at the north side of 33 AV SW. Marda Loop area lack of planning for the redevelopment. The typology of the parcels also intense the shadow impact along 33 Ave and 34 Ave. Keep some of the old houses along 34 Ave and convert them to small commercial. 3 storey rowhouse or small commercial could be along 32 Ave SW.</li> </ul>
Yellow 8	<ul style="list-style-type: none"> <li>• Along 26 Ave, 4-6 is appropriate</li> </ul>
Yellow 49	<ul style="list-style-type: none"> <li>• Development west of 18 ST along 26 Ave could be an extension of the commercial at the east side of 18 ST.</li> </ul>

Yellow 50	<ul style="list-style-type: none"> <li>Case by case shadow impact analysis is needed at the north side of 17 Ave SW</li> </ul>
Yellow 51	<ul style="list-style-type: none"> <li>Restriction conversion on the site, but could support higher density case by case</li> </ul>
Green 24	<ul style="list-style-type: none"> <li>Need to consider how much shadow would be on 17 ave</li> </ul>
Yellow 33	<ul style="list-style-type: none"> <li>South side could go to 4 storey, north side could go 4-6 storey</li> </ul>
General comments: <ul style="list-style-type: none"> <li>How much development can one area, such as Marda Loop can take at one time. The pressure to roads, traffic is very high.</li> </ul>	

### Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)

Colour, DOT #	Feedback
Yellow 37	<ul style="list-style-type: none"> <li>20 ST and Moreuil CO SW could be a neighbourhood activity centre</li> </ul>
Yellow 48	<ul style="list-style-type: none"> <li>4-6 storey could go there to replace the old houses</li> </ul>
Yellow 52	<ul style="list-style-type: none"> <li>Fill gaps to increase the parcel to 4-6 storeys</li> </ul>
Yellow 53	<ul style="list-style-type: none"> <li>4-6 storey could go along 16 ST. Maybe 4 storey is more appropriate.</li> </ul>
Yellow 34	<ul style="list-style-type: none"> <li>Near the BRT station, 4-6 storey could go there</li> </ul>
General comments: <ul style="list-style-type: none"> <li></li> </ul>	

### Transcribed notes from participant worksheets:

### Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)

- 1 yellow – could be higher than the yellow at this spot at the “base” of Erlton Hill
- 2 yellow – could do this along 14<sup>th</sup> street including on Mount Royal side but only to the lane
- 4 yellow – maybe stacked townhouses here. 4 - 6 could be too high
- 5 yellow – modest local commercial and 4 – 6 storey res tops (Sifton/Elbow). Midway between Mission and Britannia Plaza
- Blue 11 – Higher density, but only if the grocery store stays and adequate residential and commercial parking is provided. The area is already lacking in the grocery stores and parking
- Green 21 – More parking required and better traffic/pedestrian lights are required with the current zoning. If density increased this would become an even more serious problem than it is already
- Yellow 4 – Bow/town houses. Bus #3 runs along here so easy access to transit
- Yellow 1 – 12+ stories given TOD. Going North to 331 due to hill unlikely to develop soon. 7 – 12
- Yellow 2 – 4-6 as seen on the west side can work on east as well. Gaps should be 4-6 as well. Empty lots? Land Value Tax!
- Blue/Green 11/12 – 4 Street could be more too at least represent what is happening. Heritage B community amenities matter a lot
- Yellow 3 – Old school site deserves more density. More than 6 is doable
- Yellow 5 – long term, 4-6 but open for commercial – coffee shop

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

- 7 yellow – “special policy area” on 34<sup>th</sup>, cool historic adaptive reuse, but also some higher density opportunities
- 50/51 yellow – possible opportunities along 17<sup>th</sup> depending on shadowing in Scarboro
- 24 Green – concerns through about shadowing on north side of 17 Ave
- Yellow 7 – Convert original/older single story homes into commercial in order to modernize and meet evolving needs while retaining the charm and history of the area.
- Yellow 49 – Increase commercial in order to create a more walkable community and lifestyle
- Yellow 6 – special area plan: West Village ARP. Step back from river increasing based on shadow on river limitations
- Green 23 – mostly C-Cor already. Want to see denser mixed use and investment in transit and active transportation
- Yellow 33 – N side of 12<sup>th</sup> can be more dense to create a graduation from 13<sup>th</sup> to 11<sup>th</sup>. 4-6 instead of max 4. Heritage Guidelines required in this area. South 12<sup>th</sup> good for 4
- Yellow 7 – garage, smaller commercial to activate lanes and 32<sup>nd</sup> Ave
- Yellow 50 – development along the corridor at least 4-6 going up hill on both north and south
- Yellow 51 – fantastic place for more density based near transit and future employment site
- Green 24 – increase density and mixed use

**Area Map 3: Altadore, North Glenmore Park (Including 33 Ave SW)**

- 53? (Sorry can't read the writing) – consider 16<sup>th</sup> street between 33<sup>rd</sup> and C-space – might be a couple of sites (prefer 4 storeys max)
- Yellow 37 – perfect node/corridor entry
- Yellow 52 – fill in gaps for 4-6 to support main street
- Yellow 34 – TOD oriented 4-6 story densification
- Yellow 53 – more than RCG/HGO but not > than 6

**General Comments:**

- Keep cool character of 34<sup>th</sup> Ave SW and other interesting areas
- I found the virtual session a complete waste of my time. I would rather meet in person

**TABLE #: 3**

**Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

Colour, DOT #	Feedback
Green 20	<ul style="list-style-type: none"> <li>• Same zoning as grey. Shadowing will be limited. No housing around it. Have the higher parts south of the frontage of 17<sup>th</sup> avenue. Thinking it should be 7 storeys</li> </ul>
Green 21	<ul style="list-style-type: none"> <li>• Agrees with #20, that there could be tall buildings all along 17<sup>th</sup> in this area.</li> </ul>
Green 19	<ul style="list-style-type: none"> <li>• Area around this can go to 8 stories. The rational being that around it are already 15 stories, it's close to TOD. The thinking is that the holy cross site will be redeveloped at some point too.</li> </ul>
Yellow 9	<ul style="list-style-type: none"> <li>• Concerns for shadowing along the river – would need better design to mitigate shadowing impacts. Also concern for erosion, bank stability, and flooding. Green on #19 should be Yellow</li> </ul>

Blue 7	<ul style="list-style-type: none"> <li>Blue dot: close to TOD, park areas, etc.</li> </ul>
Green 20	<ul style="list-style-type: none"> <li>Most comfortable with 4-6 storeys along 17<sup>th</sup>, keep it boutiquey and then build the density outside of 17<sup>th</sup> and along 18<sup>th</sup>, 19<sup>th</sup>.</li> </ul>
Green 20	<ul style="list-style-type: none"> <li>Don't want to feel overcome with height when walking along 17<sup>th</sup>. Keep maximum 6.</li> </ul>
Green 13-16	<ul style="list-style-type: none"> <li>Tarra placed these – noting the TOD</li> </ul>
20	<ul style="list-style-type: none"> <li>On the opposite side of Western high school – best to keep that area tops 4 storeys because of shadowing. Don't want to block the light for the students in class.</li> </ul>
Yellow 25	<ul style="list-style-type: none"> <li>Historic character of the street, keep it lower scale.</li> </ul>
General comments:	

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

Colour, DOT #	Feedback
<i>Ex. Yellow 1</i>	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 10, 11, 14, 15	<ul style="list-style-type: none"> <li>If you're going to put density anywhere in this map, put it where things are already happening and before the topography gets funky.</li> </ul>
Yellow 17, 41, 31, 32, 42	<ul style="list-style-type: none"> <li>Can see more growth along 14<sup>th</sup> in support of what is already starting to develop around them.</li> </ul>
Yellow 26, 27, 28, 29, 30	<ul style="list-style-type: none"> <li>Close to TOD, in area where topography isn't a big challenge. Space for new apartment/infill.</li> </ul>
Blue 6	<ul style="list-style-type: none"> <li>TOD area, area could see some rejuvenation</li> </ul>
Yellow 18, 23, 19	<ul style="list-style-type: none"> <li>All along 26<sup>th</sup> – agreement around the table that that is a good corridor for incremental growth</li> </ul>
General comments: <ul style="list-style-type: none"> <li>Marda loop/bankview area just west of 14<sup>th</sup> has a hard time with parking</li> <li>Lots of activity happening along 26<sup>th</sup>, getting close to the TOD zones, would consider looking at that as well, close to the school, crowchild trail.</li> <li>South Calgary, it's at a tipping point. Driving down 33<sup>rd</sup>, the streetscape keeps getting ripped up for new pipes and electricity etc.</li> <li>Kids moving into this area love to walk, they walk like crazy. It's starting to shift more and more. Walk to marda loop and bus downtown to their jobs.</li> <li>Areas can allow for incremental growth, even when it allows for higher, it'll see a mix of development</li> </ul>	

**Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)**

Colour, DOT #	Feedback
<i>Ex. Yellow 1</i>	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 43	<ul style="list-style-type: none"> <li>Whole 3 block by 4 block area</li> <li>Martina says she doesn't agree because this area is all recent infill</li> </ul>

	<ul style="list-style-type: none"> <li>•</li> </ul>
Yellow 24, 48, 44	<ul style="list-style-type: none"> <li>• For both sides of 33<sup>rd</sup>.</li> </ul>
Yellow 34, 33	<ul style="list-style-type: none"> <li>• This area is supported by lots of things (TOD, schools etc)</li> </ul>
Yellow, 36, 52, 35	<ul style="list-style-type: none"> <li>• Already commercial here, if this area adjacent is upzoned already, then it suits the context.</li> </ul>
Yellow 51	<ul style="list-style-type: none"> <li>• Coffee shop 'Bells' is a gem in this area. Keep it small and eclectic like Henry Block, conversions etc. 33<sup>rd</sup> would be taller, Shoppers drug stores, then 34<sup>th</sup> would have the more mom and pops shops (ie corporate vs independent)</li> </ul>
<p>General comments:</p> <ul style="list-style-type: none"> <li>• No desire to see 33<sup>rd</sup> or 34<sup>th</sup> develop higher than 6 storeys – keep the charming character</li> <li>• Bike lanes along 34<sup>th</sup> avenue, know there's no parking along there too.</li> <li>• Shops along 16th street SW</li> <li>• Take pressure off of marda loop – propose to take more balance for intensity on the edges (along the green park spaces, south of 38<sup>th</sup>.</li> <li>• Intersection at 38<sup>th</sup> SW and crestview rd SW – the cars that are going through this area tend to go straight at 38<sup>th</sup> avenue (Martina wants to see a traffic circle here because the traffic congestion gets really bad here)</li> <li>• Area around 34<sup>th</sup> and 33<sup>rd</sup> and 14<sup>th</sup> street – Martina mentions the lack of parking for actually being able to access businesses etc.</li> <li>• Mention that having 34<sup>th</sup> as a one-way route has actually been really nice for the people living there.</li> </ul>	

*Transcribed notes from participant worksheets:*

**Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

- Green 20 – Too high for that intersection
- Green 21 – Ok
- Green 19 – too high
- Yellow 9 – low rise for river shadowing
- Yellow 25 – Need to keep character current of street
- Green 13-16 – very high for steep hills of this area
- Yellow 17, 41, 31,, 32, 42 – along 14<sup>th</sup> (ODB) size for redevelopment
- Yellow 26 & 30 – along 26<sup>th</sup> avenue currently 2-3. 4-6 is ok
- Yellow 24, 48, 44 – More 4-6 on 33<sup>rd</sup> will eliminate any differentiation on 33<sup>rd</sup> – too much the same
- Yellow (18 – 23 and 26 – 30) – 4-6 storeys, MU, good amenity access (school, retail). Transportation corridor (Crowchild 14<sup>th</sup>)
- 21 – 7 (12 17 Ave.) Disagree – should be 4-6 stories outside of TOD
- 20 – (site opposite Fichman?) Agree. Makes sense to mirror this site
- 13-16 – Better as 4-6 stories rather than 7-12 storeys
- 6 – Mission 4-6 Along river to limit shadowing
- 19 – Mission 7-12 between 1<sup>st</sup> street and river
- 25 – agree

- 7 – (high rise-mission meets mcLeod trail) – Agree TOD along 17 Ave could be 12 storeys. 4 Street SW should remain 4 -6 storeys
- Green 13,14,15,16 – near an LRT station, near MacLeod Trail – good place for extra height and units in the inner city
- Yellow 25 – On 17<sup>th</sup> Ave, important to preserve a historic scale of no more than 4-6 storeys. A charming historic commercial area
- Yellow 17, 41, 31, 32, 42 – 4-6 storey buildings along west side of 14<sup>th</sup> street
- Yellow 18 – 30 – 4-6 story buildings along 26<sup>th</sup> ave. On a bus route to a school
- Blue 6 – disagree with housing 12+ storeys
- Yellow 33, 34 – 54<sup>th</sup> Ave building more commercial and mixed use near a school and some existing commercial
- Yellow 35, 36, 52 – 20<sup>th</sup> Street is thorough fare. Existing commercial that could be built up a bit more
- Green 13, 14, 15, 16, 19, 20, 21 – I agree with all placement of green dots. Sorry about the lack of useful insight. I honestly agreed with everything
- Yellow 9 – agree
- Yellow 25 – agree
- Blue 7 - agree

**Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor** \*participant didn't identify the colour of the dots in the comment

- 6 – agree upzone both sides of 10 Ave between 14street and crowchild to mixed use high rise
- All yellow dots – agree upzone most of flat part of south Calgary to 4-6 storey buildings
- 6 – agree upzone north and south side of 10 Ave to 17+ story mixed use
- All yellow dots – agree. Upzone to 4-6 story where topography is flat in south Calgary between 14 street to Crowchild
- Blue 6 – agree
- All of the yellow - agree

**Map 3: Altadore, North Glenmore Park (Including 33 Ave SW)**

- 28, 44, 48– Agree -up zone both side of 33 ave
- 35,36,52 – Disagree. Not sure 4-6 makes sense here. Maybe makes sense as 3-4 story mixed use (neighbours coffee shop on 16 Ave)
- 33,34 – disagree
- 43,51 – Agree up zone this 4x3 blocks in this area
- Yellow 33, 34, 35, 52, 24, 43, 44, 48 – agree

**TABLE #: 4**

**Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

Colour, DOT #	Feedback
Green 9	<ul style="list-style-type: none"> <li>• Parking lot – space is too valuable to be a parking lot, especially along 17<sup>th</sup> ave. The transit connectivity is great. I think right on 17<sup>th</sup> you could get a little higher. Back into the neighbourhood it might not be as appropriate</li> <li>• Could be an opportunity to step back</li> </ul>

	<ul style="list-style-type: none"> <li>Arlington Street – the DP is 6 storeys (original was 14)</li> </ul>
Yellow 33	<ul style="list-style-type: none"> <li>Would like to see more development on the school site – multi use with still available green space</li> </ul>
Green 1	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 34	<ul style="list-style-type: none"> <li>If you develop lower mixed use school sites – could be an affordable community space regardless of how many kids are in the neighbourhood</li> </ul>
Yellow 17	<ul style="list-style-type: none"> <li>East/west connector with primary transit is 30 ave through premiere way – allow for a little increase in intensity</li> </ul>
Yellow 18	<ul style="list-style-type: none"> <li>East/west connector with primary transit is 30 ave through premiere way – allow for little increase intensity</li> </ul>
Yellow 19	<ul style="list-style-type: none"> <li>Connectivity going down those lots and on elbow dr excellent primary transit network allow little increase intensity</li> </ul>
Blue 7	<ul style="list-style-type: none"> <li>Pulled back from 17<sup>th</sup> ave – issues of tall buildings is shading across, ad pulling it back to reduce the shading is important impacting the north side</li> <li>Opportunity for lower mount royal to go to a larger scale without shading 17<sup>th</sup> Ave</li> <li>Closer to Western site itself</li> <li></li> </ul>
Blue 2	<ul style="list-style-type: none"> <li>It's a good site for a tall building as it is all high going down</li> <li>Requires pedestrian improvements in Erlton – this is super important</li> </ul>
Green 17	<ul style="list-style-type: none"> <li>Development site – I think it could go higher (right across fro the neiman's house)</li> </ul>
Blue 6	<ul style="list-style-type: none"> <li>Concern about the proximity to the river, but where it is placed is still appropriate – just flagging</li> </ul>
Yellow 25	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 26	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 20	<ul style="list-style-type: none"> <li>Dual-fronting mainstreet. This is such an active park space that it would be great to have the active frontage across from the park</li> </ul>
Yellow 21	<ul style="list-style-type: none"> <li>Opportunity for more activity and complement the park well</li> </ul>
Yellow 1	<ul style="list-style-type: none"> <li>Would like to see more development on the school site – multi use with still available green space</li> </ul>

General comments:

- In lower Mount Royal – there are already things being developed. A previous architecture firm being replaced currently
- Concern on shadowing the patio spaces on 17<sup>th</sup> on the southside – and all of the patios are on the northside
- When we are focusing development that are not hatched mount royal, cliff bungalow mission – my concern are pulling the lower apartment off to replace with new development
- If we focus too much on the what we have we will lose the affordability aspect.
- Holy Cross site is also an opportunity.
- "I look for opportunities for hidden density" to move into these neighbourhoods, to age in these neighbourhoods.
- Supportive of higher density on school sites
- Remove density in lower Mount Royal to create a park – they have never had a park.
- I wish Western Canada lot was easier to use (not attractive features/ the chainlink – more multi-use)

- No sidewalk on school site.

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

Colour, DOT #	Feedback
<i>Ex. Yellow 1</i>	•
Yellow 35	<ul style="list-style-type: none"> <li>• CA site – proposing to not cover the whole parcel but more use of where the building is – coffee shop below – residential up top (not to take up the whole parcel but part of it)</li> <li>•</li> </ul>
Yellow 28	<ul style="list-style-type: none"> <li>• Close to all amenities ( if there are sites that are old and replace with something 4-6 as we already have some in the area)</li> </ul>
Yellow 37	<ul style="list-style-type: none"> <li>• Main Street area should have high density</li> </ul>
Green 8	<ul style="list-style-type: none"> <li>• Main street should have higher density – businesses with a parkade</li> </ul>
Green 13	<ul style="list-style-type: none"> <li>• East / west connectivity – if we have improved transit with an activity centre of 7-12</li> <li>• The park adjacent already has a ton of amenities</li> <li>• Could also pull development down 14<sup>th</sup> Street</li> <li>• Having the max line connecting 33<sup>rd</sup> to 14<sup>th</sup> street and more intensity – we need more transit – and that is how you offset parking</li> <li>•</li> </ul>
Green 7	•
Yellow 22	<ul style="list-style-type: none"> <li>• Greater height and intensity along 20<sup>th</sup> there is a possibly of having the access push through to 17<sup>th</sup> - it is important to have connectivity</li> </ul>
Blue 7	<ul style="list-style-type: none"> <li>• French School and church on this site – another future development opportunity – support the school nearby – that part of 14<sup>th</sup> street needs a more intense corridor here.</li> </ul>
Green 10	<ul style="list-style-type: none"> <li>• I do think increase density in sunalta would good. Right now it isn't safe and you don't want to walk around at night. Bad lighting. Maybe over 12 storeys would make sense here. (Eg. The Gardiner in Toronto)</li> <li>• Thes 7-12 would be more appropriate or 4-6 nested in amongst the single detached homes in the area</li> </ul>
Green 14	<ul style="list-style-type: none"> <li>• Green development opportunity need to be hashed out</li> </ul>
Green 2	<ul style="list-style-type: none"> <li>• Dilapidated school site – Richmond school</li> </ul>



Blue 3	<ul style="list-style-type: none"> <li>• Adjacent to a 10 storey building in the area – helicopter pad there and good access</li> <li>• Interchange would be needed to change and a good example of utilizing the max line – and a number of comprehensive large sites</li> </ul>
Green 5	<ul style="list-style-type: none"> <li>• If 20<sup>th</sup> Street could be greater activity – a decent place for a neighbourhood activity centre would be 50<sup>th</sup> and 20<sup>th</sup></li> </ul>
Green 28	<ul style="list-style-type: none"> <li>• Proximity to transit / school site / and its using that sound barrier from Crowchild and MRU</li> </ul>
Yellow 72	<ul style="list-style-type: none"> <li>• 38<sup>th</sup> Ave good connectivity back over to Elbow and proximity to Parks</li> </ul>
Yellow 3	<ul style="list-style-type: none"> <li>• Close to the school – proximity</li> </ul>
Yellow 70	<ul style="list-style-type: none"> <li>• Proximity to 20<sup>th</sup> Street</li> </ul>
Yellow 72	<ul style="list-style-type: none"> <li>• Proximity to 14<sup>th</sup> street and Elbow but maybe its difficult due to the topograohy of the steep hill</li> <li>• Same would apply to Sifton Blvd.</li> <li>•</li> </ul>
Green 27	<ul style="list-style-type: none"> <li>• Possibility right-size parks based on use</li> </ul>
<p>General comments:</p> <ul style="list-style-type: none"> <li>• Pedestrian connectivity along the sound wall adjacent to Crowchild – active frontage on the sound wall</li> <li>• Concern over lack of parking along 33<sup>rd</sup> Ave and the parking feeds into the community taking it away from the existing residents</li> <li>• We are a winter city – and are travelling by car as much as we want to rely on the transit</li> <li>• The 17<sup>th</sup> Ave BRT station is horrible and the stairs down</li> </ul>	

### Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)

Colour, DOT #	Feedback
<i>Ex. Yellow 1</i>	<ul style="list-style-type: none"> <li>•</li> </ul>
Green 25	<ul style="list-style-type: none"> <li>• Incredible city view – close to the park</li> </ul>
Yellow 39	<ul style="list-style-type: none"> <li>•</li> </ul>
Yellow 69	<ul style="list-style-type: none"> <li>•</li> </ul>
Yellow 71	<ul style="list-style-type: none"> <li>• Active frontage</li> </ul>
Green 4	<ul style="list-style-type: none"> <li>• School site</li> </ul>
Yellow 61	<ul style="list-style-type: none"> <li>• Near 33<sup>rd</sup> – close to everything you can walk there</li> </ul>
Yellow 62	<ul style="list-style-type: none"> <li>• More of a main street</li> </ul>
Yellow 63	<ul style="list-style-type: none"> <li>• More of a main street</li> </ul>
Yellow 64	<ul style="list-style-type: none"> <li>• More of a main street</li> </ul>

General comments:

- One thing I noticed – one of the only streets that has really good connectivity in the plan area is 20<sup>th</sup> Street
- Glenmore Athletic Park – is there any development planned in that area? (The recent plan – was alluding to the Field House – but inquired about more development planned)
- Missing Buckmaster Park – is this missing intentionally (Should be identified as a park space)
- An activity centre close to the school sites.
- One development in Bowness / Raddison Heights - portions of land that is being allocated to affordable sites.
- Living in North Glenmore – this area has already been forgotten about – there is so much opportunity for parks, reservoir, school
- Having high intensity streets at similar frequencies will have some continuity and structure (thinking of Vancouver) Places like 20<sup>th</sup> / 16<sup>th</sup> \
- Big swinging bridge suspension bridge – over North Glenmore Park

*Transcribed notes from participant worksheets:*

**Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

- Green 9 – Empty lot on 17 Ave interesting to consider mid-scale on. 17 – balance with not shading the main street right now
- Yellow 17 – Agree with more intensity on Elbow Drive, support the primary transit network
- Blue 2 – agree with larger scale on this site (formerly humpty's). Hopefully paired with pedestrian improvements
- Yellow 19 – wonder about encouraging density in a flood risk area
- Yellow 1 & 2 – support developing school sites for mixed use and more community amenities
- Green 7 – great community amenities near this site, good transit, support this area for higher scale
- Yellow 69, 39 – support more density/scale around north Glenmore/River Park
- 72 – not sure about this stie with the steep hills
- General comments:
  - Great conversation about secondary main streets on 20 Street, 50 Ave, Elbow Drive and 30<sup>th</sup> Ave etc.
  - Consideration for not too much height right on main streets, stepping back intensifying the next block
  - Intensify school sites multiple uses and community amenities
- 17 – 4-6 stories all down Elbow Drive SW
- 18 – 4-6 storys all down 8<sup>th</sup> street to Premier Way SE. end all down 30<sup>th</sup> Ave and Premier Way SE
- 19 – 4-6 storeys down 4<sup>th</sup> street SW to Mission Rd. SW
- 20 – 4-6 storeys along
- Green 1, 9, 33, 34 – Infill existing. Vacant/undeveloped. Earl Gray, St. Mary's, WCH – increasing desire
- Yellow 18, 17, 34 – 4-6 storeys in Mount Royal
- Green 17 & Yellow 25, 26 – UMR Premier Way
- Yellow 5, 6 - Ave. 20 street – 18 street

- Green 13 & 17 – 14 Street @ 33 Ave – comment about parking?
- Yellow 37 – North Glenmore – forgotten neighbourhood
- 9 – great idea. Awful parking lot here. Space too valuable for parking lot
- Yellow 1 & Green 1 – Make school site multi use: add recreation facilities, theatre for example
- 33, 34 – same as #1
- 17 – On primary transit network, agree
- 18 – same as 17
- 20 – Elbow drive – major transit
- Green 9 - parking lot next to restaurant on 17<sup>th</sup> Ave – this is valuable space that could be used for housing. On 17<sup>th</sup> Ave, specifically, there is enough transit that parking can't be justified here. Green was chosen because I think a bit of a high building is ok right on 17<sup>th</sup>, but not further back into Lower Mount Royal
- Blue 1 – this might be too high in my opinion for the area, but smaller buildings should be considered
- Blue 2 – this placement makes a lot of sense to me
- Yellow 25 & 26 – how much resistance are we going to face from the community in rezoning efforts? Also, tons of park space in this area that shouldn't be infringed upon

**Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

- 21- Active frontages along River Park in these corners
- 22 – 4-6 storeys down 20<sup>th</sup> Street SW, connectivity to 17<sup>th</sup> Ave SW through the hospital site
- 13 – Major Activity Centre @ 33<sup>rd</sup> and 14<sup>th</sup>
- 14 – No development will happen until remediation and revision of the roadways, needs improvement
- 15 – Major Activity Centre or comprehensive large sites
- 69 – Western Village Style development
- 70 – 4-6 storeys down 20<sup>th</sup> Street SW
- 71 – 4-6 storeys with active frontage onto River Park
- 72 – 4-6 storeys
- 27 – possibility to right size parks based on use. Possible Richmond Green situation
- Yellow 28 – density could be added to 32<sup>nd</sup> Ave
- Green 10 – area is zoned for 12 story buildings. I think this may be too high for the neighbourhood, especially buildings beside the train line. However, smaller buildings would fit in with the neighbourhood. Sunalta has a reputation for being unsafe, so densifying and filling in unused lot might help
- Blue 11 – currently a 6 story building in development. Site is well connected. Should be considered for higher density
- Yellow 32, 31, 30, 29 – increased development on 14<sup>th</sup> makes sense

**Map 3: Altadore, North Glenmore Park (Including 33 Ave SW)**

- Yellow 61 – 64 – Near amenities
- Green 5 – Good location for activity centre
- Green 28 – Proximity to transit and MRU – great idea
- Yellow 3 & 72 – good connectivity to Elbow
- Green 25 – Great access to park
- Green 27 – add some density if under utilized

**TABLE #: 5****Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

Colour, DOT #	Feedback
Yellow #35	<ul style="list-style-type: none"> <li>• Underutilized land.</li> <li>• There's already 4-6 storeys there.</li> <li>• Like a lot of greenspace, if you lose it it doesn't come back.</li> <li>• Might be challenging spot to build because of the topography.</li> </ul>
Blue #10	<ul style="list-style-type: none"> <li>• Little bit taller along 4 St, some commercial around that area would flourish.</li> <li>• Busy corridor already.</li> </ul>
Blue #3	<ul style="list-style-type: none"> <li>• Doesn't need to be the exact spot</li> <li>• Area is already highly developed and to take it &gt;12 storeys would not be disruptive and makes sense.</li> <li>• Already accustomed to higher, good access to Elbow Trail.</li> <li>• I would put more blue dots – especially with the new arena.</li> <li>• Suggestion of blue dots everywhere!</li> </ul>
Green #21	<ul style="list-style-type: none"> <li>• Would taller building along 17 Ave be controversial?</li> <li>• Green dot in the spirit of the reasons above.</li> <li>• Some detached houses in the general area.</li> <li>• Love the idea. 12 storeys or 30 storeys – why do the middle ground? Transit, upgrades to electrical and sewer all do it.</li> <li>•</li> </ul>
Yellow #17	<ul style="list-style-type: none"> <li>• A lot of old, dilapidated buildings in the area and a lot of need and demand for higher density causing only positive impacts.</li> <li>• All along 17 Ave would suggest higher density.</li> </ul>
General comments: <ul style="list-style-type: none"> <li>• Why do we have so few blue dots – we're planning for the future so we should be thinking of more blue dots.</li> <li>• General comment about the sun in the winter (4 st) there would be impacts on people with higher developments because of the shadow and the cold.</li> <li>• Along Macleod Trail near the Saddledome, go as dense as possible!</li> <li>• The way the density is laid out on this map in general is pretty decent.</li> </ul>	

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

Colour, DOT #	Feedback
Green #17	<ul style="list-style-type: none"> <li>• I think we could go higher here.</li> <li>• It's quite low around there.</li> <li>• 7-12 more apt than the 4-6 there currently.</li> </ul>
Blue #11	<ul style="list-style-type: none"> <li>• Higher the better on the old hospital.</li> </ul>
Green #2	<ul style="list-style-type: none"> <li>• Density close to Crowchild – Marda Loop needs a gateway.</li> </ul>
Blue #1	<ul style="list-style-type: none"> <li>• Higher with the topography and the current use.</li> </ul>

	<ul style="list-style-type: none"> <li>• Agree this could be something substantial next to Crowchild.</li> </ul>
Green #9	<ul style="list-style-type: none"> <li>• Densify, I probably wouldn't do it right next to the school if there is one there.</li> </ul>
Green #22	<ul style="list-style-type: none"> <li>• In the spirit – if we expect density there then we may as well go to 7-12, same idea with all the dots in this area.</li> </ul>
Yellow #36	<ul style="list-style-type: none"> <li>• 4-6 is appropriate here.</li> </ul>
<p>General comments:</p> <ul style="list-style-type: none"> <li>• Asked about the yellow, and what a neighbourhood main street is.</li> <li>• 33 is already a zoo.</li> <li>• Some of what I'm realizing – very quick for me to get to a street or sidewalk from a 4 storey, interface as a pedestrian of ground floor involvement. In an area where the pedestrian experience isn't great anyways might be the place to put the towers.</li> <li>• Questions around Nimmons building.</li> <li>• Most people will be fine with 4 storey buildings except for Mount Royal.</li> <li>• I see Bankview becoming a beltline type area and I don't see that stopping. I don't need to put green dots because it will happen</li> <li>• 14 St 7-12 density – I think you'll get density on one side.</li> <li>• No blue dots near the river because folks felt the scaling down to the river was good and respectful of recreation of the river.</li> <li>• Interesting no-one put anything along 33 / 34 Ave really. I agree with the stepping down into a residential area so the density along there would be suitable.</li> <li>• 4-6 seems to be a good density along 33/ 34 Aves.</li> <li>• 4-6 is dense but more community-based than true high rises, quick access and closer to ground level.</li> <li>• There's a charm around that area (Marda Loop).</li> </ul>	

### Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)

Colour, DOT #	Feedback
Yellow #18	<ul style="list-style-type: none"> <li>• Ice cream shop, liquor store.</li> <li>• Tuck it in behind the strip mall.</li> </ul>
Green #16	<ul style="list-style-type: none"> <li>• Could build on the gravity of this commercial area.</li> <li>• This map is really tough.</li> <li>• 20 Ave main road, density closeby.</li> </ul>
Yellow #29	<ul style="list-style-type: none"> <li>• Not all along 50<sup>th</sup>, not wholesale just sprinkling.</li> <li>• Thinking about, given that stretch, access to green space, connectivity to Crowchild, school MRU.</li> <li>• Only development on one side of the street so not as disruptive as places where there are houses both sides of the street.</li> <li>• One issue would be people with back yards would be upset with lack of sun.</li> <li>• You could put the higher density on the corners...</li> </ul>
Green #15	<ul style="list-style-type: none"> <li>• Density along Crowchild something of scale and width of street.</li> </ul>
Yellow #41	<ul style="list-style-type: none"> <li>• Building that density into Marda Loop.</li> </ul>
Yellow #45	<ul style="list-style-type: none"> <li>• Building that density into Marda Loop.</li> </ul>

Yellow #33	<ul style="list-style-type: none"> <li>Near to the park space, close to 14<sup>th</sup>.</li> <li>Already land we sacrificed.</li> <li>SO much going on wherever you go nearby.</li> </ul>
Green #10	<ul style="list-style-type: none"> <li>Arena area there, not disruptive to anyone south or north.</li> <li>Proxiity to MRU.</li> </ul>
Yellow #42	<ul style="list-style-type: none"> <li>Adding yellow along 50 Ave because don't agree with the sprinkling would rather see the whole of 50 Ave densify at once.</li> </ul>
Yellow #46	<ul style="list-style-type: none"> <li></li> </ul>
Yellow #22	<ul style="list-style-type: none"> <li>Tuck smaller in between existing density.</li> </ul>
Green #13	<ul style="list-style-type: none"> <li></li> </ul>
Green #14	<ul style="list-style-type: none"> <li>Density around the strip mall. BRT and MRU – density makes sense.</li> </ul>
Blue #6	<ul style="list-style-type: none"> <li>Glenmore and Crowchild.</li> <li>Because of the flyover, density could go in Lakeview in that location.</li> <li>Not a pedestrian-friendly area, some density might be good.</li> </ul>
General comments: <ul style="list-style-type: none"> <li>How do the existing growth area happen?</li> </ul>	

*Transcribed notes from participant worksheets:*

**Map 1: Ertlon, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

- Yellow 35 - Some encapmnets, it is below a hill. Given, I don't want to loose green space. There is already the example of build form
- Blue 10 – Underutilized corner with similar tall buildings
- Green 17 – Already very similar structure. Also seems in a valley
- Yellow 36 – near amenities, already zoned perfectly
- Yellow 53 – near to park space, close to 14 street corridor
- Bule 6 – More of commercial on the mail, like a pub and it is so near to the flyover that people won't mind the height. Lakeview has a need for something even offices like dentists and doctors nearby
- Green 5 – more density at main street intersection is needed
- Green 8 & 9 – Higher density up against Macleod trail is a good move – could be 7 – 12 storeys
- General comment: around the urban main streets is good. Could be increased at key intersections
- Blue 3 – Agree. High rises should go in that area to be closer to the new arenas, transit. Will drive more commercial traffic in that area of 17<sup>th</sup> Ave
- Yellow 17 – Adjacent to nearby 4-6 buildings that don't create shading. Near main street that could benefit from higher density
- Green 1, 21, 5 – Agree to increase density along main streets
- Blue 3 – close to 2 major roads and transit – increase in size wouldn't be very disruptive
- Green 21 – as a general statement I think increasing along 17 Ave from 4-6 to 7-12 is a good idea. Easily tolerated
- Yellow 17 – agree to expand the 4-6 zoning makes sense here
- Green 5 – agree!

- Yellow 35- Agree, along Mission Rd. makes sense. Already seeing the increase in density along there
- General comment: I would be aware of impacts of shade on Mission from tall buildings. /since there the cliff at cliff bungalow to the west which already limits sun. So generally taller buildings to the east of Mission so that afternoon sun is maintained around 4<sup>th</sup> street.

**Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

- Blue 11 – old children’s hospital should be as dense as possible
- Yellow 21 – want to increase density along 14<sup>th</sup> street, especially getting taller buildings on the down slope
- Green 9 – want to increase density along 14<sup>th</sup> street, especially getting taller buildings on the down slope
- Green 4, 17, 22 – want to increase density along 14<sup>th</sup> street, especially getting taller buildings on the down slope
- Blue 11 – Agree with higher buildings at this end
- 11 – Go big or go home. Why limit to 7-12 storeys if going that high, go higher. That may allow you to save green space elsewhere and allows infrastructure upwards to be forced in fewer areas.
- Green 22 – similar idea to my comments on 17<sup>th</sup> ave if it’s zoned for 4-6 it’s not that much of a lift to 7-12 especially right along 14<sup>th</sup> street
- Green 2 – agree with density next to Crowchild
- Blue 1 – I would move this to the north side of the avenue but otherwise agree
- Green 17 – I agree similar idea to green #22. General comment: I think Marda Loop makes a bit of sense as that 4-6 zoning, there’s something to be said for stepping down into the single family areas of Mount Royal and Garrison Woods.

**Map 3: Altadore, North Glenmore Park (Including 33 Ave SW)**

- Green 14 – more density close to neighbourhood commercial areas.
- Yellow 18 – tuck in smaller buildings behind the strip mall/shops, lower height buildings
- Green 10 – tuck in larger buildings near arena area in close proximity to MRU
- Yellow 22 – can increase density along 33 ave alongside other 4-6 buildings
- Green 4 – agree
- Yellow 26, 42, 46 – disagree. Would create shadows on other houses backyards
- General comment: if you put in apartments near 33, 34, 35 avenue etc. then you could help parking issues. IF buildings have their own parking garages.
- 42 & 46 – near park, wide street, near MRU near bike pathways
- Yellow 29 – this is near the high school as well as MRU, some low density makes sense near the green space as well
- Yellow 33 – agree
- Yellow 42 – I like putting 4-6 where there’s no neighbours across the street. Faces park and green space
- Yellow 18 – there is existing commercial in this area already. Wouldn’t be as disruptive
- Green 16 – 20<sup>th</sup> Street is a relatively main street so it makes sense to have this density continue with the commercial that’s here
- Green 14 – this makes sense to me as it’s near Crowchild and some existing commercial

**TABLE #: 6**

**Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park  
(not including 14 Street SW)**

Colour, DOT #	Feedback
Blue 5	<ul style="list-style-type: none"> <li>Add affordability and fits in with existing buildings</li> <li>Density around TOD</li> </ul>
Blue 1	<ul style="list-style-type: none"> <li></li> </ul>
Blue 4	<ul style="list-style-type: none"> <li>Close to mass transit</li> </ul>
Yellow 19	<ul style="list-style-type: none"> <li>Especially 26 street south</li> </ul>
Green 21	<ul style="list-style-type: none"> <li>Attractive area along the elbow. Something that fits in with the context around here</li> <li>Feels it should be lower</li> </ul>
Green 9	<ul style="list-style-type: none"> <li>Put a bit more density here. His dad had a property and developed into mixed use a long time ago. Could support Transit around it</li> </ul>
Green 20	<ul style="list-style-type: none"> <li>4FAR Some of the buildings along here are a bit older. Only way to get rid of decrepit buildings otherwise they won't turn over. Developers will pay more if they know they can get more density (economics)</li> </ul>
Green 5	<ul style="list-style-type: none"> <li>Whole 17<sup>th</sup> Ave, Especially Macleod trail and 14 street</li> </ul>
Yellow 33	<ul style="list-style-type: none"> <li>14<sup>th</sup> street – a mishmash of single family it could benefit from further density but still respecting context</li> </ul>
Green 22	<ul style="list-style-type: none"> <li>Already building 12 story across the street</li> <li>Shouldn't block the view from upper mount royal</li> </ul>
Yellow 41	<ul style="list-style-type: none"> <li>Keep food service keep density and mass lower due to shadowing</li> <li>Mixed use and keep lower density away from pathways due to shadowing</li> <li>Really cuts you off from the perimeter.</li> <li></li> </ul>
Blue 11	<ul style="list-style-type: none"> <li>MMP could be some good development close to transit. Whole stretch is pretty dead. Would be a prime location. Dead space.</li> </ul>
Yellow 37	<ul style="list-style-type: none"> <li>4 to 6 height along</li> <li>A lot of heritage homes not in great shape. Likely a matter of time before its redeveloped</li> </ul>
Yellow 34	<ul style="list-style-type: none"> <li>Takes that route for work. Number 3 bus is very efficient. Opp for more density on that corridor. A lot of historic homes not going anywhere. But near Stanley park especially could take on more density</li> </ul>
<p>General comments:</p> <ul style="list-style-type: none"> <li>Would be nice to see how things are currently zoned.</li> <li>Would be nice to have a google imagery or existing photos would be helpful (arial map)</li> <li>In the power point, says that affordability is important but then the next slide says we aren't talking about that</li> <li>Feels eerie and unsafe by MMP.</li> <li>5 street bike lane exists on north side of 17 but south side doesn't have it. Would be nice to see. It abandons you at that corner for the bike lane</li> <li>The city is purposing 50 percent growth throughout the city. Would suggest to present it as this much growth can go into this area and how are we going to do it.</li> </ul>	



**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

Colour, DOT #	Feedback
Blue 10	<ul style="list-style-type: none"> <li>Hospital site</li> <li>Higher density near transit station and TOD</li> <li>Old children's hospital</li> </ul>
Yellow 38	<ul style="list-style-type: none"> <li></li> </ul>
Blue 2	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 21	<ul style="list-style-type: none"> <li></li> </ul>
Green 17	<ul style="list-style-type: none"> <li>Marda loop area could be built out</li> <li>Consider the transition</li> </ul>
Green 23	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 42	<ul style="list-style-type: none"> <li>Road is terrible can't bike on it. Has hidden corners. More density but more funding</li> <li>Not too high could block a lot of views 26 Ave could use more density</li> </ul>
Yellow 38	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 3	<ul style="list-style-type: none"> <li>Close to transit station and connections to downtown. A lot of space exists there.</li> </ul>
Green 9	<ul style="list-style-type: none"> <li>Thinks up to 12 is too much here because there's a lot of single-family homes close by. Traffic, parking could be issues. Existing Commercial seems to support what's already there.</li> </ul>
Green 18	<ul style="list-style-type: none"> <li>Could be 6 storeys here</li> <li>Whole street could be up to 12</li> </ul>
Yellow 20	<ul style="list-style-type: none"> <li></li> </ul>
Green 4	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 23	<ul style="list-style-type: none"> <li></li> </ul>
Yellow 35	<ul style="list-style-type: none"> <li>16 street – lots of great commercial amenities. Just built a 5 or 6 story.</li> </ul>
Yellow 4	<ul style="list-style-type: none"> <li></li> </ul>
Blue 6	<ul style="list-style-type: none"> <li>Safeway there at crowchild and 33. 33 is experiencing a lot of height and density given the amenities and because it is right on crowchild trail. Major transit rout makes sense to be higher.</li> </ul>
<p>General comments:</p> <ul style="list-style-type: none"> <li>4<sup>th</sup> street stops at 17 ave.</li> </ul> <p>Are you okay with the patchwork? Should the height be more consistent around this area?</p> <ul style="list-style-type: none"> <li>Some heritage areas that were identified. Market force should dictate that. Noted that this area has heritage guidelines.</li> </ul>	

**Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)**

Colour, DOT #	Feedback
Green 1	<ul style="list-style-type: none"> <li>By BRT which is good. Already commercial there. Densify a small pocket there.</li> </ul>
Yellow 39	<ul style="list-style-type: none"> <li>Designated bike and transit already there.</li> <li>Connects to sandy beach park and 33rd</li> </ul>

Yellow 11	•
Yellow 12	• Makes a nice walking area and the city is already doing well with their plans there.
Blue 9	•
Yellow 5	• Could put something bigger in the second row and could have access to amenities near by.
Green 5	• Building it from scratch is fine but concerned that these are all multi-million dollar homes
Blue 13	• Close to MRU major transit • A disagreement bc its an r1 area already. Only one way in one out and lots of cul-de-sacs
Green 7	• Might be too high but is nice to have access to an area like that
Yellow 7, 5, 6	•
<p>General comments:</p> <ul style="list-style-type: none"> <li>• 33<sup>rd</sup> Ave was in both maps – we already have those comments noted</li> <li>• Disagree with 9, 5 and 6 doesn't fit the context</li> <li>• Doesn't think 33 and 31 where there's a commercial area they are going to build</li> <li>• Area is primarily R1 R2 the density needs to stay with what we started with, bigger road ways etc. thinks it won't happen because of the cost of the homes</li> <li>• Planning to develop Canada development that has an influence even though its outside the area. Still have Canada development lands being developed outside the plan.</li> <li>• Hearing that Maybe you would support an extension to Marda loop. Access to amenities that exist.</li> </ul>	

*Transcribed notes from participant worksheets:*

**Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

- Green 21 – disagree. Church/parish/St. Mary is a heritage resource. Leave open space
- Blue 1, 4, 5 – I agree with 1,4 & 5.
- Blue 11 – I disagree. Would prefer to have it left as green space. Leave MRU Centre – isn't well connected to transit
- Yellow 41 – agree with lower than across the street. Shadow issue on 4<sup>th</sup> street keep lower
- Green 5, 9, 20 – agree
- Green 21 – very attractive area close to Erlton, MNP, Elbow should be developed for high density (my dot)
- Yellow 19, 33 – agree, more development along 14<sup>th</sup> Street
- Yellow 41 – totally agree, Safeway lot should be higher density/mixed use. Elbow Drive should become more people friendly not a through road.
- Blue 1 & 5 – Agree strongly. Area close to Erlton is dead and should be developed for people. This is a great location next to the stadiums. Over/underpass of MacLeod!
- Yellow 37 – Yes, old home at 5<sup>th</sup> street should be redeveloped, but for that, 5<sup>th</sup> street needs to become more people/bike-friendly and less dangerous.
- 1 (no colour indicated) – density near LRT station and commercial and recreational
- 69 – density of 7-12
- 41 – lower density near river and lower massive

- 21 – don't agree with 7-12 story close to the river. Would like to see yellow dot 4-6 storey near river
- 5 & 2 – agree with 7-12 storey or higher on 17<sup>th</sup>
- 34 – Don't agree. R1 area
- 1 – Don't agree. R1 area
- General Comment – would have been beneficial to see satellite map showing existing developments and zoning
- Blue 5 – TOD area should support max density/height
- Yellow 37 – there's quite a mix along 5 street SW. Think if it could handle a bit more height while respecting nearby single family homes
- Green 5 – 17 Ave SW is a major main street/corridor and appropriate for additional height along entire corridor especially between MacLeod and 14 street SW
- Yellow 34 – Elbow Drive SW is an efficient transit route #3 and near Stanley Park could benefit from additional height/density
- Yellow 33 – 14 street could use more density – major corridor

**Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

- Blue 2 & 3 \_ agree – like transit access
- Yellow 21, 38, 42, 23 – agree. Disagree with #3, that should stay low density
- Blue 6 – agree because accessible and services
- Blue 2 & 3 – Agree. Sunalta has perfect connection to downtown and should be densified
- Green 23, 17, 6 – Marda Loop should develop more density and fill in the gaps between the higher story developments
- Yellow 35 – Agree. Development around amenities on 16<sup>th</sup> Street
- Comment around Marda Loop Community Centre – in this active area, 4-6 storey buildings could mix with lower houses to increase density
- 2 – high density near LRT
- 42 – support 4-6 storey on 26<sup>th</sup> Ave
- 10 – Higher density on old Children's Hospital site
- 17, 23, 6 – Don't agree with higher density/taller buildings in Marda Loop. 4-6 storey is plenty
- 35 – Strongly don't agree with 4-6 storey in a residential area
- Yellow 38 – Richmond Road SW could benefit from more height/density
- Green 9 – 33 Ave SW is experiencing a lot of growth and change and additional height appropriate
- Yellow 35 – This stretch of 16 Street SW (near neighbour coffee 'Mongogram') could use more density/commercial/height
- Blue 6 – Safeway/other amenities – great opportunity all along Crowchild Trail SW for high buildings – major thoroughfare and TOD opps

**Map 3: Altadore, North Glenmore Park (Including 33 Ave SW)**

- Yellow 5 & 6 – the idea is to build moderate height (4-6) in the 2<sup>nd</sup> row from 14A /15 Street, that would have a view over the Elbow river. Great recreational amenities around there.
- Yellow/Green 7 – develop area along 50<sup>th</sup> Ave, perhaps mixed use close to recreation area. Give more people opportunity to live in this attractive area. Green (7-12) may be too high
- Blue 13 – Agree with transit-oriented development along Crowchild, but transit must be very good to support 12 storeys

- 39, 1, 9 – strongly disagree. Can I say “ridiculous”? These are R1 areas
- General comment: southern portion of areas not grid system only have single point of entry and exit. Also have cul-de-sacs
- Yellow 39 – 20 Street SW designated bike/transit route
- Blue 13 – Mount Royal University
- Green 7 – near Sandy Beach Park – 50 Ave SW Parkway, Glenmore Athletic Park

## Phase 1: Heritage Guidelines Working Group Feedback

### Heritage Guidelines Working Group Session #1

Table #: 1
<p><b>Q1: What about your community do you enjoy and what meaning does it have for you?</b></p> <ul style="list-style-type: none"> <li>• Garrison Woods – nod to its military history, names of the streets retained, variety of housing types, proximity to shops and services, walkable</li> <li>• Elbow Park – unique homes, urban street trees, safety, community feeling, families, walkable and accessible to needs and amenities (parks, sandy beach, main streets)</li> <li>• Bankview and South Calgary - lots of recreation and amenities (comm centres, green spaces and parks), destinations, urban street trees, interesting landscaping, well shaded, great view of downtown, unique homes, natural heritage (trees) with formal designations</li> <li>• Bankview -clear views to downtowns, amenities and facilities easily accessible (library, pool, green spaces)</li> <li>• Cliff Bungalow/Mission – transitional neighbourhood going from high density downtown beltline, after you cross 17 ave changes character, mix if uses new and old, cultural centre with the cathedral and parish hall, green spaces ie elbow river, close to other green spaces (Lindsay park), accessible, close to resources, urban tree canopy</li> <li>• Sunalta – feel like you are downtown but unique character, unique houses, architecture reflects history of the area (ie river rock houses on 13), interesting architecture, proximity green spaces</li> <li>• 9a st – (south of 17<sup>th</sup> ave) vs beltline realize how different it is in terms of culture and community, maturity of the area (schools having capacity an expecting growth), same other needs and services, mobility – bike lanes, green spaces – thoughtful planning to achieve climate and environment goals (cooling)</li> <li>• 13<sup>th</sup> ave – architecture reflects the streetscape of the past, buildings match styles</li> <li>• Scarborough - Triangular parks – leads to natural intersections, close to upper shag, Bankview and other parks and green spaces, programable spaces, division of greenspaces incorporated into the community fabric – reflection of Olmsteads original community layout, which leads to the picturesk views of the communities, unique architecture styles, preserved assets</li> </ul>
<p><b>Q2: Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?</b></p> <ul style="list-style-type: none"> <li>• Mt royal – a threat is when there are new builds and they go inch to inch (no respect to side setbacks) – specifically single family, ie. a older homed demolish and new builds maximizing the property yield but affects the entire community feel; appreciate in North Hill that there is a pattern, granted there are outliers, but like the commonality of some rules used in North Hill,</li> <li>• North Hill, Riley Comparison (smaller lots) vs big lots in some West Elbow Communities – a lot of similar design homes with limited setbacks; with larger lot communities (ie mt royal) do you think this policy would have the strength to preserve the same level of uniformity with set backs? – yes, will have similar policy power that would be able to address similar goals and accomplishment</li> <li>• Policy – this is is a layer on top of a statutory policy, that is on top of bylaw – who wins? A: these overlays become imbedded in bylaw, thus achieving the prioritization of this statutory policy</li> </ul>

- North Hill criticism – roof pitch is not enough, floor to ceiling windows is not contextual sensitive, criteria for the use of specific materials is also not adequate for west elbow and should be more stringent, not repeating rooflines and slopes;
- We are not trying to cut and paste north hill, our goal is to analyze and make a HGA that's unique to the character and needs of West Elbow, these rules we hope to craft specific to west elbow communities
- These guidelines need to be strict; hope is these are more strictly adhered too
- "I don't mind contemporary infills as long as they have a nod to heritage"; also liked the images from the ppt to describe the rules of an HGA and how they are perceived when we are assessing new developments and a block face
- Sunalta – these HGA needs to also apply to building height, example of development in Sunalta blocking views
- \*The elements assessed in North Hill are different than in the communities in West Elbow need to be assessed and have different requirements and consider different details that north hill didn't (sidesetbacks, heights)

**Q3: Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?**

- Air in the side of multiple groupings – the more we have a blanket policy the more unhappiness – trying to shove too many considerations if we did one giant blanket for all of west elbow – likes the current three groupings
- Hard to see how one policy could make sense – a lot of unique attributes per the communities mentioned that should be individually considered
- The communities have a mix of various architectural styles beyond what was mentioned – needs to be really flexible
- Adjacent communities have unique look and feel, flexibility in the guidelines is needed, like the focus on the front façade, need to better consider the coverage of the property, green space on the property; Right now HGAs is to focus on the façade of the building in relation of the street vs the rest of the building – how to maintain specifically the street realm
- Similar to the set back idea – proposing this is outside your scope but the argument of the HWG is that it should be – consider more than the façade including side setback, lot coverage, allocated green spaces
- From the experience of using the "established communities guidelines" – speaks to the collective experience, side setbacks, green spaces; When you have developers come in that don't understand the community build infills that don't respect style and lead to vacancy and affecting the public realm;
- Understanding North Hill – with an example of mt pleasant, would the north HGA apply to the entire neighbourhood - no, the plan will identify the actual streets where the rules presented to assess HGAs are applied
- Flexibility and respect to the individuality of each community in West Elbow is required
- Lower mt royal vs Upper mt royal – the city has them formally broken up, but they are one CA,
- Emphasize the uniqueness of the neighborhoods including considering the difference of lower and upper mt royal, noting that they were developed at separate times
- Garrison Woods – Special DC that is still retained, falls out of the HGA conversation, but are there other tools or guidelines that would be applicable?
- Consolidation of properties is much more difficult in these areas given market and land values in West Elbow
- Next Step: would like to go back and ask, what should we do with Garrison woods? It falls out of the HGA but it has rationale for heritage value and need for protection

- Comparison to Edmonton and their use of the HGA – Established DC Heritage areas with HGAs, have we studied those examples? yes – study done.

**Table #:2**

**Q1: What about your community do you enjoy and what meaning does it have for you?**

- Mixture of heritage and modern architecture -mix of housing stock (Cliff Bungalow)
- Demographics that go with the mix – rental buildings – young people and seniors residences – mix of ages and demos
- CB – can see wildlife since we are right by the river
- Cliff B – how it has grown in the 55 years I have been here – I used to live on 4<sup>th</sup> in a century building, and across the street was Petro and a one storey yarn store, now there is 2 nice buildings, - now there are Starbucks / Dollarama /Canadian Tire – the inner city isn't dying – can survive without a car – basic needs
- Garrison Woods – feels old – taken the heritage of the area and incorporate that in the area, so when I go for walks, I see the plaques about the area – appreciate that – when I walk through the area I can understand why its called that – old officers house I live in, it feels a bit of feeling of being old and steeped in the history but across the street are new townhomes that have been built with similar looks etc. so it feels like its part of the community and it belongs – feels like the history is being paid homage to
- Other communities can look to GW as to how to mix styles
- Mission - I don't own a vehicle – we don't have a car – I don't need it because I can walk everywhere – location is the best
- It used to be the Catholic Mission – the core of what it was is still there – the church etc. the mix of housing stock in
- Wildlife - Saw a great horned owl the other day - Saw a mink / eagle
- Killarney before, and I went running everyday – ran through to Bankview and went to an open house – decided that was the house. Bankview – It seemed like a rough area – mostly apartment buildings – its redeveloping and changing and growing – love the small pocket park – Buckmaster Park – lights on! Love the dog park, views of DT from the hills, jagged streets – can't bomb through the streets – historic signs at homes
- GW – intended to look old – older neighbourhoods have soul, care and attention and space to manoeuvre in older areas, tree canopy in these areas – going through the new neighbourhoods – they all feel the same
- Big trees, parks, Garden District in Mt Royal – long setbacks – walkway – it feels like it takes a while to get to the sidewalk, the walking with my dog along the river, I love the fall – the leaves the smell, deer in and rabbits in our front yard, I love to hear the bells of Christ Church in the distance – house of interest – has great history, varied past, steeped in history of Calgary – CPR land title
- Rid-Rox – love the entire street that is heritage home – around the corner – the first scout hall – it's so special, the RR school to have kids school right there, Roxboro street – wide, the tree canopy, the off leash park, accessibility / walkability to Mission bridge – we walk everywhere – there is a lot of pride in this community
- Scarboro Initiative – royal Sunalta park – good mix of buildings that are new and old

**Q2: Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?**

- Sunalta – likes North Hill – what denotes an area – retaining front porches – setbacks – depends on the lot – buried a bit – contextual setback more than dictacted setback – evolves over time – a problem for later on -

- NH – makes sense – specific to each area – RR – setbacks change throughout the lots – Rideau very different, Roxboro needs to be more consistent with setbacks - on 4<sup>th</sup> street – very consistent – front porches – Rideau has a lot of different structures – fine tuning – the windows to what goes on the rivers
- New development on my street – mine was the first house on the block built by CP – as a result – the homes don't have a lot of heritage value or the styles – only two have it art deco/modern – it got shrunk amongst the large homes – the setback moving forward – no natural rhythm – okay for the roofline – side setbacks – when you have a little home, but the new bylaw says 4 feet and the homes are bigger – it diminishes the original home – it's about the architectural element that may be different – the history – the materials that built the house – spent a lot to restore the home to keep the natural elements (behind the walls and the stories the building has because of the people in them)
- Heritage assets – materials that were used – I hate stucco – lacks warmth – windows : plastic shouldn't be allowed – the richness in the material – brick ex. Mission – brick look like it'll be there forever
- Porches, glassed in sunrooms, backlane – houses with giant front drive lanes when they have a back lane – should not be allowed
- Diversity of housing form – not looking consistency – use of materials and set backs and way to maintain – porches – so important – street festivals
- Massing – horizontal massing getting this correct – pedestrian friendly – building don't feel opposing
- What's the point – we lost significant heritage assets – developers don't have to listen to us so what do we do – there is an apartment – next to a 16 storey apartment building – the front is nice but the back is brutalist – what are the guidelines going to do – are they going to give CA's like us anything to do –
- City can't force anyone to "keep" their building – we focus on incentivizing – putting it in the LAP sets the context and what makes sense and it can differ for each community – we cannot say "you must protect your house" – how can development make it contextual

**Q3: Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?**

- My street has a lot of infills, mine is the only heritage asset left – it won't meet the 25% heritage – the age of the asset is not as old as others – mine is 1945 – late era mid century – are they now going to be considered as heritage as we have all aged? – Late era art deco – only two in the entire community – anything unique should be considered – the building style – the materials, people who lived in it - side setbacks – changes the context of the history
- Something that is unique should be preserved – ex. Geomedesic home house
- pre 1945 homes that are in low supply in the city – there are lots of other heritage tools but this age is just one type of tool – ex. Once we get beyond 1950 it's 80% of the city – broad category – heritage area vs heritage asset
- How to you keep that asset in the landscape when it's the only one on the street
- Depends – what's in the policy – how do these communities evolve over time. Balance of both
- Ex- Altadore not a street left that hasn't been redeveloped
- Block faces – when will we see this?
- Brick chimneys – bay windows – 2<sup>nd</sup> floor balconys
- Styles: What is arts & Crafts? What is foursquare?

**Table #: 3**



**Q1: What about your community do you enjoy and what meaning does it have for you?**

- Dense inner city community, green space, walkability, access to river, coffee shops
- Not somewhere that you drive through
- Beautiful houses, people effort into gardens, free libraries
- Neighborhoods represented are their own enclave, you can walk and get what you need in them, don't need to get in your car
- Each neighbourhood has it's own feel, heritage is a part of that but so is what is nearby
- Walking through communities to train, walking to elbow river, run to reservoir- lots of access
- Lots of older homes with character, seeing them lost is sad
- Hasn't changed over 50 years, change is slow- change respects character of neighbourhood (Elbow Park)
- In 1950s, lots of children in community, seeing a bounce back of children recently
- Inner city communities- walkable, no need to leave in your car, transit-oriented development is important, embracing density is important, sprawl is bad- need to balance heritage and density- save heritage where it makes sense
- Sustainability is important- demolition contributes a lot to waste
- Safety element in inner city neighbourhoods- know your neighbours- more residents mean more eyes on in the community
- Embracing density (cliff bungalow)- density is well managed/environmentally sensitive, green space is important and is part of the heritage
- Loss of trees/green space with new development is a downside
- Calgary does not have as much history as other cities, but this area has it
- Lots of greenspace in inner city, you hear birds, old large trees
- What is important to protect- cultural aspects
- Concern over loss of homes due to rezoning
- Feel of older neighbourhoods- don't want to lose this- South Calgary has density, older homes – don't want to lose that feeling- parks, big trees, curved streets in Mount Royal
- New park in Bankview- lots of people hanging out, brings people together, creates community
- Connections between communities
- City can do a lot to support walkability, social connections
- Parks and open spaces- create opportunities for connection
- Density makes these connections and places possible
- 34 avenue houses- there is a feeling to it, heritage aspect, not right up on the sidewalk

**Q2: Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?**

- Landscaping- does it count?
- Mardaloop- misaligned streets on 34 avenue, unique element for Marda Loop
- Façade- bankview has a lot of built up facades (staircases), large flowerbeds etc on the slope
- South Calgary has similar streets- large staircases and large setbacks
- Front setbacks should be aligned or close to aligned- new homes that are closer to the street detract from sequence of the street
- Can programmatic/institutional elements be considered heritage- for example churches
- Porches are an important element on certain streets
- Sustainability- can we include policies on quality builds? i.e. construction quality

- Solar panels- something to consider for new builds- can this be incorporated and still reflect heritage
- Light and shadowing are important (upper storey massing)- boxy upper floors

**Q3: Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?**

- All the areas are very different, there is no specific character
- Some neighbourhoods are predominantly bungalows, others are not
- There is a lot of difference between neighbourhoods
- Some people really like brick in Marda Loop
- Cliff Bungalow and Mission- lots of Edwardian gables, but other communities are not- Bankview, Richmond etc
- South Calgary had larger lots, but empty sidelots that were later subdivided, different character than places like Elbow Park that was consistent development
- People's opinion aesthetics will vary, so guidelines should focus on things like setbacks, massing, porches
- There are certain Calgary specific elements- Sandstone, etc that really reflects a particular Calgary aesthetic
- Is there a set number of guideline areas?- answer- no, the working group will provide input to help determine the number of guideline areas and what the elements in each should be reflected in the policy
- The age of communities really effect the style of homes- some communities were built over several periods, so might not have unified character/style
- What about the apartment buildings in places like Cliff Bungalow- should we consider some of those styles
- Mount Royal- some of the character is things like landscape, roundabouts, etc,
- Proximity to the river defines some areas

Scanned participant feedback forms:

Calgary



West Elbow Communities Local Area Planning Project  
Heritage Guidelines Working Group Session #1  
Jan. 31, 2024

Q1: What do you enjoy about your community and what meaning does it have for you?

Creosote, West Village - Greyhound

- Tree canopy
- Mix of early 20th century buildings - CPR designs, apartment infills
- Slow progression of renovation & revitalization of main streets
- Scarboro initiative to close an intersection and create Royal Sunalta Park
- Sunalta School
- Consistent setbacks (I prefer the smaller like Garrison)

Q2: Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?

- Front porches
- Heritage Policy from North Hill excellent for creating the notes for each area
- Contextual setbacks preferred

Q3: Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?

- North Hill guidelines are great - items discussed are worth discussing
- "Back of the house" interface as a possible addition
  - Side setbacks over complicated
  - Exterior materials



Q1: What do you enjoy about your community and what meaning does it have for you?

There are single family homes, for which there is a strong demand  
There are trees and parks  
Homes have yards, roofs have gables, there are porches.  
Wide side setbacks

Q2: Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?

Solar panels? Right to light?  
North Hill is a good template. I like the idea of no  
'contextual' development

Q3: Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?

Uniformity vs. variety distinguishes some neighbourhoods.  
Traffic circles, landscaping  
Proximity to river



Q1: What do you enjoy about your community and what meaning does it have for you?



11.11

Q2: Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?

- Setback from sidewalk, garden + trees out front
- ✓ Front porch
- Cedar shaker
- Foundations

Q3: Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?

Tudor houses

Arts + Crafts



Q1: What do you enjoy about your community and what meaning does it have for you?

Topography  
community amenities - form a 'heart' for the area.  
self-contained - don't need to leave the community  
for anything.

Q2: Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?

Appreciated the guide regarding scale + massing  
→ keeps new developments from being  
overbearing.  
Especially useful in areas with steep hills as large  
house on top of a hill will be very jarring + imposing.

Q3: Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?



Q1: What do you enjoy about your community and what meaning does it have for you?

- walkability → seeing neighbours & interacting in public spaces designed to encourage interactions
- mix of housing types (e.g. parks, green spaces, amenities/businesses, seating & areas to gather)
- intentionality of development
- complementary massing of old & new builds
- incorporation of public history in community (street names, plaques)

Q2: Thinking about the guidelines of North Hill, what design elements are unique to your community and how do they tell your community's story?

- roof pitches
- building materials & colours
- pedestrian-friendly setbacks in massing
- are post-war bungalows (1950s) considered heritage assets?
- historical fabric needs to include spectrum of historical architectural styles

Q3: Are there differences between the heritage assets in the study areas that should be recognized in the Heritage Guidelines?



## Additional comments received post session:

### Participant feedback:

West Elbow Communities Local Area Planning Project  
 Working Group #3: Key Growth Areas  
 March 5, 2024, 6:00-8:00 pm

TABLE #: N/a

### ACTIVITY

Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)

Potential focus areas:

- Erlton Station Area
- 4 Street SW and 25 Avenue SW (Mission) } see below
- 17 Avenue SW (east of 4 Street SW) } agree w/ existing designations
- Cliff Bungalow (No comment)
- Lower Mount Royal } see below

Height and Location	Feedback
4-6 or 7-12 in Erlton Station Area	Close to transit & green/community spaces. No higher than 12 storeys b/c surrounding housing isn't that high & will be thrown in the shadows.
4 St SW & 25 Ave SW	} could ↑ to 12 <sup>+</sup> storeys - area already has taller buildings
Royal Ave SW & 7 St. SW (NW corner) 7-12 storeys	It would be taller than anything around, but it seems like there are enough neighboring tall trees to help mitigate an eyesore effect. Yet it's still close to amenities.



TABLE #: N/a

Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor

Potential focus areas:

- Sunalta Station (11 Avenue SW, 12 Avenue SW) and 10 Avenue SW Main Street
- 17 Avenue SW Main Street (west of 14 Street SW)
- 14 Street SW Main Street (17 Avenue SW to 38 Avenue SW)
- 26 Avenue SW
- Bankview/South Calgary

Height and Location	Feedback
Sunalta Station - all categories (H-DT)	As already indicated on map, but would hope to see mixed-use, w/ commercial below (amenities for weekly needs - grocery, laundry etc.)
26 Ave SW "4-6 Storeys"	If the city map is indicating that 4-6 storeys of housing will replace the existing businesses on the SW & SE corner of 26th Ave SW & 20 St. SW (Voles Pizza, Cleaners, Spa, Salon, etc.), could that too (see comment above) be mixed use? It's nice having those businesses there. If I had dots, I would put them next door, at 2107 26 Ave SW, & east of 2029 26 SW (which is already newer multi-family).



TABLE #: N/A

Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)

Potential focus areas:

- 33 Avenue SW and area
- 34 Avenue SW and area
- 16 Street SW and 20 Street SW
- 54 Avenue SW BRT Station, 50 Avenue SW and Area

Height and Location	Feedback
4-6 storeys on 16 St SW where Runelle Academy currently is?	It's an older school site for them; maybe for the right compensation they could just build further on (expand) the campus of their sister school, "Runelle College", freeing up the site for housing.
4-6 on NW corner of 54 Ave SW and 20 St. SW	Mixed-use, sparing the existing businesses (or at least allowing for some other commercial enterprises on the first floor).
4-6 on 50 Ave SW, btwn. 20 St. SW & 21 St SW	There's already multi-family there, but going up to 6 storeys would house more people. (Any higher, with an increase in density, may put too much traffic on 50 Ave SW, despite the availability of transit.)

Participant feedback:

**Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

**Potential focus areas:**

- Erlton Station Area
- 4 Street SW and 25 Avenue SW (Mission)
- 17 Avenue SW (east of 4 Street SW)
- Cliff Bungalow
- Lower Mount Royal

Height and Location	Feedback
4-6 North of 33 <sup>rd</sup> Ave SW, around 14 <sup>th</sup> street	
7-12 South of 17 <sup>th</sup> Ave, between 14 <sup>th</sup> street and 10 <sup>th</sup> street	As downtown expands, there is capacity to build higher here. Would need transit / parking to accommodate.
12 and up Sunalta, around C-train station	New construction already seems to be above 12 floors. Glad to see potential for more growth in the city storage / parking lot space. Towards the existing pumphouse theatre, I'd be sad to see some of the greenspaces lost, especially if density increases in the area. New development would need better footpath connections between 11 <sup>th</sup> /10 <sup>th</sup> ave and the river networks.

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

**Potential focus areas:**

- Sunalta Station (11 Avenue SW, 12 Avenue SW) and 10 Avenue SW Main Street
- 17 Avenue SW Main Street (west of 14 Street SW)
- 14 Street SW Main Street (17 Avenue SW to 38 Avenue SW)
- 26 Avenue SW
- Bankview/South Calgary

Height and Location	Feedback
4.6 story 54 <sup>th</sup> ave SW	Some potential for increasing density around 54 <sup>th</sup> . Housing around Mount Royal on other side of crowchild is expensive and in high demand. Elementary school in the area would draw younger families.

Altadore and Marda Loop area	In addition to existing growth, would like to see more zoning for townhouses or 4-6. Many SFD being turned into infills, which doesn't address density or affordability.
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### Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)

#### Potential focus areas:

- 33 Avenue SW and area
- 34 Avenue SW and area
- 16 Street SW and 20 Street SW
- 54 Avenue SW BRT Station, 50 Avenue SW and Area

Height and Location	Feedback
7-12 Around Mission, 33 <sup>rd</sup> Ave SW	
General comments: Would love to maintain green spaces around Erlton station.	

Participant feedback:

**Area Map 1: Erlton, Mission, Cliff Bungalow, Rideau, Roxboro, Lower Mount Royal, Mount Royal, Elbow Park (not including 14 Street SW)**

**Potential focus areas:**

- Erlton Station Area
- 4 Street SW and 25 Avenue SW (Mission)
- 17 Avenue SW (east of 4 Street SW)
- Cliff Bungalow
- Lower Mount Royal

Height and Location	Feedback
12+ storeys, west of mcLeod trail, between 22nd and 25th ave sw	High density around the Erlton station is a good idea. Sufficient amenities to support the local residences, but likely not a huge draw for others. Do not stop in this area often, but some destination between leaving the stampede grounds and south mission would be nice.
4-6 storeys along 5th st SW, between 22nd and 20th ave.	Increased density to support the main street on 4th st. Don't need many new amenities, but get more people in the area.
7-12 storey, along earlton st sw, between 31 and 27 ave.	Great place for a walkable neighborhood and streets within walking distance to train station and elbow river.

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

**Potential focus areas:**

- Sunalta Station (11 Avenue SW, 12 Avenue SW) and 10 Avenue SW Main Street
- 17 Avenue SW Main Street (west of 14 Street SW)
- 14 Street SW Main Street (17 Avenue SW to 38 Avenue SW)
- 26 Avenue SW
- Bankview/South Calgary

Height and Location	Feedback
North side of 10th ave sw, Sunalta. 12 storey + development.	Great place for density, keep to the south side of the street to reduce shading of other property. close to the ctrain, increase density for more support of amenities within Sunalta. I would walk here weekly to get coffee.

Along 12th ave sw, between 17th st and 14th. 4-6 storey.	a great place to add density along a fairly busy street. Could be supported by new amenities along 10 <sup>th</sup> ave and around the train station.
Along 17th ave sw, between summer st sw and 14th st. 7-12 storey	great place to add development that can also change the character of 17th ave sw west of 14th st which is currently not a great place to walk along, with minimal nice amenities. This would support additional amenities for residents within sunalta and scarboro as well. Current dead zone.

### Area Map 3: Altadore, North Glenmore Park (including 33 Avenue SW)

#### Potential focus areas:

- 33 Avenue SW and area
- 34 Avenue SW and area
- 16 Street SW and 20 Street SW
- 54 Avenue SW BRT Station, 50 Avenue SW and Area

Height and Location	Feedback
14 A st sw. 4-6 storey	Density around the park, great urban amenity. Also along existing bike lanes
54 av sw, 4-6 storey	Currently lacking many walkable amenities in this area. Mixed use density around the brt station could provide great opportunities.
50 ave sw, between 19 st and 15 st. 4-6 storey	Great opportunity to create density around already existing parks and amenities. Easy connection to bike lanes and Crowchild.

Participant feedback:

**Area Map 2: Sunalta, Scarboro, Bankview, Richmond, South Calgary (not including 33 Avenue SW), 14 Street SW Corridor**

**Potential focus areas:**

- Sunalta Station (11 Avenue SW, 12 Avenue SW) and 10 Avenue SW Main Street
- 17 Avenue SW Main Street (west of 14 Street SW)
- 14 Street SW Main Street (17 Avenue SW to 38 Avenue SW)
- 26 Avenue SW
- Bankview/South Calgary

Height and Location	Feedback
14 <sup>th</sup> Street SW at 33 Ave and 34 Ave SW  7-12 storeys	In my experience, the type of growth happening at the west end of 33 Avenue and 34 Avenue (from 18 Street to 22 Street) has been positive and I'd love to see that replicated on the east end of the Marda Loop Main Street to grow and serve the community there. I enjoy the new businesses setting up at the street level of the new developments (Diner Deluxe, Deville, Plant Place, Aroma all come to mind) and would love to see that grown further along 33 <sup>rd</sup> and 34 <sup>th</sup> Avenues. The intersection of 14 <sup>th</sup> Street and 33 <sup>rd</sup> Avenue is also a bit of a transit hub, with a couple of downtown routes converging, and offers easy access to River Park (so mixed use would also serve park users, who currently have limited options).
26 Avenue SW at 20 Street SW  4-6 storeys	Opportunity to grow on a bike route (20 Street SW bike lane + 26 Avenue is a designated bike route) and expand retail and commercial options on 26 <sup>th</sup> Avenue, which I think is currently missing commercial options – many of which are available on 33 Avenue, but that can feel farther than it is in reality because of the incline.
26 Avenue SW at Crowchild Trail  >12 storeys	Opportunity to coordinate/complement growth with development at the Viscount Bennett school site. This is a transit hub (multiple MAX transit routes). It would be an opportunity to add commercial options to 26 Avenue, which is currently underserved compared to 17 <sup>th</sup> Avenue and 33 <sup>rd</sup> Avenue.
General comments:	



## Exercise 1 - Mapping of Heritage Guideline Areas

**Group A | Sunalta | Bankview | South Calgary | Cliff Bungalow | Mission | Erlton | Richmond**

## Recommendations for changes, are there donuts?

### Calgary Draft Heritage Guideline Areas | Sunalta

Approximate 600m walk shed

DRAFT

West Elbow Communities Heritage Guidelines | Working Group Session #1

### Calgary Draft Heritage Guideline Areas | Bankview

DRAFT

West Elbow Communities Heritage Guidelines | Working Group Session #1

**Contiguous Area**  
Additions:

- \* 1207, 1209 16th St. SW (that pesky min 3 house rule)
- \* 1710-1702 12 Ave. SW (why was 1/3rd dropped?)
- \* 1216, 1218, 1220 15th St. SW

Figuring out how to balance 6 stories allowed on an expected Neighbourhood Connector (12 Ave) with a mix of heritage homes and homes very much not worth saving

What other tools do we have to incentivize saving or ensuring new development is respectful of the heritage where more dense forms are acceptable and desired on certain arteries

I live in bankview and was impressed with this coverage.

~I agree with these comments. Where blocks only have a total of 3 or 4 houses there should be an ability to fall back to just the 25%

Type Here



## Draft Heritage Guideline Areas Cliff Bungalow | Mission



West Elbow Communities Heritage Guidelines | Working Group Session #1

2

CHH\_Bungalow\_Mission\_DRAFT\_WELAP1.pdf

I went through this map (which is my neighborhood) and I do believe that there is one block not listed here which should be a heritage block. It is the block that is an island of white in the middle of a sea of red, 22 ave between Cliff St and 5 St. Has a starred Heritage property on it



## Calgary Draft Heritage Guideline Areas | South Calgary



West Elbow Communities Heritage Guidelines | Working Group Session #1

8

South\_Calgary\_DRAFT\_WELAP1.pdf

I was surprised to see how few guideline areas there are in south Calgary, while there are many inlets I do believe that some blocks have a number of heritage assets still (1910 29th ave was the farm house on the block in the early 1900s, and 1914 29th ave is pre 1920)

There are 4 or 5 heritage resources on 33rd on the 17th Avenue block. North side.

32nd ave between 16th and 17th st there and between 18th and 17th as well there are quite a few homes there

The block of 33rd Ave between 16th and 17th St have a high concentration of quite nice heritage assets. Although part of the mainstreet project there should be some focus on either expanding guideline area or another tools and incentives focus on this block

## Calgary Draft Heritage Guideline Areas | Ertlon



West Elbow Communities Heritage Guidelines | Working Group Session #1

4

Ertlon\_DRAFT\_WELAP1.pdf

Group B | Elbow Park | Rideau Park | Roxboro  
Recommendations for changes, are there donuts?

Calgary

Draft Heritage Guideline Areas | Elbow Park

West Elbow Communities Heritage Guidelines | Working Group Session #1

Elbow\_Park\_DRAFT\_WELAP11.pdf

2 homes on blockface 30 Ave at 6 St. are 100 % of blockface. Not to be removed from Heritage status.

Calgary

Draft Heritage Guideline Areas | Rideau Park/ Roxboro

West Elbow Communities Heritage Guidelines | Working Group Session #1

Rideau\_Park\_Roxboro\_DRAFT\_WELAP11.pdf

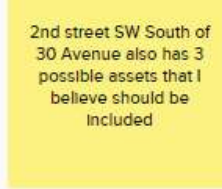
2nd street SW South of 30 Avenue also has 3 possible assets that I believe should be included

there are at least 10 heritage homes on Rideau road on the river side up to approx 30 avenue and I believe should be included

244



### Recommendations for changes, are there donuts?



there are at least 10  
heritage homes on  
Rideau road on the  
river side up to  
approx 30 avenue  
and I believe should  
be included

## Exercise 2 - The Good, the Bad and the Interesting

### Group A



Why do you see these as good?			Why do you see these as "bad" ?			Why do you see these as "interesting"?		
Spindles	1, the front porch details 6 - multi-paned windows with shutters	1, 2 Front Porch Love	Indie in South Calgary tend to be glassifier roots and extend almost to the curb	5 - A minor critique but is this porch glassed in? It's been done in a strangely ugly way. Something about the panels of glass?	6 - doesn't give full chocolate bars at Halloween	8 These glass panels might break the continuity of the block but I think they're an innovative way to update a bungalow	7 It is quite imposing and in person it is quite cold, however with potentially new ownership at some point in the future this could change...	3 - has created a uniqueness on the block and reflects a new character
With the Cliff Bungalow. Most windows are typical of an area with brick houses that inspired the style. The duplex of course, is a bungalow but they retained the building's character. That's what I always love the style	Multi-paned windows	6 - clear example of the architecture style - porch, vertically oriented windows	3	3 the materials seem glaringly new, even though the style aligns with some heritage norms. These are not very warm or inviting	3 too many homes in a row with the same colors	7 A surprising second story porch but I don't hate it	The redaction of the post war bungalow is really interesting and tied to play with the general heritage theme, but residential, but they are not another condo	
3 have good setback and are interesting.	6 love	7 - contextual evolution of the building to support multiple units	2 is all heritage appropriate but I just dislike it. It is giving McMansion	4 - gorgeous home however the buildings around it (apartments) look most of the natural light the white wouldn't want to live here	5 - One of these roots is not like the other ones, the butterfly style is not in line with the others on the block			
All are properly spaced on the property - setback from each other, setback from the road, entered on the property often	4 love	8 - the original look of the houses has been preserved post renovation			3 - there is no landscaping			
2 - love these for a semi detached home plan in the future, the ones built often today are very imposing often	3 - I appreciate the brick aspect, it does wonders for unification	1 - as interesting though however people often don't for much larger houses in these areas. residential, examples as 300 of similar homes turned into businesses						
3 - creating a unification and a character		3 - the brick was well placed on the homes and looks structural and not just decorative						

# Elements

## What are the charechter defining elements

### Guiding policy direction

I - roof pitch or style; II front-yard setback; III window and/or door pattern; IV front facade projections; V site access or design; VI general massing considerations

## Front Facades

Established the relationship between the building and the street. The facade in a Heritage Guideline Area takes cues from surrounding heritage assets. List key decade elements:



Not so much concerned with elements used but elements that should not be used, such as the corrugated aluminum or stucco from my example. <3

It would be nice to see natural stones, like river rock, used in areas like Sunnyside where many of the heritage homes contain these features

Porches and street level approachability

Porch details that add to the character of the house, spindles, in bankview, stucco, no glass, metal

Mission: preserving the lines of the old bungalows in new development

Cliff Bungalow: Gabled roofs. Edwardian.

These are missing things like front porches or stoops, so little relationship with the street.

R

## Windows, Materials & Details

For new development, what historical details should be considered, while allowing modern interpretation and design? Consider details such as window orientation, and materials.



Several windows breaking up the front, rather than floor to ceiling.

On 2nd floor, vertical orientation to help break up massing.

Several windows breaking up and to make smaller homes. ( caveat - if the multiple panels is too small - this doesn't make sense when the windows are too being the street)

Multi-pane windows when possible, sash windows when possible

Cliff Bungalow: The heritage homes traditionally have wood siding.

Some stuccos appear different in different contexts, on some new builds it does not fit, in some old it looks great

Mission: Many of the old bungalows are stucco

I'm okay with large windows if the other elements reflect the community's character.

## Roof and Massing

The roof style and design influence how well a new development fits in surrounding heritage assets. What roof and massing details will reduce the visual impact of new development?



Massing is important because people want to build the largest possible building on their lot, which wasn't done in the area we're discussing.

Fiat roofs tend to look jarring next to heritage homes with a pitched roof, they also block more light

Fiat roofs tend to encourage higher houses, which then becomes a sunlight blocking issue

three stories where there are no three story buildings is a no no

Roof style - massing is mostly mitigated with tree canopy

That said there are lots of examples in Sunnyside where multiple stories beside bungalows can work very well.

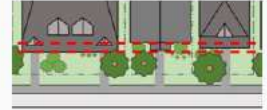
potentially restrictions to how large the building can be (length, width) some in fills in my area are just a 2 story wall for 50 ft, truly disrupts neighbour's home enjoyment and right to light

I've got an issue with a multi-story building built with the smallest allowable space between it and the building next door, particularly when that building is a single story house.

Gables however possible

## Front Yard Setbacks & Landscaping

Building setbacks from the street should be informed by the surrounding heritage assets, landscape elements such as planting and sidewalk connections.



I believe it would be fair to say that a reasonable effort at adding to the greenery of a neighbourhood must be a consideration for new development in heritage areas

2nd ave in mission, most homes now have low fences, with large front gardens, trees and shrubbery, this is something that defines mission in my opinion

Consideration should be given to keeping (where feasible) already existing trees

Unpopular and doesn't fit with the old restrictive covenants: where that constraint most applies to front yards in creating approachable and friendly porches or front garden public trees

Unpopular and doesn't fit with the old restrictive covenants: where that constraint most applies to front yards in creating approachable and friendly porches or front garden public trees

Keeping the original landscaping whenever possible and the trees are healthy. Also encouraging a minimum level of landscaping development following a demolition of a building and surrounding landscape

Urban Forestry has said it won't replace trees if there's a bike lane.



### Group B

### Exercise 2 -- The Good, the Bad and the Interesting

**1 Elbow Park**

**2 Elbow Park**

**3 Elbow Park**

**4 Elbow Park**

**5 Roxboro**

**6 Roxboro**

**7 Rideau Park**

**8 Elbow Park**



Roxboro



Roxboro



Elbow Park



Why do you see these as good?

	1. setbacks	2. Porches
1. California Craftsman Style	1. front porches	1. front setbacks similar
#7 front porch and pillars	1. roof pitch is similar	5. Maiton landscaping especially on boulevards with mature tree scopes
#2 redbrick	#8. red brick chimney	1. Consistent
1. Consistent Roof Heights	1. Consistent Frontage Widths	wood framed windows
1- roof height and front setbacks are uniform	6- front setback.	

Why do you see these as "bad" ?

Type Here	4. Side setback is too small	<< 2nd vote for this, good visual example of the problem with builds too close to property lines
#4 new home is boxy	4. Home on right was previously heritage asset	#4 floor to ceiling windows are not consistent to heritage homes
#4 flat roof	4- missing and sensitivity to the adjacent property	5- front driveway

Why do you see these as "interesting"?

1.		
#3 the new home is much larger and takes over the 2 heritage home		
5- newer home as an example of respecting adjacent properties and natural topography		

## Elements

### What are the character defining elements

#### Guiding policy direction

**I** - roof pitch or style; **II** front-yard setback; **III** window and/or door pattern; **IV** front facade projections; **V** site access or design; **VI** general massing considerations

### Front Facades

Established the relationship between the building and the street. The facade in a Heritage Guideline Area takes cues from surrounding heritage assets. List key facade elements:



Type Here

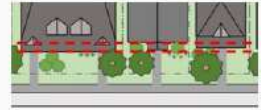
Should consider side setback as part of the look of the homes from the frontage



Type Here



Massing needs to be more specifically identified. This example seems to have too high massing on the multifamily dwell



Type Here

## Group C

### Group C

#### Exercise 2 -- The Good, the Bad and the Interesting

The landscaping is along Princeton Ave SW is mature, and the setbacks of the houses are in-kind trees, columns. There is an atmosphere of individual privacy and spaciousness.

Setbacks, driveway and entrance details characterise the area. Mature trees, large trees, mature shrubs and in-kind trees. Entrance is smaller - one and a half story front porch. Windows are in the same. It is an interesting and unique area. Changes in materials of construction over the years resulted in some front porch and detached garages, particularly where there were no trees. The trees are long established and have reached maturity, and are planting between the setbacks to create an atmosphere of privacy and spaciousness.



1 Mount Royal



2 Mount Royal



3 Mount Royal (lower)



4 Scarborough



5 Mount Royal



6 Scarborough



7 Scarborough



8 Scarborough

#### Why do you see these as good?

1, 4, 7, and 8 have good setbacks which enhance the frontscapes.

1 - This is a great example of the variety of style in MR, and it maintains the large set back.

3 - House on the left is a classic style, modern roof, large windows, mature trees, and a large set back.

1, 2, 4 - whether the building type is new or old, the front setbacks are deep, introducing mature trees and landscaping, the natural transparency of the lot.

2 - Typical early 20th century, generous porch, gabled roofline and generous setbacks.

1 is an example of the interesting variety of homes in Mount Royal.

2, 5 - variety of styles that the neighbourhood is changing over time but maintains its original landscape design.

1 also has a large front porch and landscaping on the side setbacks.

2 is a classic example of an estate home from early Calgary with brick exterior and wood accents.

8 has complementary landscape with the front scape.

4 - This is a new build, architectural details should be maintained, with the front porch, exterior materials, etc. as fitting with neighbouring houses.

8 - great example of Georgian style in Scarborough.

All pictures don't have hard fencing, but instead hedges which soften the front.

Use of natural materials - wood, cement stucco, brick...

Green space surrounding the built forms and trees and landscaping.

8 has interesting canopy over windows, these types of details draw the eye.

The scale of these houses is relatively similar - 2 storeys.

4, 7, 8 - repetition of similar rooflines, fenestration patterns, importance of front steps up and scale of door.

These properties have significant front setbacks.

#### Why do you see these as "bad"?

5 is an abuse of the land that was available.

#5 - the money against the window patterns on the front facade. The flat roof is out of context. The lot does have a lot of things...

6 - The housing style house doesn't seem to be fitting with the adjacent houses. The contemporary nature of the exterior materials is fine, but the lack of windows is disturbing.

5 is designed specifically for the architect house, doesn't consider the surrounding area.

5 is similar in that it doesn't have a frontscape that supports the neighbouring house.

#5 - the overlooking of the house on the 2nd floor, not in line with the front wall of neighbouring houses - breaking the pattern on the streetscape.

6 - although it retains a generous setback, the massing of the property is contributing to a scale compared to the neighbouring properties.

It might be a change from a house that not only is inappropriate to the house but also it is inappropriate to itself.

It is an example of a house that could be a duplex or triplex / row house with the same lot footprint and have the same setbacks.

3 - Front yard driveway without a garage predecessor seems odd.

#### Why do you see these as "interesting"?

6 does well to stay within size / shape of adjacent houses, use of natural materials, respects similar setbacks, setbacks on all sides maintained.

It does so well in its context, even though it is a new house, it is a good example of a house that fits in with the neighbourhood.

It is hard to see from the street, but although the property doesn't conform to the form, scale and massing, it is a good house and the use of materials helps the house stand out in the street.

electric and variety of style along street scapes.

## Group C

### Elements

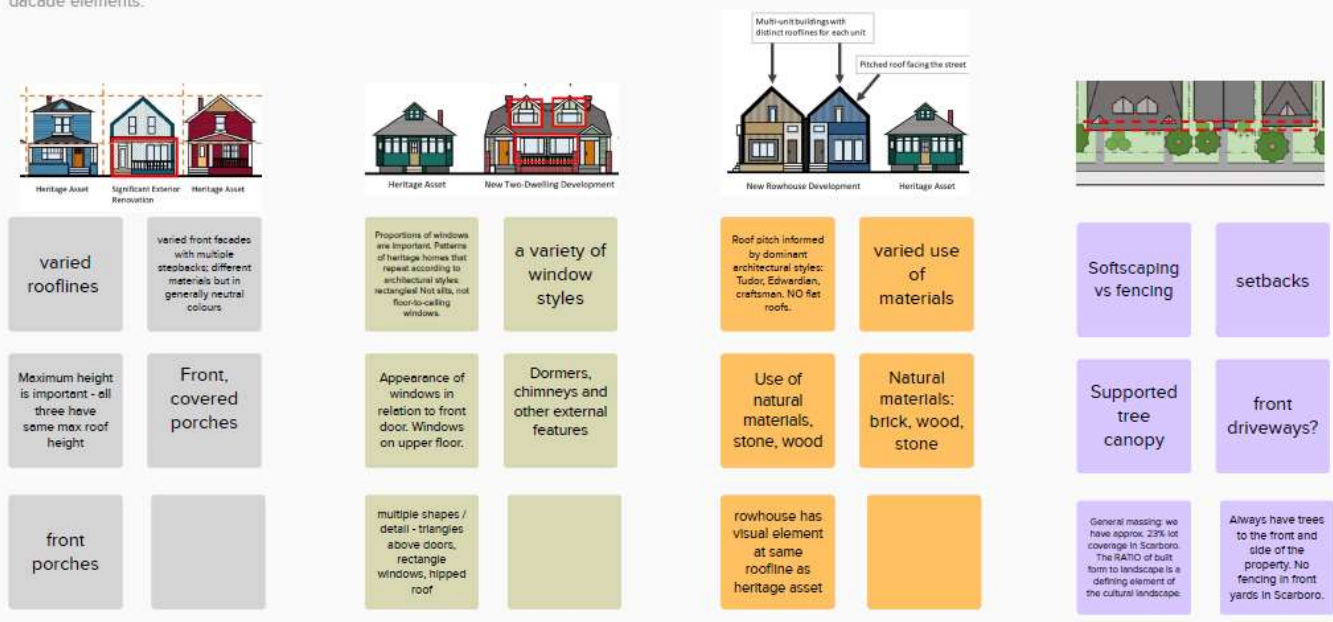
#### What are the charechter deflning elements

##### Guiding policy direction

**I** - roof pitch or style; **II** front-yard setback; **III** window and/or door pattern; **IV** front facade projections; **V** site access or design; **VI** general massing considerations

#### Front Facades

Established the relationship between the building and the street. The facade in a Heritage Guideline Area takes cues from surrounding heritage assets. List key decade elements:



## Exercise 3 - What policy in the North Hill or Riley Plans should be kept, what is not relevant, what should be added?

### Group A

Heritage Guideline Areas - Group A		relevant, what should be added?
Guidelines - General		
North Hill	Riley	Group A
1. Land use redesignations that would allow for a development with permitted use dwelling units should not be supported in the Heritage Guideline Areas.	a. Land use redesignations that would allow for a development with permitted use dwelling units should not be supported in the Heritage Guideline Areas.	1. Land use redesignations that would allow for a <b>development with permitted use dwelling units should not be supported</b> in the Heritage Guideline Areas.
2. Development should draw design reference from nearby heritage assets within the applicable Heritage Guideline Area.	b. Development should draw design reference from nearby heritage assets within the applicable Heritage Guideline Area.	2. Development should draw <b>design reference from nearby heritage assets</b> within the applicable Heritage Guideline Area.
Site and Landscape Design		
3. Notwithstanding the minimum Land Use Bylaw setback, front yard setbacks should be informed by the existing heritage assets on the block.	c. Notwithstanding the minimum Land Use Bylaw setback, front yard setbacks should be informed by the existing heritage assets on the block.	3. Notwithstanding the minimum Land Use Bylaw setback, <b>front yard setbacks should be informed by the existing heritage assets on the block.</b>

What the heck does "strongly discouraged" mean?

how do the guidelines address protected tree species?

Can the guidelines address keeping the streetscape uniform to maintain the landscaping considering the natural topography?

I love this tree stipulation.

What about mandating some native plants?

Thumbs up for discouraging flat roofs!

Existing minimum 6:12 pitch rule looks good to me. (enforces gabled roofs)

Is a roof slope of 6:12 match the styles seen in the WELAP area? (A nerdy specific aspect I do not know)

Not in favour of "distinct rooflines for more than one unit". This reduces the ability to use Heritage Guidelines to create contextually sensitive H-GO an impossibility because H-GO allows you to stack

Storeys leads to miscommunication which is why the land use sticks to metres. Is this worth clarifying?

17 - is an undervalued point. It makes a world of difference on the look and feel of the building

Something not mentioned, and again focused on ensuring community benefit. Future being a heritage building

Went to design that the benefits of high-density housing with community amenity would be worth losing some heritage "parks" perhaps our (more central / neighbourhood) plans could address that

Density "footcandle" outcome - eg. in 100 or 15 metres beyond the existing front yard would require meeting the other guidelines on design, but also as a constraint to the community eg. security look



4. Development should provide well-defined and direct <b>pathway connections</b> from front doors to the sidewalk and public realm.	d. Development should provide well-defined and direct <b>pathway connections</b> from front doors to the sidewalk and public realm.		
5. Where a public boulevard with canopy trees is not present, <b>landscaping</b> should include at least one deciduous tree in the front setback area or within the boulevard, where feasible, that will contribute to a mature tree canopy.	e. Where a public boulevard with canopy trees is not present, <b>landscaping</b> should include at least one deciduous tree in the front setback area or within the boulevard, where feasible, that will contribute to a mature tree canopy.		
Roofs and Massing			
6. Roof styles should be informed by and complement the heritage assets in the area.	f. Roof styles should be informed by and complement the heritage assets in the area.	6. Roof styles should be informed by and complement the heritage assets in the area.	
7. Flat roofs are strongly discouraged where visible from the street.	g. Flat roofs are strongly discouraged where visible from the street.		
8. The primary roofline visible from the street should have a minimum pitch of 6:12.	h. The primary roofline visible from the street should have a minimum pitch of 6:12.		
9. Where new development is larger than nearby heritage assets, the visual impact of upper storeys of buildings should be reduced by employing design measures such as: a. The use of compound roofs (e.g., cross-gabled) to hide the upper storey; b. Shifting massing away from smaller-scale buildings; or c. Reduced building massing on upper storeys	i. Where new development is larger than nearby heritage assets, the visual impact of upper storeys of buildings should be reduced by employing design measures such as: i. The use of compound roofs (e.g., cross-gabled) to hide the upper storey; ii. Shifting massing away from smaller-scale buildings; or iii Reduced building massing on upper storeys		
10. Developments with more than one unit should have distinct rooflines that accentuate individual units.	j. Developments with more than one unit should have distinct rooflines that accentuate individual units.		
11. Buildings with a front facade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in: a. massing; b. rooflines; or c. materials	k. Buildings with a front facade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in: a. massing; b. rooflines; or c. materials		
Front Facades			
12. Development should provide a front projection on the main floor that may be covered or enclosed and that comprises at least a third of the width of the front main floor facade for each unit visible from the street. This front projection could include elements such as: a. porches; b. patios; c. verandas; or d. sunrooms	l. Development should provide a front projection on the main floor that may be covered or enclosed and that comprises at least a third of the width of the front main floor facade for each unit visible from the street. This front projection could include elements such as: i. porches; ii. patios; iii. verandas; or iv. sunrooms		
13. Front facades should reference the vertical and horizontal pattern of the streetscape, specifically existing heritage assets on the block.	NONE		
Windows, Materials and Details			
14. Large uninterrupted floor-to-ceiling windows are discouraged.	m. Large uninterrupted floor-to-ceiling windows are discouraged.		
15. Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows	n. Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows		
16. Windows are encouraged to include wide casings or frames.	o. Windows are encouraged to include wide casings or frames.		
17. The use of natural or nature-looking building materials is encouraged	p. The use of natural or nature-looking building materials is encouraged		
18. Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.	q. Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.		
<div>13 We should align with North Hill on Front Facades</div> <div>multiple materials on front facades should be encouraged (ie. not all stucco)</div> <div>18 this is a good guide as many builders put masonry in the wrong parts of newhomes (floating on a second floor)</div>			

## Group B

Heritage Guideline Areas – Group B		
Guidelines – General		
North Hill	Riley	Group B
1. Land use redesignations that would allow for a development with permitted use dwelling units should not be supported in the Heritage Guideline Areas.	a. Land use redesignations that would allow for a development with permitted use dwelling units should not be supported in the Heritage Guideline Areas.	1. Land use redesignations that would allow for a <b>development with permitted use dwelling units should not be supported</b> in the Heritage Guideline Areas.
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Site and Landscape Design		
3. Notwithstanding the minimum Land Use Bylaw setback, front yard setbacks should be informed by the existing heritage assets on the block.	c. Notwithstanding the minimum Land Use Bylaw setback, front yard setbacks should be informed by the existing heritage assets on the block.	3. Notwithstanding the minimum Land Use Bylaw setback, <b>front yard setbacks should be informed by the existing heritage assets on the block.</b>
4. Development should provide well-defined and direct pathway connections from front doors to the sidewalk and public realm.	d. Development should provide well-defined and direct pathway connections from front doors to the sidewalk and public realm.	
5. Where a public boulevard with canopy trees is not present, <b>landscaping</b> should include at least one deciduous tree in the front setback area or within the boulevard, where feasible, that will contribute to a mature tree canopy.	e. Where a public boulevard with canopy trees is not present, <b>landscaping</b> should include at least one deciduous tree in the front setback area or within the boulevard, where feasible, that will contribute to a mature tree canopy.	
Roofs and Massing		
6. Roof styles should be informed by and complement the heritage assets in the area.	f. Roof styles should be informed by and complement the heritage assets in the area.	6. <b>Roof styles</b> should be informed by and complement the heritage assets in the area.
7. <b>Flat roofs are strongly discouraged</b> where visible from the street.	g. Flat roofs are strongly discouraged where visible from the street.	
8. The <b>primary roofline visible from the street</b> should have a minimum pitch of 6:12.	h. The primary roofline visible from the street should have a minimum pitch of 6:12.	
9. Where new development is larger than nearby heritage assets, the <b>visual impact of upper storeys</b> of buildings should be reduced by employing design measures such as: a. The use of compound roofs (e.g., cross-gabled) to hide the upper storey; b. Shifting massing away from smaller-scale buildings; or c. Reduced building massing on upper storeys	i. Where new development is larger than nearby heritage assets, the visual impact of upper storeys of buildings should be reduced by employing design measures such as: i. The use of compound roofs (e.g., cross-gabled) to hide the upper storey; ii. Shifting massing away from smaller-scale buildings; or iii. Reduced building massing on upper storeys	
10. <b>Developments with more than one unit should have distinct rooflines</b> that accentuate individual units.	j. Developments with more than one unit should have distinct rooflines that accentuate individual units.	
11. Buildings with a <b>front façade width exceeding 12 metres</b> or a height exceeding two storeys are encouraged to <b>mitigate their visual impact</b> through variations in: a. massing; b. rooflines; or c. materials	k. Buildings with a front façade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in: a. massing; b. rooflines; or c. materials	

Type Here

Type Here

More specificity, i.e. massing

Side setback is part of the element of the front facing aspect of the street

Also side setbacks: zero lot line builds not only detract from the visual of the street but can and has also caused serious issues for heritage asset owners unable to properly access their home for maintenance needs (eg gutter clean out / repair)

Flat roofs should not be allowed

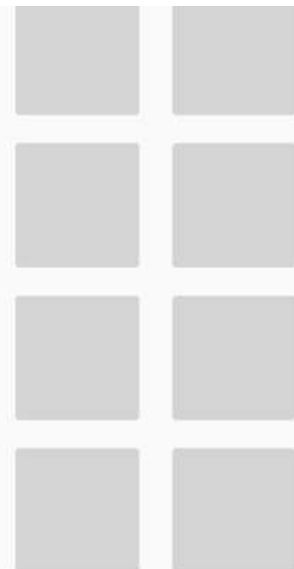
Roofing materials should reflect the look of those of heritage

As long as it looks and feels like a heritage asset it's probably okay

What can we learn from the infills in North Hill

Elbow Park, varying frontages small houses pre-war, good candidates for infills, will want to go up, what elements make that work.

Front Facades		
12. Development should provide a front projection on the main floor that may be covered or enclosed and that comprises at least a third of the width of the front main floor facade for each unit visible from the street. This front projection could include elements such as: a. porches; b. patios; c. verandas; or d. sunrooms	l. Development should provide a front projection on the main floor that may be covered or enclosed and that comprises at least a third of the width of the front main floor facade for each unit visible from the street. This front projection could include elements such as: i. porches; ii. patios; iii. verandas; or iv. sunrooms	
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## Group B

Heritage Guideline Areas -- Group C		
Guidelines - General		
North Hill	Riley	Group C
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3. Notwithstanding the minimum Land Use Bylaw setback, front yard setbacks should be informed by the existing heritage assets on the block.	c. Notwithstanding the minimum Land Use Bylaw setback, front yard setbacks should be informed by the existing heritage assets on the block.	3. Notwithstanding the minimum Land Use Bylaw setback, <b>front yard setbacks should be informed by the existing heritage assets on the block.</b> Scarborough landscape caveat – look at these for guidelines – should this policy
4. Development should provide well-defined and direct <b>pathway connections</b> from front doors to the sidewalk and public realm	d. Development should provide well-defined and direct <b>pathway connections</b> from front doors to the sidewalk and public realm.	consider mount royals variety – scarboro is direct
5. Where a public boulevard with canopy trees is not present, landscaping should include at least one deciduous tree in the front setback area or within the boulevard, where feasible, that will contribute to a mature tree canopy.	e. Where a public boulevard with canopy trees is not present, landscaping should include at least one deciduous tree in the front setback area or within the boulevard, where feasible, that will contribute to a mature tree canopy.	most important for MOUNT ROYAL – protected species – such as mount Royal Elm
Roofs and Massing		
6. Roof styles should be informed by and complement the heritage assets in the area.	f. Roof styles should be informed by and complement the heritage assets in the area.	6. <b>Roof styles</b> should be informed by and complement the heritage assets in the area.
7. <b>Flat roofs are strongly discouraged</b> where visible from the street.	g. Flat roofs are strongly discouraged where visible from the street.	art deco 1945 – its more about how a building fits into the landscape – massing is the issue not a flat roof.
8. The <b>primary roofline visible from the street</b> should have a minimum pitch of 6:12	h. The primary roofline visible from the street should have a minimum pitch of 6:12	
9. Where new development is larger than nearby heritage assets, the <b>visual impact of upper storeys</b> of buildings should be reduced by employing design measures such as: a. The use of compound roofs (e.g., cross-gabled) to hide the upper storey; b. Shifting massing away from smaller-scale buildings; or c. Reduced building massing on upper storeys.	i. Where new development is larger than nearby heritage assets, the <b>visual impact of upper storeys</b> of buildings should be reduced by employing design measures such as: i. The use of compound roofs (e.g., cross-gabled) to hide the upper storey; ii. Shifting massing away from smaller-scale buildings; or iii. Reduced building massing on upper storeys.	
10. <b>Developments with more than one unit should have distinct rooflines</b> that accentuate individual units.	j. Developments with more than one unit should have distinct rooflines that accentuate individual units.	

It would be interesting to know what historical resources are available for landscape/plantings (e.g. a comment about an existing planting history for Scarborough)

Please include the 30-foot front setback in the heritage guidelines for Scarborough. It is enforced through a caveat by neighbours

Please **not** guidelines for no fencing around front yards, also there must be trees and soft landscaping (it is not enough to simply have trees on a public boulevard) Landscaping should be informed by heritage plantings

guidelines for plantings?

Caution to immediately use previously assigned planting types, bringing indigenous plants back helps build sustainable landscapes. This was not the consideration in the early 20s on landscaping

The existing front yard setback for Upper Mount Royal is a minimum of 6 m (or 19.7 feet)

The existing side yard minimum for Upper Mount Royal is 10% of lot width with a minimum 3 m side yard on corner sites and minimum side yard setback of 1.2-2.4m

Can we put it a minimum roof pitch - informed by dominant architectural styles? It feels like this should be steeper than 6:12 in Scarborough

Flat roof v not flat roof - is this a sub-group between Scarborough and Mount Royal?

re. developments with more than one unit should have distinct rooflines - this is another issue not necessarily tied to sympathetic design of historic development as the units are so close together compared to neighbours so it looks forced

An entrance that is pronounced with stairs, landing, the scale of the door must be in keeping with the existing streetscape.

11. Buildings with a front facade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in: a. massing; b. rooflines; or c. materials	k. Buildings with a front facade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in: a. massing; b. rooflines; or c. materials	
Front Facades		
12. Development should provide a front projection on the main floor that may be covered or enclosed and that comprises at least a third of the width of the front main floor facade for each unit visible from the street. This front projection could include elements such as: a. porches; b. patios; c. verandas; or d. sunrooms	l. Development should provide a front projection on the main floor that may be covered or enclosed and that comprises at least a third of the width of the front main floor facade for each unit visible from the street. This front projection could include elements such as: i. porches; ii. patios; iii. verandas; or iv. sunrooms	
13. Front facades should reference the vertical and horizontal pattern of the streetscape, specifically existing heritage assets on the block.	NONE	
Windows, Materials and Details		
14. Large uninterrupted floor-to-ceiling windows are discouraged.	m. Large uninterrupted floor-to-ceiling windows are discouraged.	
15. Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows	n. Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows	
16. Windows are encouraged to include wide casings or frames.	o. Windows are encouraged to include wide casings or frames.	
17. The use of natural or natural-looking building materials is encouraged	p. The use of natural or natural-looking building materials is encouraged	
18. Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.	q. Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.	



## Exercise 1 -- Mapping of Heritage Guideline Areas

- I live in Bankview and was impressed with this coverage.
- I went through this map (which is my neighborhood) and I do believe that there is one block not listed here which should be a heritage block. It is the block that is an island of white in the middle of a sea of red, 22 ave between Cliff St and 5 St. Has a starred Heritage property on it
- I was surprised to see how few guideline areas there are in south Calgary, while there are many infills I do believe that some blocks have a number of heritage assets still (1918 29th ave was the farm house on the block in the early 1900s, and 1914 29th ave is pre 1920)
- There are 4 or 5 heritage resources on 33rd on the 17th Avenue block. North side.
- 32nd ave between 16th and 17th st there and between 18th and 17th as well there are quite a few homes there
- The block of 33rd Ave between 16th and 17th St have a high concentration of quite nice heritage assets. Although part of the mainstreet project there should be some focus on either expanding guideline area or another tools and incentives focus on this block
- Contiguous Area Additions:
  - 1207, 1209 16th St. SW (that pesky min 3 house rule)
  - 1710-1702 12 Ave. SW (why was 1/3rd dropped?)
  - 1216, 1218, 1220 15th St. SW"
- Figuring out how to balance 6 stories allowed on an expected Neighbourhood Connector (12 Ave) with a mix of heritage homes and... homes very much not worth saving.
- What other tools do we have to incentivize saving or ensuring new development is respectful of the heritage where more dense forms are acceptable and desired on certain arteries"
- ^^I agree with these comments. Where blocks only have a total of 3 or 4 houses there should be an ability to fall back to just the 25%
- 2 homes on blockface 30 Ave at 6 St. are 100 % of blockface. Not to be removed from Heritage status.
- 2nd street SW South of 30 Avenue also has 3 possible assets that I believe should be included

- there are at least 10 heritage homes on Rideau road on the river side up to approx 30 avenue and I believe should be included
- The blocks on 11, 12, 13 Sts between Cameron and Colborne maintain the greenspace, front setbacks, side setbacks, characteristics of porches, etc., even in newer builds
- There are heritage homes on Hillcrest Ave. SW that seem to be overlooked
- Frontenac between 10 and Carleton has setbacks and front yards with apt landscaping, even if the homes are not heritage per se, the green space and response to curvilinear streets is there.

## **Exercise 2 -- The Good, the Bad and the Interesting**

### **Good**

- 1 - so cute! sadly though however people often opt for much larger homes in these areas nowadays, examples on 33rd of similar homes turned into businesses
- 3 - I appreciate the brick aspect, it does wonders for unification
- 2 - love these for a semi detached home plan in the future, the ones built often today are very imposing often
- 3 - creating a unification and a character
- 3 - the brick was well placed on the homes and looks structural and not just decorative
- 2 is a classic example of an estate home from early Calgary with brick material and wood accents.
- Spindles
- 6 - clear example of the architecture style - porch, vertically oriented windows
- 3 have good setback and are interesting.
- 6 love
- 7 - contextual evolution of the building to support multiple units
- All are property spaced on the property -- setback from each other, setback from the road, entered on the property often
- 4 love
- 8 - the original look of the houses has been preserved post renovation
- Multi-paned windows
- "1, the front porch details
- 6 - multi-paned windows with shutters
- "1, 2
- Front Porch Love"
- Both the Cliff Bungalow-Mission examples are typical of our area, with front porches that engage the street. The duplex, of course, is a business but they retained the building's character. That hasn't always been the case.
- I like the front porch
- front porches
- front setbacks similar
- setbacks
- 2.Porches
- California Craftsman Style
- #7 front porch and pillars
- roof pitch is similar
- 5. Manton landscaping especially on boulevards with mature tree scapes
- #2 redbrick
- #8. red brick chimney
- Consistent

- wood framed windows
- Consistent Frontage Widths
- Consistent Roof Heights
  - roof height and front setbacks are uniform
- 6- front setback.
- 2 - Typical early 20 century example: large porch, gabled roofline and generous setback
- 1 is an example of the interesting variety of homes in Mount Royal
- 1 - This is a great example of the variety of style in MR, and it maintains the large set back
- 3 - house on the left is a classic lower mount royal home with character maintained; home with white van has a driveway going across the sidewalk and disrupts the pedestrian flow/is not in keeping with the planned community vision.
- 1,4,7, and 8 have good setbacks which enhance the streetscapes
- 1,2,5- whether the building type is new or old, the front setbacks are deep, landscaping maintains mature tree canopy and respects the natural topography of the lot.
- "2, 5- variety of builds show the neighborhood is changing over time but maintains its original landscape design.
- "
- 8 has complementary landscape with the front scape
- "4 - If this is a new build, architectural details should be applauded, what with the front porch, exterior materials, etc. as fitting well with neighbouring houses.
- "
- 8 - great example of Georgian style in Scarborough
- Use of natural materials -- wood, cement stucco, brick...
- All pictures don't have hard fencing, but instead hedges which soften the fronts
- Green space surrounding the built forms and trees and landscaping
- 8 has interesting canopies over windows, these types of details draw the eye
- The scale of these houses is relatively similar - 2 storeys.
- 4, 7, 8 - repetition of similar roof lines. Fenestration patterns. Importance of front steps up and scale of door.
- These properties have significant front setbacks.
- 1 also has a large front setback and landscaping on the side setbacks

## Bad

- #4 flat roof
- 4- massing and sensitivity to the adjacent property
- Infills in South Calgary tend to be glass/flat roofs and extend almost to the curb
- 6 - doesn't give full chocolate bars at Halloween
- 3 too many homes in a row with the same colors
- 3 The materials seem glaringly new, even though the style aligns with some heritage assets. These are not very warm or inviting
- 3 - One of these roofs is not like the other ones, the butterfly style is not in line with the others on the block
- 2 is all heritage appropriate but I just dislike it. It is giving McMansion
- 4 - gorgeous home however the buildings around it (apartments) block most of the natural light, therefore wouldn't want to live here
- 3 - there is no landscaping
- 5 A minor critique but is this porch glassed in? It's been done in a strangely ugly way. Something about the panes of glass?

- #4 floor to ceiling windows are not consistent to heritage homes
- #4 new home is boxy
- 4. Home on right was previously heritage asset
- 4. Side setback is too small
- << 2nd vote for this. good visual example of the problem with builds too close to property lines
- 5- front driveway
- 6 is similar in that it doesn't have a frontscape that supports the neighbouring house
- 5 is designed specifically for the architected house, doesn't consider the surrounding area
- 5 is an abuse of the land that was available.Â
- #5 - I'm strongly against the window patterns on the front facade. The flat roof is out of context. The tall door, there are so many things...
- 6 - The massing of the house doesn't seem in keeping with the adjacent homes.Â The contemporary nature of the exterior material is fine, but the lack of windows is disturbing.
- 3 (right) has a strange front chimney that not only is unsympathetic to the houses beside it, it is unsympathetic to itself
- #6 - the overhang of this house on the 2nd story juts out in front of the front wall of neighbouring houses - breaking the pattern on the streetscape
- 5 - although it maintains a generous setback, the massing of this property is overwhelming in scale compared to the neighbouring properties
- 3 - Front yard driveway without a garage predecessor seems odd.
- 5 is also an example of how that could be a duplex or triplex / row home with the exact same footprint and have the exact same footprint.

### Interesting

- 8 These glass panels might break the continuity of the block but I think they're an innovative way to update a bungalow
- 7 is quite imposing and in person it is quite cold, however with potentially new ownership at some point in the future this could change...
- 3 - has created a uniqueness on the block and reflects a new character.
- 7 A surprising second story porch but I don't hate it
- The redevelopment of the post war bungalows is really interesting and tried to stay with the general heritage theme. Not residential, but they
- are not another condo.
- #3 the new home is much larger and takes over the 2 heritage home
- 5- newer home as an example of respecting adjacent properties and natural topography
- 3 - I actually really like the red pomo style chimney in the property on the right
- 3 provides compatible builds, although the right house is more modernized, but still unified
- 6 does well to stay within size / shape of adjacent homes. use of natural material respects similar materials nearby; setback on all sides maintained.
- 5 does an interesting job of including similar stepbacks to its neighbours - the differentiated massing and the covered doorway are similar to other properties, as is the large front stairway. The front garage and predominant windows and use of materials less sympathetic
- 6 - hard to see from the photo, but although this property doesn't confirm to the form, scale and massing, it is set back and the use of materials helps the box blend into the trees
- electric and variety of style along street scapes.

### Windows, Materials & Details

- Several windows breaking up the front, rather than floor to ceiling.
- On 2+ floors - vertical orientation to help break up massing.

- Several windows breaking up and to match similar homes. (Caveat - if the multiple panes is for a mudroom - this aspect doesn't make sense when the windows are now facing the interior)
- Multi-pane windows when possible, sash windows when possible
- Cliff Bungalow: The heritage homes traditionally have woodsiding.
- Some stuccos appear different in different contexts, on some new builds it does not fit, in some old it looks great
- Mission: Many of the old bungalows are stucco
- I'm okay with large windows if the other elements reflect the community's character.
- #4 flat roof
- a variety of window styles
- Dormers, chimneys and other external features
- Proportions of windows are important. Patterns of heritage homes that repeat according to architectural styles: rectangles! Not slits, not floor-to-ceiling windows.
- Appearance of windows in relation to front door. Windows on upper floor.
- multiple shapes / detail - triangles above doors, rectangle windows, hipped roof

### **Roof and Massing**

- Massing is important because people want to build the largest possible building on their lot, which wasn't done in the eras we're discussing.
- Flat roofs tend to look jarring next to heritage homes with a pitched roof, they also block more light
- Flat roofs tend to encourage higher houses, which then becomes a sunlight blocking issue
- three stories where there are no three story buildings is a no no
- "Roof style - massing is majorly mitigated with tree canopy.
- That said there are lots of examples in Sunalta where multiple stories beside bungalows can work very well."
- potentially restrictions to how large the building can be (length wise) some in fills in my area are just a 3 story wall for 50 ft, truly disrupts neighbour's home enjoyment and right to light
- I've got an issue with a multi-storey building built with the smallest allowable space between it and the building next door, particularly when that building is a single storey house.
- Gables however possible
- Massing needs to be more specifically identified. This example seems to have too high massing on the multifamily dwelling
- Roof pitch informed by dominant architectural styles: Tudor, Edwardian, craftsman. NO flat roofs.
- varied use of materials
- Use of natural materials, stone, wood
- Natural materials: brick, wood, stone
- rowhouse has visual element at same roofline as heritage asset

### **Front Yard Setbacks & Landscaping**

- I believe it would be fair to say that a reasonable effort at adding to the greenery of a neighborhood must be a consideration for new development in heritage areas
- 21st ave in mission, most homes now have low fences, with large front gardens, trees and shrubbery, this is something that defines mission in my opinion
- Consideration should be given to keeping (where feasible) already existing trees
- Unpopular and doesn't fit with the CPR Restrictive Covenants - shorter but consistent front setbacks to fit with research on creating approachable and friendly porches or focusing on public trees
- Mismatched setbacks (10-15 ft different) is far, far more jarring than anything else.

- Keeping the original landscaping wherever possible and the trees are healthy. Also encouraging a minimum level of landscaping development following a demolition of a building and surrounding landscape
- I'm okay with gravel instead of lawn IF it's done well and incorporates visual elements and plantings. We must recognize climate change.
- Urban Forestry has said it won't replace trees if there's a bike lane.
- Softscaping vs fencing
- setbacks
- Supported tree canopy
- front driveways?
- Always have trees to the front and side of the property. No fencing in front yards in Scarboro.

### **Front Facades**

- Not so much concerned with elements used but elements that should not be used, such as the corrugated aluminum or stucco from my example.
- It would be nice to see natural stones, like river rock, used in areas like Sunalta where many of the heritage homes contain these features
- Mission: preserving the lines of the old bungalows in new development
- Porches and street level approachability
- Porch details that add to the character of the house, spindles, in bankview, stucco, no glass, metal
- Cliff Bungalow: Gabled roofs. Edwardian.
- These are missing things like front porches or stoops, so little relationship with the street.
- Should consider side setback as part of the look of the homes from the frontage
- varied rooflines
- varied front facades with multiple stepbacks; different materials but in generally neutral colours
- front porches
- Maximum height is important - all three have same max roof height
- Front, covered porches

### **Exercise 3 -- What policy in the North Hill or Riley Plans should be kept, what is not relevant, what should be added?**

- Storeys leads to miscommunication which is why the land use sticks to metres. Is this worth clarifying?
- Something not mentioned, and again focused on ensuring community benefit if we're losing a heritage building. Density "bonusing" options - eg. HGO or 6 stories (beyond the existing land use) would require meeting the other guidelines on design, but also an investment in the community. eg. amenity fund
- 13 We should align with North Hill on Front Facades
- multiple materials on front facades should be encouraged (ie. not all stucco)
- 18 this is a good guide as many builders put masonry in the wrong parts of newhomes (floating on a second floor)
- I love this tree stipulation.
- Thumbs up for discouraging fat roofs!
- Is a roof slope of 6:12 match the styles seen in the WELAP area? (A nerdy specific aspect I do not know)
- What the heck does "strongly discouraged" mean?
- how do the guidelines address protected tree species?

- Can the guidelines address keeping the streetscape uniform to maintain the landscaping considering the natural topography?
- What about mandating some native plants?
- Existing minimum 6:12 pitch rule looks good to me. (enforces gabled roofs)
- Not in favour of "distinct rooflines for more than one unit". This makes the ability to use Heritage Guidelines to create contextually sensitive HGO an impossibility because H-GO allows you to stack
- 17 - is an undervalued point, it makes a world of difference on the look and feel of the building
- Want to cosign that the benefits of high-density housing with community amenity would be worth losing some heritage "perks," perhaps our (more central neighborhood) plans could address that
- More specificity, i.e. massing
- Flat roofs should not be allowed
- As long as it looks and feels like a heritage asset it's probably okay
- Elbow Park, varying frontages small houses pre-war, good candidates for infills, will want to go up, what elements make that work.
- Also side setbacks. zero lot line builds not only detract from the visuals of the street but can and has also caused serious issues for heritage asset owners unable to properly access their home for maintenance needs (eg gutter clean out / repair)
- Side setback is part of the element of the front facing aspect of the street
- Roofing materials should reflect the look of those of heritage
- What can we learn from the infills in North Hill?
- Please include the 30- foot front setback in the heritage guidelines for Scarborough. It is enforced through a caveat by neighbours
- guidelines for plantings?
- The existing front yard setback for Upper Mount Royal is a minimum of 6 m (or 19.7 feet)
- Can we put in a minimum roof pitch - informed by dominant architectural styles? It feels like this should be steeper than 6:12 in Scarborough.
- re: developments with more than one unit should have distinct rooflines - this in practice does not necessarily lead to sympathetic design of multi-unit developments as the units are so close together compared to neighbours so it looks forced
- An entrance that is pronounced with stairs, landing, the scale of the door must be in keeping with the existing streetscape.
- windows should have wider framing (e.g. #5 above does not technically have "floor to ceiling windows" but the frames are very narrow
- It would be interesting to know what historical resources are available for landscape/plantings (e.g. a comment about an existing planting history for Scarborough)
- Please put guidelines for no fencing around front yards, also there must be trees and soft landscaping. (It is not enough to simply have trees on a public boulevard.) Landscaping should be informed by heritage plantings.
- Caution to immediately use previously assigned planting types; bringing indigenous plants back helps build sustainable landscapes. This was not the consideration in the early 20c on landscaping.
- The existing side yard minimum for Upper Mount Royal is 10% of lot width with a minimum 3 m side yard on corner sites and minimum side yard setback of 1.2-2.4m
- Flat roof v not flat roof - is this a subgroup between Scarborough and Mount Royal?



## Breakout room notes:

### Group A

Questions / Comments – not captured in Mural
<p>#1: Having reviewed the Heritage Guideline Area Maps, what are the working group recommendations for changes, where are the donuts?</p> <p>Break out room comments:</p> <ul style="list-style-type: none"><li>• South Calgary outdoor pool surprised to see so little heritage areas</li><li>• How can you have a policy that will incentives to keep the aesthetics of the existing area. if we're going to lose it, how we can have a better chance of keeping the heritage assets around.</li><li>• Cliff bungalow mission is different its not 5 stories its 3. City is rubber stamping everything over 3 stories. Trying to be respectful of the heritage and incorporate brick. BC we are designated a heritage district. Losing 2 valuable heritage sites. How do save some of these buildings especially a whole apt building.</li><li>• Why was sunalta school and not included on the map? Clarified that its Just a recognition that it's a park.</li></ul> <p>Peter asked Does anything standout as not belonging or doesn't fit in to a heritage?</p> <ul style="list-style-type: none"><li>• No comments – we moved on to next exercise</li></ul>
<p>#2: What building form elements give the street/area its historic design? Consider massing of buildings, frontage with the street, or architectural details (porches, windows, roof styles)</p> <p>How do newer housing forms fit in? what seems to work?</p> <ul style="list-style-type: none"><li>• Front porches. Heritage Edwardian front porch typical. Someone bought it went to planning committee totally closed off the front porch but its very 21 century. Entire building on 4<sup>th</sup> street lost the heritage features. Will there be rules to stop that?</li><li>• Landscaping for #3 is needed. What can be done for that? Peter clarified we could account for that.</li><li>• I look at 2 infills that are just glass so that's not as nice. These larger windows aren't as appealing</li><li>• The wording of should, could or discouraged. If a developer brings a plan there's maybe a loop hole for developers. Why use that wording?</li><li>• Is this going to be a viable tool? We don't actually have this tool.</li></ul>
<p>#3: What policy in the North Hill or Riley Plans should be kept, what is not relevant, what should be added?</p> <ul style="list-style-type: none"><li>• Confused about permitted uses.</li><li>• What's to understand what HGo is?</li><li>• If we are going to lose heritage, we want something meaningful back for the community. Riley and heritage don't cover that aspect. When we lose something what do we do!</li><li>• Are we recognizing climate change. Front lawns historically weve had lawns. Garvel can be quite betuatifl with native plants. Look at in moving forward as it affects these plans.</li></ul>
<p>General questions/comments:</p> <ul style="list-style-type: none"><li>• What is the incentive to decrease the heritage areas. Bankview pilot. Can you explain what a Direct Control area is? Filling in the donut, identifying areas that form a contiguous area.</li><li>• Does a block require a minimum number of homes on it? Minimum of 3 heritage assets on a block but may include other blocks to create contiguous areas.</li><li>• Can you talk about how main street designated areas apply to heritage. Read that heritage homes on main streets may be exempt or has a different consideration for those, is that true. Peter Clarified the heritage tools purpose.</li></ul>

- Homes that don't fit but are part of the heritage area. Is there a grandfather clause for those to keep them in line with the existing character? Answer: They'll be reviewed based on what the guidelines are and existing context.

## Group B

### Questions / Comments – not captured in Mural

#1: Having reviewed the Heritage Guideline Area Maps, what are the working group recommendations for changes, where are the donuts?

Elbow Park:

- Blocks around the school on 38<sup>th</sup> Avenue – block facing 38<sup>th</sup> just right of the school, facing 38<sup>th</sup> left to the school, and the one block, on 9<sup>th</sup> st and 38 Avenue
- Blocks on 34<sup>th</sup> and 6 st and 34<sup>th</sup> and 7 st
- Comment – “isolated blocks” and other tools mentioned, you are speaking to DC – this is a very under utilized tool (only used once in Calgary) – questioning facilitators comment saying other tools are available
- Comment - What is meant by contiguous area? – a hole in a pocket of identified HFA areas
- Elbow park lane and 5<sup>th</sup> street (adjacent to the river)

Rideaux Roxboro

- Area around Rideaux Park School
- Along the river from 4<sup>th</sup> st West along the river – (comment) oldest homes in Rideaux, about 10 homes there
- East elbow park, south of 40<sup>th</sup> avenue
- Block on 3<sup>rd</sup> st and 30 avenue

#2: What building form elements give the street/area its historic design? Consider massing of buildings, frontage with the street, or architectural details (porches, windows, roof styles)

How do newer housing forms fit in? what seems to work?

- 4 elbow park – example of the importance of HGAs – example of a block identified now, but an infill that does not follow any guidelines has already replaced a heritage home
- 10A – the design is the issue – the façade style should step down, even if it is a visual camouflouge, provides photo example in chat:



- 10A – if it had an addition in the part that drawn in below (see edited photo) it would make it look more like the neighboring heritage asset



Comment in chat:

1. Houses have similar massing and roof heights that are consistent. Roof lines have similar slope and often include gables. Wider eaves with wide fascia boards with some under eave supports. Wider siding is used to frame narrow horizontal siding or stucco. Windows have wider typically molded casing with split vertical window designs (including smaller panes on top of a larger one). Typically houses have a larger front porch (that can be enclosed or open) or a framed/covered front entrance with steps up to a smaller porch.
2. Newer housing forms that work exhibit massing that is consistent with heritage assets. They have consistent rooflines and height. They usually have front porches steps leading up to front doors. They have thicker window casing with windows that usually have smaller windows above the main window. They incorporate wooden siding with stucco on the gables or rock/stone on the lower sections of the home.
3. Newer homes that don't work usually have much larger massing, with rooflines that are significantly higher than, or have slopes that are inconsistent (e.g. flat), with adjacent homes. Windows typically don't have wider casings and don't have "split" windows with smaller panes on top of a large one. Siding does not always match heritage styles (i.e. smaller horizontal siding with borders of wider casing)

#3: What policy in the North Hill or Riley Plans should be kept, what is not relevant, what should be added?

- Tree discussion
- Existing rules for rules around tree replacement – for public way, (participant) argues exist for private tree replacement not just multis, from workshop with ward councilor – project team to confirm these policies\*
- Side Setbacks should be added – when you look at a house from the front, the side setback is part of that visual;
- General agreement these policies should be adopted into west elbow, and that they are applicable
- These seem fairly loose when it comes to massing, need to be tighter for west elbow
- "strongly discouraged" for flat roofs is too loose – shouldn't be allowed at all – most of the infills that don't fit in have flat roofs
- Avoid contradiction – HGAs would take care of this flat roof discussion
- If it looks like a heritage asset it is probably okay, but how can we flesh this out

- Elbow park – wide variety of lots with varying frontages, all built pre war – if anyone bought these houses, they would not build anything similar to existing – they would want to go high due to how big the lots are, they will still need to reflect the architecture style
- #9 – is this strong enough wording?
- Comment – what can we learn from the three applications in north hill that were within HGAs? Would be great for the next meeting if we can discuss some learnings, because if we are trying to make it better we need to analyze here the current
- Will this be specific to elbow park and rideaux and Roxboro or West Elbow wide? – west elbow wide

**General questions/comments:**

- HGAs and how they will be impacted by the blanket R-CG rezoning?

## Group C

**Questions / Comments – not captured in Mural**

**#1: Having reviewed the Heritage Guideline Area Maps, what are the working group recommendations for changes, where are the donuts?**

**Scarboro**

- Treat the area as a whole, as a unified design, setbacks that remain intact, the triangle parks, treat it as whole
- 17<sup>th</sup> Ave corridor- how to transition that into corridor – the area I pinpointed is around Ward Park – parklet that is a triangle park, Olmsted design, working on it on how to transition between 17<sup>th</sup> Ave and Scarboro, how to do that in way that is thoughtful. This needs to be restored – transition from a very public space to a park
- Lot between 1614 and 1622 – is this covered by Heritage Guideline area?

**Mount Royal - Upper**

- Mount Royal (upper and lower) – should be considered similar to Scarboro – Olmsted designed, iconic, lot of history, the topography, any development or splitting of lots will take away from this special designed from 1911 and 1917

**Mount Royal – Lower**

- How to knit together the northern block – there have been a lot of rebuilds on th blocks – I question the block across from Western High

**#2: What building form elements give the street/area its historic design? Consider massing of buildings, frontage with the street, or architectural details (porches, windows, roof styles)**

**How do newer housing forms fit in? what seems to work?**

- #1 – large setback, the trees, the roofline
- Issues – the front garages – resistance – and real identification of why it seems inappropriate to have a front facing garage, older homes used to have an attached garage – biggest issue.
- Streetscape enhances is with soft things list hedges – not hard fencing
- #5 – was interesting (not bad) see this as building that was designed with elements to be sympathetic with its neighbours but has both unlike everything else but also sympathetic – setbacks, difference roofline, archway doorway, grand staircase – yet it looks nothing like Mount Royal – interesting – when we are thinking about these design elements, this fits all those yet looks so out of place
- #5 – agree with above – the front driveway -not a lot of choice – the hills, the deep lots, but I do like that it maintain the deep setback, could be lower and more in form of the topography – if I was to look at this building to see how it corresponds to the two sides of it? Does it fit in?

- #6- white house has elements of heritage (pitched roof), the main house does not fit – too contemporary
- #6 – lack of windows is disturbing
- Important elements to consider – varied rooflines, exterior materials stucco, brick siding etc. window patterns, varied entry ways – porch, railings, arched doorway
- Important elements – varied rooflines, very generous setbacks (sometimes the larger the home, the larger the setback in Mt Royal – not the case with other communities), variety of fenestration window pattern
  - #5 – fenestration is jarring. You would not see contemporary windows with horizontal pattern like that. There are patterns that repeated even in.
  - #5 – looks commercial – to some degree
- Challenges – these communities are so different (all of LAP) from each other, you notice when its wrong (5 and 6), 8 – tendency to have a window on the second rood part – high window detail seems to be a common feature that you don't see in other areas
- 5, 6 – if 6 was setback further and allowed space it might not as jarring. 5 – is setback a lot, and it helps soften the design a bit and be less jarring

### #3: What policy in the North Hill or Riley Plans should be kept, what is not relevant, what should be added?

- Scarboro – intact caveat, 30 foot setback on front yard – would be great to those developers to respect that – enforced by residents
- Pathway connections:
  - Mt Royal – setbacks are so far back, quite a meandering path that can take you to the property - not direct pathways to the street
  - Scarboro - direct
- Tree canopy/landscape – transition from front door to sidewalk – maintaining the historic plantings as they were – the City is unaware of those plantings (elm tree, lilac) take into account guidelines for the landscaping as well
- Is there protection for mature trees? Is that covered? – In City – in public spaces yes but protection on what happens on private – not sure
  - Retention on boulevard trees
- Roofing/Massing –
  - Flat roofed – character defining element of that arch. Style - front setbacks and how structure fits with natural topography. If designed well, flat roof can be sensitive to the area. Peeked roof – if its lower it can fit in nicely. Massing – when large, it overwhelms other properties, side setback, height and massing with respect to adjacent properties.
- Landscape design – Mt Royal – protected species (mt Royal Elm) – how can they be protected?
- Flat roofs – is there a sub group where there is more pitch style roofs for ex. Mt Royal has so many different styles
- Roof pitches – Mt Royal - would be steeper than 6.12 if we were averaging
- Front façade – more specific about the 12m rule
- Discouraged – windows floor to ceiling - stronger word than discouraged

**Other:**

- What is the incentive to decrease the donut? If you have already identified the area via windshield survey.
- If there is a block where all the landowners want to write a special DC to help encourage retention, then that can be written as a DC and the city will assist in that – PS – the Donut – filling in the donut – identifying the blocks that do not meet the criteria but add them because it forms the contiguous area (fill in the hole).
- It's about adding mostly and only removing if really needed
- Can you talk about how main street designated area apply to Heritage or visa versa? Heritage homes on Main Streets are “exempt” from the process or a different consideration.
- For those homes that don't fit in the Heritage Guidelines area, is there any type of grandfathering for those homes that want to stay within the character in their existing home, even though it might not fit within the current guidelines
- Q: Are people suggested that we are looking at more of a macro heritage guideline area? as opposed to a bigger picture rather than a finer approach of block by block
  - A: The high level in Scarboro – Council – becomes easier to consider because each parcel that has been pinned face onto heritage rich area
- Does the guidelines cover things like trees, etc, on the front?

*Additional comments received post session:*

**Group A**

Participant feedback:

- My point is due to quick climatic changes , global warming and city wide changes with new constructions , new communities , new wave of immigrants and increasing population in Calgary.
- We citizens while conserving the heritage communities should also contribute to long term conservation of green spaces in small areas or big which ever is possible for us . As such this heritage area has been losing green cover since last few years .
- Short term solutions like using less water , graveling our usual green spaces etc eventually reduces the green cover in the city . Rather planting at least one fruit tree per house , keeping balance of watering the green spaces around the house may be simple good options .
- With more & more sky scrapers on our horizon in down town area , the bow river water table is decreasing and this is happening all over Alberta . We being a tiny puzzle piece lets contribute to the bigger cause of long term climate changes

**Group C**

Participant feedback:

**1. Which of the areas are important to your community?**

Answer: All of the areas of the draft map are important to Mount Royal given the way it was designed with all its parts coming together to become something greater as a whole. Its long history from the start of the turn of the century began with the estate part north of Prospect Ave. SW with the first house built in 1906 and stately homes from that era on large lots with large front and side setbacks and mature landscaping. The garden area south of Prospect Ave. SW followed the estate area and was based on the work of Frederick Law Olmstead and the City Beautiful Movement which lead to Mount Royal's curved streets, boulevards with trees stretching to meet the trees opposite, large lots with generous side and

front setbacks and lots of parks. The early residents started a tradition that continues of planting trees and shrubs and gardens to further beautify the area that started as treeless prairie.

I would suggest that the east side of 14th St. SW that is included in the Main Street setback that is currently comprised of homes from River Park to Mount Royal Junior high be excluded from the proposed Main street setback as it forms the edge of the Mount Royal community. I also think of Upper and Lower Mount Royal as together forming the community of Mount Royal. Lower Mount Royal has seen more development and evolved in a different way such that the Main street setback for 17th Ave. SW that is proposed may be more appropriate.

## **2. Which areas are representative of the story your community has to tell?**

Answer: Again, all of the areas are representative of the story Mount Royal has to tell. To pick and choose takes away from the unifying whole. If one walks through the neighbourhood, I started noting areas and realized every street has something to add. It was the act of walking around that was so helpful to clarify that the story is told by the entire area.

## **3. Are there blocks that you would fill in to create a cohesive Heritage Guideline Area?**

Answer: Yes. I would fill in all the of the blocks of Upper Mount Royal. The common approach to defining Heritage Guideline Areas from the pre-reading information, states it includes:

- At least 25 per cent of properties on a block being identified as heritage assets.
- At least three heritage assets being present on a block
- Contiguous grouping of Heritage Guideline Areas.
- Consideration of the broader policy direction and community context.

I started to mark down houses I believed to be heritage homes that should have been filled in on the draft map (for example, 1030 Hillcrest Ave. SW and 1014 Hillcrest Ave. SW which would make two of three houses on that block of Hillcrest between 10th St. and 8th St. SW (there is one house between 1030 and 1014) so the 66% would greatly exceed the 25% criteria but not have "at least three" and yet there are only three and therefore arguably should be included if the broader policy direction and community context is considered. As I continued this very time consuming but interesting process, I realized rather than a piecemeal approach I would suggest the most appropriate solution would be to fill in all of the blocks of Upper Mount Royal as it is the entire neighbourhood taken together with not only the houses but the street layout, parks, boulevards and that make the historic character. The draft map already is approximately 50% marked off in blue for proposed Heritage Guideline Areas (this is not based on me actually counting each property but just to my eye) and it would lead to the Heritage Guidelines shaping the future. As was pointed out during our breakout room C when we looked at a modern house in Mount Royal there were aspects about it that "softened" its modern style. It would be so beneficial if the Heritage Guidelines could bring all of the ways renovations, new construction and preservation of existing homes can be done by architecture, landscaping, placement of houses, side, front and rear setbacks, building materials (and so much more as I am learning) to bear on the entire neighbourhood. Similarly, the Heritage Guidelines extending to all of Lower Mount Royal would so much for guiding the future development there as well.

I also would include in the Heritage Guidelines for Mount Royal the houses on the east side 14th St. SW that have been included in the Main Street setback on the map.

I note that there is a discrepancy between the Main Street setback around 14th St. SW for Upper Mount Royal and Lower Mount Royal if you look at the area on both maps around Mount Royal Junior High. On the Upper Mount Royal map one row of houses facing onto 14 St. SW is included in the setback. On the Lower Mount Royal map, two rows of houses are included in the setback, the ones on 14th St. and the ones directly to the east. This is likely just a typographical error.

#### **4. Are there identified blocks that you think should be excluded from the draft Heritage Guideline Areas?**

Answer: No. For the reasons stated above, the neighbourhood should be taken as a whole and the Heritage Guidelines should apply as a whole.

#### **5. How do you feel when you are on these streets (what is your experience)?**

Answer: As a person who really enjoys walking, there could not be a better place to walk and engage the senses. Each season is different but magical. From the joy in spring to seeing the new green shoots, buds and sprouts emerging on the trees and shrubs to the fullness of summer and the buzzing of bees around the blooming flowers and enjoying sunny days in the parks. This leads to crunching through the leaves falling on the sidewalks in fall and the bare branches stretching over the streets in lacy arches. Winter brings a quiet with the snow covered streets and homes and yards and parks forming a winter wonderland. I try to walk every day in the neighbourhood and my experience is uplifting and I usually discover something new in terms of nature or a detail of a home or garden I never noticed before. I often encounter others walking and see people stopping to smell roses often literally.

#### **Participant feedback:**

Scarboro is a picturesque cultural landscape designed in 1909-10 by John Charles Olmsted. It is a cultural landscape that is significant as a collective whole and must be considered as such. This is the primary, overarching principle.

- Attempts should be made to reduce the contrast between newer, larger buildings and existing, smaller buildings. This can be done by employing similar sizes and shapes of building elements, thus fostering a more cohesive and integrated streetscape.
- Front elevations of homes in our neighbourhood are predominantly characterized by verandas, porches, feature windows, bay windows and decorative elements like gables and architectural detailing. We aim to encourage the incorporation of such features as they help create an inviting and pedestrian-friendly atmosphere along our streets.
- Garage doors on a front facade are discouraged. They can create a barrier-like effect, potentially inhibiting social interaction and pedestrian engagement.
- Fencing in front yards is discouraged as it disrupts the natural sightlines of our picturesque landscape and detracts from the expansive front setbacks that contribute to the area's open and welcoming atmosphere.
- A development should have its principal entry clearly identifiable from the street and be designed to create a strong sense of entry from the front facade.



## **1. Land use Redesignation:**

The City Beautiful Movement was brought to Mount Royal by the Olmstead brothers in the early 20th century with the aim to improve the visual aspects of communities and improve the quality of life of its residents. The CPR played a crucial role in promoting beautification efforts and is a very iconic start to this into Western Canadian city neighbourhood. Mount Royal is a very special example of early 20th century urban planning and has left a lasting legacy. The City Beautiful movement emphasized the importance of the aesthetics and green spaces in urban settings, and these elements also enhance the natural topography of the local area. This movement inspired the concept of the estate and garden district in Mount Royal and brought forward the creation of parks, boulevards and a massive tree planting initiative in the 1930s giving way for this neighbourhood to establish a very "special sense of place" by enhancing the visual appeal and livability of a hostile prairie landscape and because of the steep rolling hills, almost completely unusable land at the time.

Preserving Mount Royal as a heritage community is important for maintaining Calgary's historical identity and heritage for future generations. The community's natural landscape features, planned curvilinear streets respecting the natural topography, wide boulevards, parks and tree canopy respect the ideals of the City Beautiful movement and showcases a significant period of growth in Calgary's history and a way for future generations can appreciate the city's cultural heritage where urban planning is being sensitive to the natural context, preserving the city's natural beauty and creating a special sense of place.

Communities are unique and future policy needs to reflect this. What I'm describing above is a very "special heritage character-defining element" covering the entire Mount Royal neighbourhood which makes any land-use redesignation that's not being sensitive to this historical context unthinkable. By including in the heritage guidelines elements for the preservation of historic communities, we can preserve the "special sense of place" that comes with subdivision patterns, street layout, park spaces, and sitting of houses in their natural context that movements like the City Beautiful bring to urban planning and its relationship with the growth and development of our city over time.

## **2. Site and Landscape Design:**

An element in the heritage guidelines should include that within heritage designated communities or communities of West Elbow Local Area established in the early 20th century that all boulevards and parks must maintain existing tree species that align with the historical landscape design principles of the City Beautiful Movement. Any removal of boulevard or park trees must be approved by the local heritage authority, and efforts should be made to preserve the health and integrity of the tree canopy whenever possible.

Frontyards of properties should be landscaped in a manner that enhances the visual appeal of the street and reflects the historical landscape design principles of the City Beautiful movement. Property owners should be encouraged to plant trees, shrubs, and flowers in their frontyards following the guidelines as provided by the local heritage authority to ensure compatibility with the heritage character of the community.

Maintenance and care are the responsibility of the property owners but the the local heritage authority may provide guidance and resources for proper tree care and landscaping practices to help property owners maintain the heritage character of the community. This may include incentives and support for

preserving significant tree species and provide workshops and/or grants to help property owners enhance and maintain their front landscaping in accordance with the heritage guidelines.

By including landscaping and preservation of tree species into the heritage guidelines, we can ensure preservation of the City Beautiful movement in Mount Royal and Scarboro and encourage landscaping practices that are sensitive to the natural topography.

### **3. Roofs and massing**

Roof shapes and massing contribute to the architectural style and character of a community. In Mount Royal, we have an eclectic mix of building form but what makes it work best is on streets that have uniform, deep front setbacks, generous side setback emphasizing the harmonious design and aesthetic appeal of the City Beautiful urban design and promoting an integration of the natural and built environments such that roof types and massing complement the natural surrounding topography to enhance the community's connection to nature. Also, consistent roof height and thoughtful massing can create a cohesive and harmonious streetscape contributing to a sense of unity and identity.

By including size, height, massing, and uniformity restrictive elements into the heritage guidelines that thoughtfully respect adjacent properties and the natural surrounding landscape rather than strictly eliminating flat roof homes preserves other heritage assets that don't follow the 6:12 pitch roof element and can help maintain the unique character of properties and established streetscapes.

### **4. Front Facades**

Front facades play an important role in sharing the streetscape as they are the primary interface with the public realm. The front setbacks are traditionally determined by the building mass rather than any front projections such as front porches. This approach ensures overall rhythm and continuity and buildings are uniform.

By including in the heritage guidelines that when planning new development, front setbacks should be measure from the building mass not from the front projection this ensures the overall rhythm and continuity of the streetscape will be maintained by respecting the scale and proportions of the adjacent buildings and ensures that new developments do not overwhelm or over-shadow neighbouring structures but instead complement and enhance the existing streetscape making the infills more compatible with heritage guideline and thereby preserving the unique heritage and identity of the community.

### **5. Cultural heritage preservation**

The story of the Mount Royal neighbourhood plays a vital role in the cultural, civic and economic life of Calgarians. Learning about the original inhabitants, the origins of street names, the events and milestones that shaped its creation can enhance the city's cultural richness and sense of identity. Heritage guidelines can go beyond mere preservation of buildings and focus on honouring stories, events, and individuals who shaped Calgary's urban landscape.

By incorporating these elements into the heritage guideline, Calgary can create a more vibrant and culturally rich urban environment that honours the past while looking toward the future. Public art, interpretative displays, and supporting educational programming can engage residents and visitors to Calgary with our urban history and what makes us unique and distinct to other places in Canada.