

**Calgary**



# Mount Pleasant Affordable Housing Stakeholder Report Back: What we Heard

April 2019



# Mount Pleasant Affordable Housing

Stakeholder Report Back: What we Heard

March 2019

## Project overview

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

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

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

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

After construction, the building will be owned by The City of Calgary and managed by The City's operator of affordable housing; Calgary Housing Company.

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## Location Map





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## Engagement overview

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

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

The City's commitment to transparent and inclusive engagement processes is outlined in the *Engage Policy* (CS009). Mount Pleasant Affordable Housing community engagement activities are comprised of stakeholder discussions, three community/public meetings, on-line project website and interactive tools and ongoing project email/calls. These activities are distributed across two phases of the project. Both phases incorporate various activities to ensure the highest quality of interaction and feedback. The phases are:

### Phase 1

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

### Phase 2

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



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The project's first public meeting was held on November 8, 2018. The goals of this event were to:

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

The feedback collected at the first public meeting can be found [here](#).

The second public meeting was held on March 7, 2019, at the Calgary Scandinavian Centre in Mount Pleasant. The meeting was a drop-in style open house. Doors were open to the event from 5:00 P.M. to 8:00 P.M. Approximately 70 members of the public attended.

The public meeting addressed two concurrent project in adjacent properties: an affordable housing development and a neighbourhood request for an off-leash park. For both projects, The City of Calgary presented initial reference concepts, and sought public input on those concepts. The two projects were presented simultaneously to reduce the number of separate engagement events for citizens to attend, and because the park upgrades include amenities that will benefit residents of both the affordable housing development and the surrounding neighbourhood. Combining public meetings to gather input on both projects also allowed the project teams to work collaboratively and develop projects that complement each other.

The overarching goals of the second public meeting were to:

- Update the public on project progress of the affordable housing development and provide more specific details such as site layout, public spaces and housing form;
- To gather feedback and ideas on future uses of the park space;
- To provide further opportunity to gather community questions and feedback/input on the conceptual affordable housing and park projects; and
- Educate the public on general information about The City's Corporate Affordable Housing Strategy.

The public had an opportunity to interact with key members of the project team and ask questions. The public meeting provided a platform for meaningful conversations to take place with local community members and anyone interested in the development to provide input on how to optimize the development for future occupants, as well as the surrounding community.

For those unable to attend the meeting, the presentation materials were made available online with similar opportunities for feedback as the public meeting. Online feedback was open for two weeks following the public meeting.

## What we asked

The focus for this phase of engagement was education, project updates, sharing of information and meaningful dialogue. To solicit feedback, we asked questions about both the affordable housing development and the adjacent park space. Three questions were posed related to the affordable housing development:

1. **Please provide your comments on the streetscape.**
2. **Please provide your comments about the site plan.**
3. **What else do we need to know as we continue to design this space?**





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As part of this phase of engagement, a portion of the questions being asked were related to the proposed upgrades in the adjacent park space. The park space concept includes an amenity space, which offers an opportunity for play and outdoor recreation. The amenity space will serve both the residents of the housing development and the nearby community. Input was also being solicited for a proposed off leash area in the park space. These questions included:

## 1. Amenity area questions:

- a. What types of seating would you prefer to see on-site and where would you like to see these located?
- b. Due to limited funding and space on-site, The City is proposing the incorporation of natural play elements rather than a standard playground. Which of the below natural play elements would you like to see on-site?
- c. What are your thoughts on the proposed amenity area?

## 2. Off leash area questions:

- a. How supportive are you of a designated off leash area being implemented in this park? Why?
- b. What are your thoughts on the proposed off leash area?

## What we heard

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

### Affordable Housing Development Feedback

Overall, while there are a number of concerns about parking in the area, feedback from the second public meeting showed support for the proposed development and the progress of the site design.

The most common theme across all responses related to:

- General support for the project and sentiment that it fits well with the community.

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

- The project is a good fit for the local community; and
- Support for affordable housing in general.

The main areas for concern identified in the feedback were:

- Parking shortages in the community, particularly for St. Joseph's Church;
- Ensuring that the building matches the neighbourhood as it continues to be designed; and
- Some participants generally do not support affordable housing in this location/community.

## Amenity Area Feedback

For the seating options in the amenity area, feedback indicates that there is the most support for benches with backs, followed by backless benches, and then picnic tables (see below for options presented).

**What types of seating would you prefer to see on-site and where would you like to see these located?**



Bench with back



Backless bench



Picnic table

Few preferences were expressed with respect to the specific location of seating, but there is a theme that seating should be out of the way of dogs in the off leash area.

For the play elements in the amenity space (see below for options presented), the following themes were noted:

- Slack line course
  - Questions brought up such as whether equipment would be left there, if it would be stolen, etc.
  - General support/no issues
  - Looks like fun/looks cool
- Log steppers
  - General support/no issues
  - Good for (small) children
  - Appreciation for natural elements
  - Needs to provide for a range of ages
- Log jam structure
  - General support/no issues
  - Could be combined with other options presented
  - Don't like as much





A **slack line course** is a cost-friendly amenity that has been a successful addition to some of The City's newest park redevelopments. This feature provides play opportunities for a variety of age groups.



**Log steppers** of varying heights challenge children's agility and balance. They can also be used as seating within a play area and cater to a younger age group.



A **log jam structure** will challenge older kids and can double as a sculptural art piece when not in use.

Themes discussed when asked generally about the amenity area include:

- Generally positive
- Need for a good transition between spaces (i.e. off leash area, amenity area, housing development)
- Like natural play options
- Ensure safety, specifically with lighting and safe play surfaces

### Off Leash Area

In terms of the off leash area, preferences are stated in the following order (most common to least):

- I like it a lot
- I don't like it
- I don't like it at all
- I like it

The majority of responses showed support of the off leash area.

Themes explored when asked about why these preferences are held include:

- I like it a lot
  - Builds sense of community/opportunity to meet neighbours/socialize
  - No other off leash areas in neighbourhood/nearby
  - Good use of the space/right size for off leash area
  - Already used as a dog park
- I like it
  - Builds sense of community/opportunity to meet neighbours/socialize
  - No other off leash areas in neighbourhood/nearby
- I don't like it
  - Space would be best used for other purposes
- I don't like it at all
  - Space would be best used for other purposes



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When asked about general thoughts on the off leash area, the following themes include:

- General support for off leash area
- Opportunities for people & dogs to socialize/builds sense of community
- Needs more lighting
- Needs fence/gate that closes

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

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

## Next steps

The feedback from this event will be forwarded to the project team for review, distributed to stakeholders, and posted publicly online. The information gathered will be used to inform modifications to the design of the development and site plan where possible.

The next stage of engagement will be a third public meeting held in late spring 2019. This event will provide an opportunity for attendees to review project progress and provide comments on the final proposed site plan.

In addition to the public meeting, opportunities for further public input will be presented as the project enters the approvals stage of the process. The development permit application is subsequently planned for submission in Spring 2019 and will include a public feedback period. Similarly, the review of this application will be subject to public notification, circulation to external stakeholders, and an appeal period.



# Mount Pleasant Affordable Housing

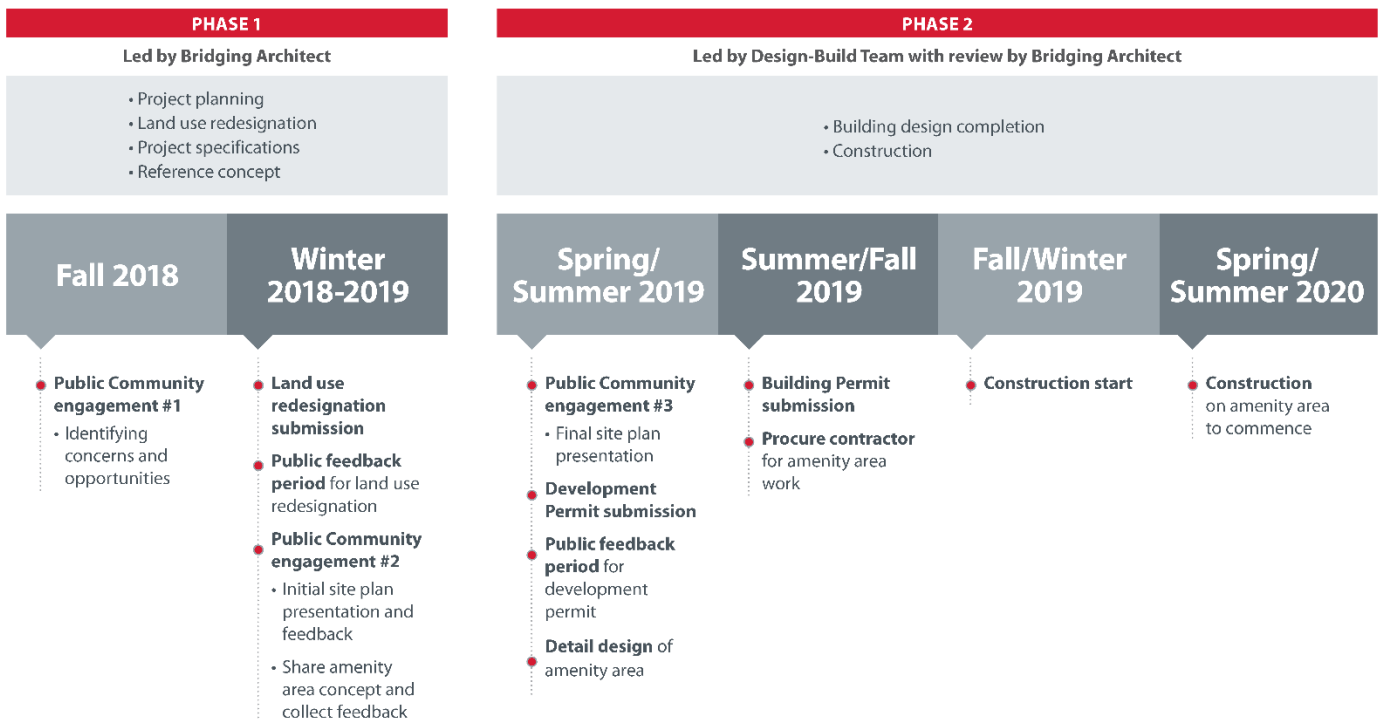
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## Public meeting material

Shown below are the materials presented at the second public meeting.



# Project milestones



190



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## What we heard from our last meeting

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

### **The most common response we heard was:**

- Consider the impact of housing on parking in the area, particularly for the adjacent church.

### **Comments in support of the project included:**

- Support for Calgary's affordable housing initiatives in general.
- Support for this specific project.
- Feeling that the project represents an improvement to the existing vacant lot.
- The project is good for the community.

### **The main areas for concern were:**

- Concern with parking in the community.
- Concern with impact on property value.
- Concern with location of the housing.
- Concern with increased density.

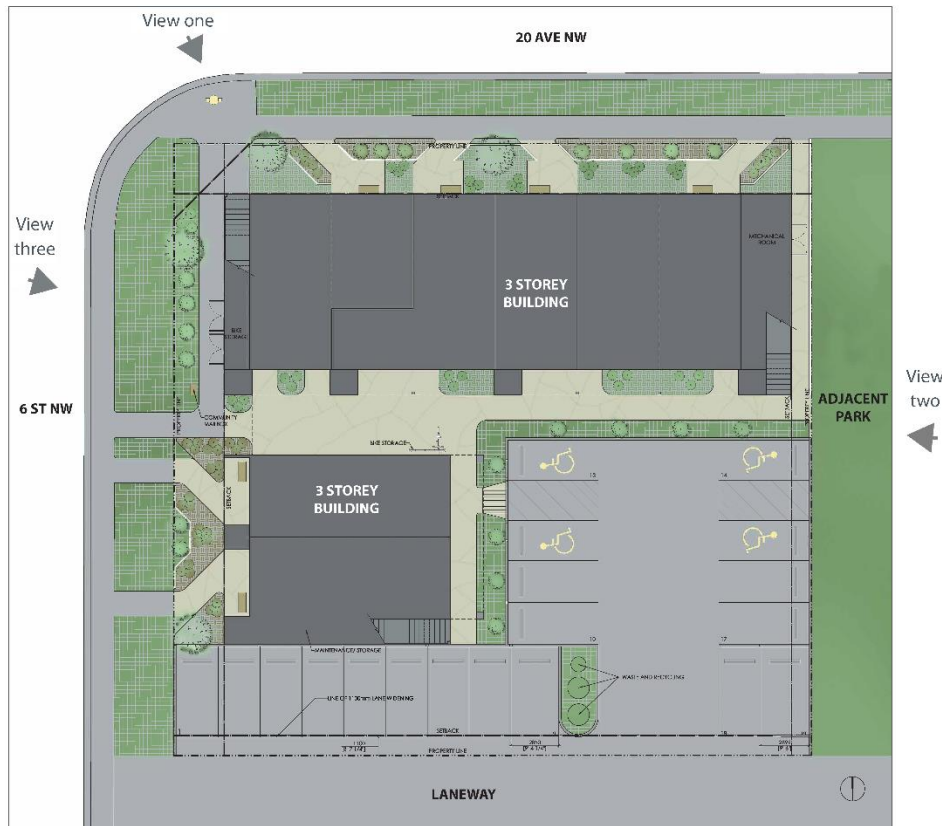
### **Other common themes and recommendations:**

- Keep the dog park/make it official.
- Increase the footprint of the housing development by reducing the green space.
- Add playground facilities to the site.
- Ensure good design.

## Park Enhancements



Conceptual presentation:  
Materials, colours and design details may change through the design build process.



## Site overview

- Sixteen units.
- Nineteen parking stalls: One dedicated resident stall per unit and three visitor stalls.
- Connection from 6th Street to the amenity area increases mobility through site.
- Easily-visible corridors and walkways increase sense of community and security.
- Landscaping and hardscaping throughout the site increases sense of ownership, privacy and community
- Accessible bicycle storage along 6th Street N.W.



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Conceptual presentation:  
Materials, colours and design details may  
change through the design-build process.

## Streetscape concept

- Sightlines into and from development contribute to community safety.
- Stairwell to second floor and bicycle storage makes the corner and walkway on 6th street an active, safe and visible point of entry.
- Gable roof line is similar to nearby buildings and breaks up the form, implying a shorter building and integrating into the neighbourhood context.
- Mix of public and private landscaping along 20th Avenue N.W.
- First-floor units include access from the front and back.



View 1



View 2



View 3

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Conceptual presentation:  
Materials, colours and design details may  
change through the design build process.

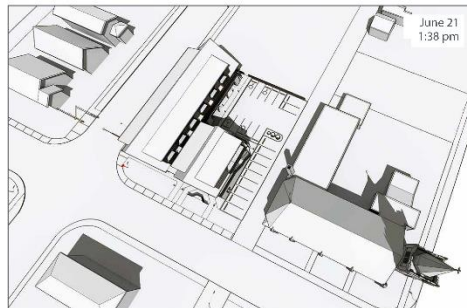
## Neighbourhood context

Height is consistent with neighbourhood context.



## Shadow study

Building designed to  
avoid casting shadows on  
neighbouring properties.



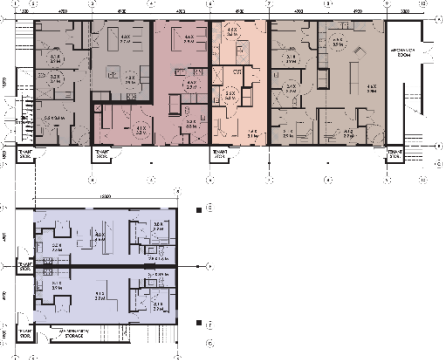


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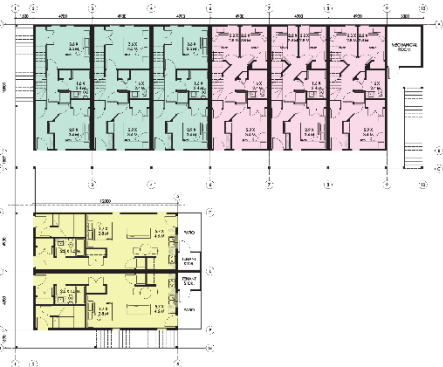
# Unit plan concept

Plan includes one-, two- and three-bedroom units, including barrier-free units.

### Level 1



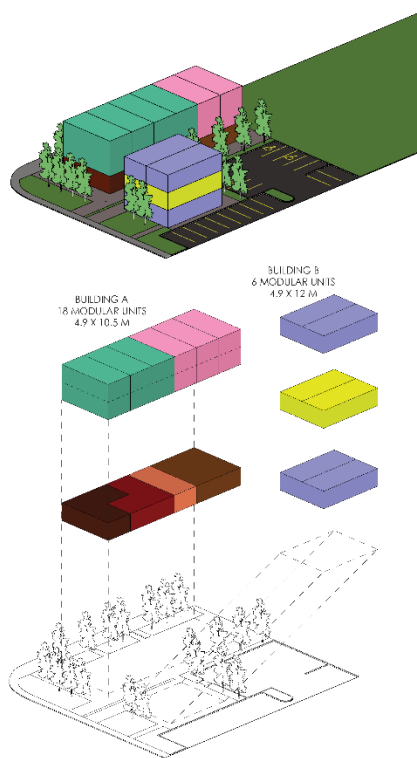
### Level 2



### Level 3



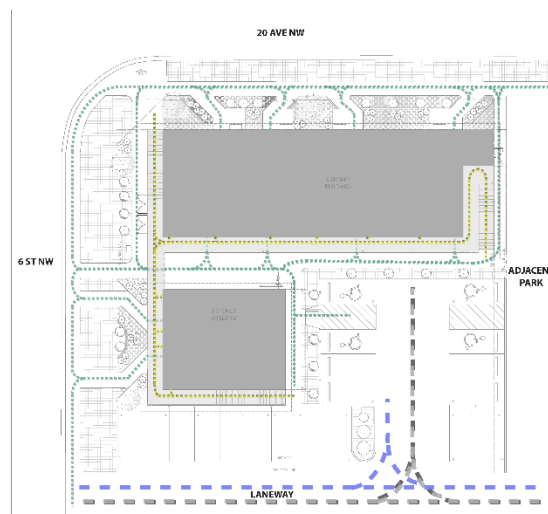
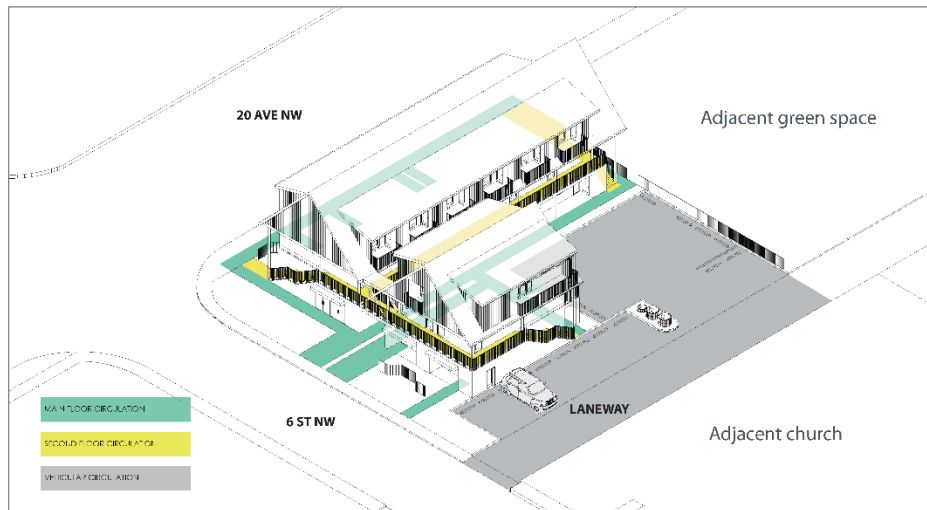
### Unit mix



STUDIO APARTMENT
ONE BEDROOM
TWO BEDROOM   TWO STOREY
THREE BEDROOM   TWO STOREY
ACCESSIBLE STUDIO
ACCESSIBLE ONE BEDROOM
ACCESSIBLE TWO BEDROOM
ACCESSIBLE THREE BEDROOM

## Circulation concept

- Shared walkway space for units allows for more efficient use of space and community-building.



- Vehicle entry/exit to property via 6th Street.
- Pedestrian entry/exit via 6th Street and 20th Avenue.
- Nineteen parking stalls: One dedicated resident stall per unit and three visitor stalls.
- Site plan encourages mobility within and around the site.
- Single point of entry for maintenance



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## Elevation concept

Conceptual presentation.  
Materials, colours and details may  
change through the design build process.



West elevation – view from 6th Street N.W.



North elevation – view from 20th Avenue N.W.



South elevation – view from alley



East elevation – view from adjacent park

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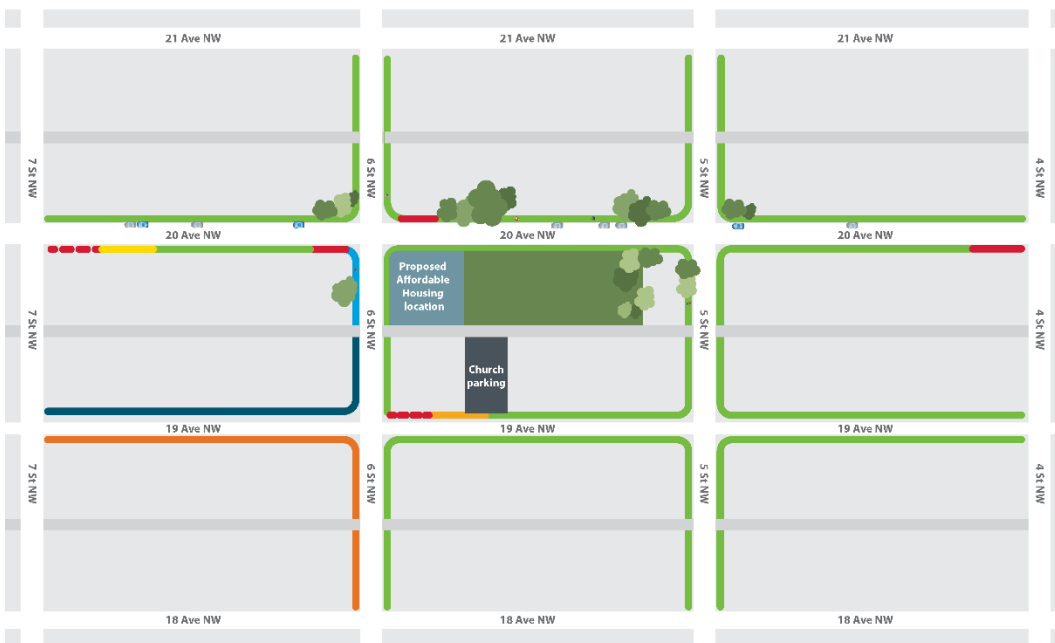


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- No restrictions
- Two hour parking
- Two hour parking (Mon-Fri, 8-17)
- Accessibility parking only
- Solid = No parking. Dashed = Loading zone
- Residential permit parking (F)
- Residential permit parking (F, 8-22)



## Parking

- Based on feedback we received in the first round of engagement, The City commissioned a third-party technical report to study the impact of sixteen new housing units on street parking in the community.
- The report found that street parking was not required for the housing development as the development provides the number of stalls required by the current Land Use bylaw (19 stalls).
- The report also found that the existing on-street parking is adequate to accommodate vehicles that currently park on the proposed affordable housing site during events at the nearby church.
- Because the adjacent park space is classified as a sub-neighbourhood park, additional parking is not suitable as the park is designed to accommodate adjacent residents.

You can read the report at [calgary.ca/mountpleasant](http://calgary.ca/mountpleasant)

19-00117/22

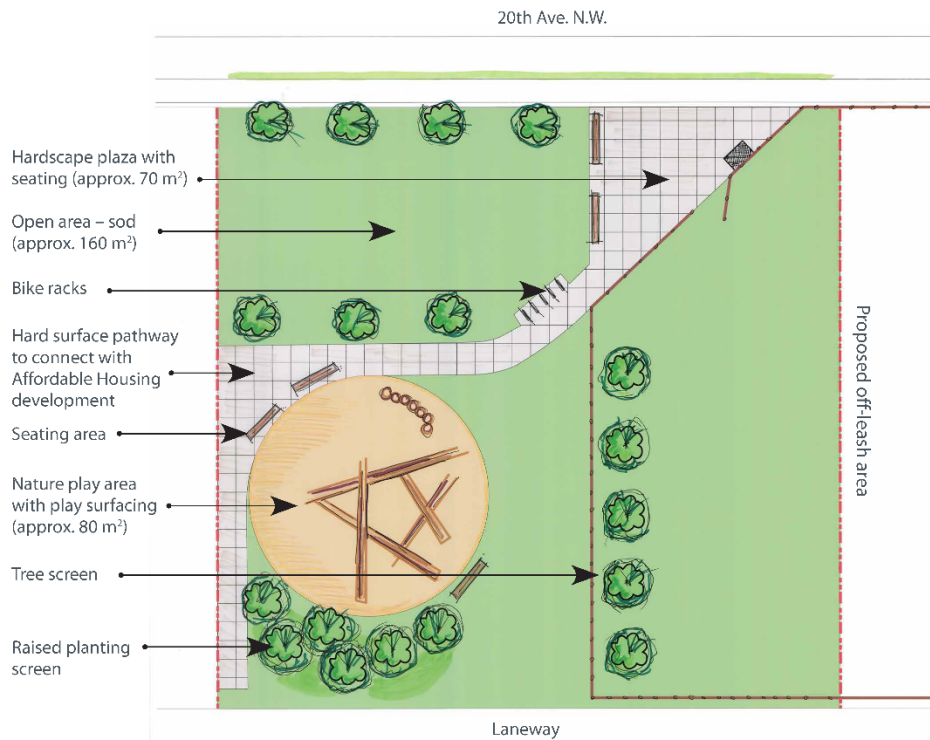


## Amenity area: Design process and rationale

- The proposed amenity upgrades for this park have been selected using the following criteria:
  1. City requirements/guidelines for sub-neighbourhood park development/ redevelopment (*Calgary Parks 2018 Development Guidelines*).
  2. Initial input and feedback received from Calgary Housing’s Mount Pleasant Engagement and Information session (Nov. 8, 2018).
  3. Available space and funding for implementation of amenities.
  4. Analysis of the surrounding neighbourhood and its current assets.
- Emphasis will be placed accessibility and inclusivity in this park.
- The intention of this session is to share our current plan, explain why and how we came up with it and collect input and feedback from the community to incorporate into our final plan.



19-2203-FIN2



## Amenity area: Proposed concept

### 1. Hardscape plaza and formalized pathways

Hard surfaced pathways will provide accessible circulation into and throughout site and a hardscaped plaza will act as an accessible gathering area for community members to use.

### 2. Seating and site furnishings

The *Calgary Parks 2018 Development Guidelines* require a minimum of one bench and one waste receptacle per site. There was, however, interest by attendees from the Nov. 8, 2018 engagement to include additional seating opportunities on site. Bike racks will also be included.

### 3. Vegetation (trees and shrubs)

The *Calgary Parks 2018 Development Guidelines* require a minimum of 15 trees to be planted on this site (20-40 trees/acre). 15 m<sup>2</sup> of shrubs (50-150 m<sup>2</sup>/ha) is also a requirement.

### 4. Natural play area

Although playgrounds can be quite costly to install and there are funding and spatial restrictions for this project, The City is proposing the incorporation of a natural play element on site based on significant amounts of interest for play equipment at the Nov. 8, 2018 engagement.



## Off-leash area: Review process

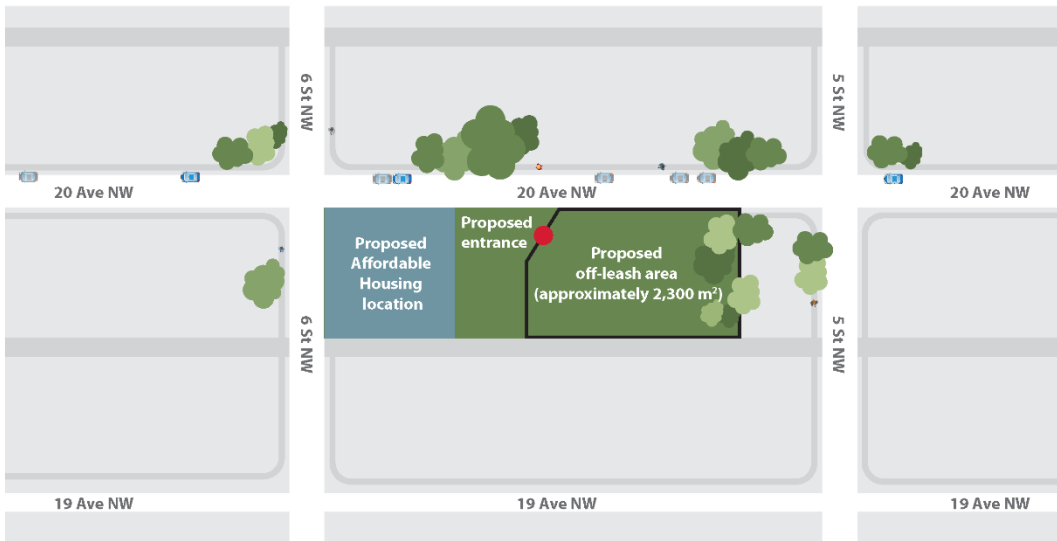
- The Mount Pleasant Community Association submitted an off-leash area proposal to The City on October 5, 2018.
- The off-leash area request was reviewed through the internal Calgary Parks screening process and approved by The City on Dec. 20, 2018 for further community engagement.
- The intention of this session is to share our plan and collect input and feedback from the community.





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Typical off-leash signage.

## Off-leash area: The plan

- Due to its size (under 4.3 ha) and location, this off-leash area would be classified as a neighbourhood off-leash area.
- Neighbourhood off-leash areas are implemented with the intent to service an 800 metre walking distance.
- The planned improvements to the proposed off-leash area are based on requirements to meet adequate levels of service for a standard neighbourhood off-leash area (off-leash area management plan). These improvements also aim to mitigate any concerns that arose during the screening process.
- The City is planning on implementing the following park improvements to this off-leash area:
  1. Fully enclose off-leash area with new four-foot fencing and gate(s) to address traffic safety issues along 20th Avenue and delineate the designated off-leash area from adjacent on-leash park space.
  2. Include adequate signage to inform rules within off-leash area.
  3. Add waste receptacles on site for disposal of dog feces.
  4. Add seating options within the off-leash area for park users.





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## Summary of Input

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

### Affordable Housing Development Feedback

#### Please provide your comments on the streetscape.

Theme	Summary of comments
The development is good for the community	<ul style="list-style-type: none"> <li>• “Looks good. I think it will fit in nicely”</li> <li>• “Very appealing and appropriate street scape given the existing community character”</li> <li>• “Looks great will add to 20th ave”</li> </ul>
Support for the design	<ul style="list-style-type: none"> <li>• “The buildings look very updated and nice”</li> <li>• “I like that it is only 3 stories, and attempts to give a nod to the surrounding architecture”</li> <li>• “The gabled roofs fit into the neighbourhood character of Mount Pleasant. The colour palette selected is great and I appreciate the intention of ensuring 6 Street is safe”</li> </ul>
Parking and traffic concerns	<ul style="list-style-type: none"> <li>• “Not convinced the provided parking will be adequate”</li> <li>• “Surrounding neighbourhood already has parking problems”</li> </ul>

### Affordable Housing Development Feedback

#### Please provide your comments about the site plan.

Theme	Summary of comments
Good site planning	<ul style="list-style-type: none"> <li>• “Great use for an underdeveloped space!”</li> <li>• “Like the layout; doors facing the streets”</li> <li>• “Maximizes space, good use! Good circulation with pathways”</li> </ul>
Parking concerns	<ul style="list-style-type: none"> <li>• “I am concerned about parking for the church”</li> <li>• “We are losing important parking for the church”</li> <li>• “Too much traffic in this area for any more dwellings”</li> </ul>
Support for universal design/ accessibility	<ul style="list-style-type: none"> <li>• “Love the inclusion of accessible units”</li> <li>• “I love that you have considered accessible housing in the plan”</li> <li>• “Love accessibility units”</li> </ul>



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Dislike for building design	<ul style="list-style-type: none"> <li>• “One too many materials on the exterior, makes it look a little busy”</li> <li>• “The building design is overbearing for the size of the lot”</li> <li>• “The linear style and layout looks like a motel!”</li> </ul>
Disagreement with more affordable housing	<ul style="list-style-type: none"> <li>• “There already is low budget housing”</li> <li>• “There are many housing projects in the area. More than necessary”</li> </ul>
Support for affordable housing	<ul style="list-style-type: none"> <li>• “Build more affordable housing in this neighborhood!”</li> <li>• “Need more affordable units. Can you expand it?”</li> <li>• “I’m very happy we are building a better city for those who need this kind of help”</li> </ul>
Amenity suggestions	<ul style="list-style-type: none"> <li>• “Include a community garden”</li> <li>• “I am ok with this as long as the dog park is included”</li> <li>• “Park area should be larger for the residents of the complex”</li> </ul>

## Affordable Housing Development Feedback

### What else do we need to consider as we design this space?

Theme	Summary of comments
Satisfied with design	<ul style="list-style-type: none"> <li>• “Fits with the neighbourhood direction/feel”</li> <li>• “Seems like all has been thought of and covered”</li> <li>• “Thank you for the thoughtful design that integrates well into the neighbourhood”</li> </ul>
Improved building design	<ul style="list-style-type: none"> <li>• “The exterior looks like a motel. Can you make it a little more “homey”?”</li> <li>• “Would be nice if exterior finish of the building matched the church”</li> <li>• “More colour on building exterior”</li> </ul>
Amenity suggestions	<ul style="list-style-type: none"> <li>• “I’d recommend building a community garden”</li> <li>• “Bike parking/storage is good!”</li> <li>• “Shared amenities? What else can this project offer towards community/place building?”</li> </ul>



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## Amenity and Off Leash Area Feedback

**Due to limited funding and space on-site, The City is proposing the incorporation of natural play elements rather than a standard playground. Which of the below natural play elements would you like to see on-site?**

Play element	Theme	Summary of comments
Slack line course	Questions brought up	<ul style="list-style-type: none"> <li>• “Would folks bring their own line to clip/attach to two posts or would that be a permanent installation? Could be a neat idea, I’m not big into slacklining but I appreciate that others might be.”</li> <li>• “would this also include anchor posts and guidelines for community users to set up their own slack line rig? if so I am in favour.”</li> </ul>
	Generally like/no issues	<ul style="list-style-type: none"> <li>• “I think it’s a great idea”</li> <li>• “I like it”</li> </ul>
	Looks fun/looks cool	<ul style="list-style-type: none"> <li>• “Looks like fun”</li> <li>• “Very cool! I think I would use this as an adult!”</li> </ul>
Log steppers	Generally like/no issues	<ul style="list-style-type: none"> <li>• “No issues”</li> <li>• “I like this option as well”</li> </ul>
	Good for (small) kids	<ul style="list-style-type: none"> <li>• “Would be my first choice. I don’t have kids, but I think Mt. P. has a heap of wee-ones”</li> <li>• “great for small children”</li> </ul>
	Like natural elements	<ul style="list-style-type: none"> <li>• “Natural look &amp; feel blends with nature! Low maintenance, safe for play”</li> <li>• “So much better than plastic pieces! Metal rusts and needs to be repainted”</li> </ul>
Log jam structure	Needs for all ages	<ul style="list-style-type: none"> <li>• “I like it! Would be great for families in the area.”</li> <li>• “structures for all ages please.”</li> </ul>
	Generally like/no issues	<ul style="list-style-type: none"> <li>• “Like the logs! A lot!”</li> <li>• “Love this piece.... Love how it can dual as a piece of art when not in use”</li> </ul>
	Options may be combined	<ul style="list-style-type: none"> <li>• “In combination with the slack lining course, this also sounds good.”</li> <li>• “maybe combine with log steppers”</li> </ul>
	Don’t like as much	<ul style="list-style-type: none"> <li>• “My least favourite option but still interesting.”</li> <li>• “waste of space”</li> </ul>



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## Amenity and Off Leash Area Feedback

### What are your thoughts on the proposed amenity area?

Theme	Summary of comments
Generally positive	<ul style="list-style-type: none"> <li>• “love the use &amp; design - keep it up”</li> <li>• “I support any and I am sure all would be appreciated”</li> </ul>
Need good transition between spaces (i.e. off leash area, amenity area, housing development)	<ul style="list-style-type: none"> <li>• “I like that the amenity area will be adjacent but separate from the off-leash. This way, children can play safely away from the dogs and dogs can run around freely in their area without the owners being worried that dogs might be too rough with a small child”</li> <li>• “does the park/amenity area need a fence? Why is the housing project disconnected from the proposed amenity space?”</li> </ul>
Like natural play options	<ul style="list-style-type: none"> <li>• “We really like the natural play area. Take into consideration seasons and different age groups (small toddlers to older children). Consider adding a light for winter/fall hours”</li> <li>• “I love it! I'm very excited about the incorporation of a natural play area in my neighbourhood!”</li> </ul>
Ensure safety	<ul style="list-style-type: none"> <li>• “needs good lighting. Currently very dark spot. Good for safety/security”</li> <li>• “rubber recycled "bouncy" play surface”</li> </ul>

## Amenity and Off Leash Area Feedback

### How supportive are you of a designated off leash area being implemented in this park? Why?

Preference	Theme	Summary of comments
I like it a lot	Builds sense of community/opportunity to meet neighbours/socialize	<ul style="list-style-type: none"> <li>• “Perfect addition to the neighbourhood and a great way to meet neighbours &amp; furry friends! Love the seating option as well. Love that it is remaining quite large!”</li> <li>• “This space has served as catalyst for my husband and I in meeting NUMEROUS neighbours, whom which we'd likely not have without the space. The current use, albeit an informal one ensures the park is activated, energized and safer for everyone with more eyes on the space”</li> </ul>
	No other off leash areas in neighbourhood/nearby	<ul style="list-style-type: none"> <li>• “Because I have two dogs and don't drive this means my pets and myself can socialize more with the people in our community”</li> <li>• “It would be the only off leash area in our neighbourhood. I can't walk to any other off leash parks”</li> </ul>



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	Good use of the space/right size for off leash area	<ul style="list-style-type: none"> <li>• “Great use of space... Already being used as that”</li> <li>• “Great use of the space! It would be nice to have an official off-leash area. Appreciate the new proposal plantings on the East edge”</li> </ul>
	Already used as a dog park	<ul style="list-style-type: none"> <li>• “It is already being successfully used so it would be appropriate to formalize it. Low cost! Almost no maintenance! There are a million play grounds in the community”</li> <li>• “Very supportive! I use this space daily along w/ many of my neighbours. Design for use! Thank you”</li> </ul>
I like it	Builds sense of community/opportunity to meet neighbours/socialize	<ul style="list-style-type: none"> <li>• “Folks drive to get to spaces to take their dogs to off-leash areas, or do so informally. This will help formalize the activity, build community, and localize this need.”</li> </ul>
	No other off leash areas in neighbourhood/nearby	
I don't like it	Space would be best used for other purposes	<ul style="list-style-type: none"> <li>• “Off leash area is too big. People take priority for a full &amp; happy place to live”</li> <li>• “Keep the peace and area for other uses other than dogs.”</li> </ul>
I don't like it at all	Space would be best used for other purposes	<ul style="list-style-type: none"> <li>• “Don't feel off leash area is needed, one nearby (Cambrian). Rather see parking for church or other use”</li> <li>• “This land could be used for church parking which is badly needed. There is no guarantee that the city can be trusted to keep the 2 hour parking on 19th ave or the parking on 20th avenue for any number of years”</li> </ul>

## Amenity and Off Leash Area Feedback

### What are your thoughts on the proposed off leash area?

Theme	Summary of comments
General support for off leash area	<ul style="list-style-type: none"> <li>• “The space has been appropriated as an informal dog park for a reason - it's a great community asset, and there's a real need for the space. Let's make it better!”</li> <li>• “It would be wonderful! I use this space almost every day with my dog and we really appreciate the off-leash part. We also use confederation, but can't be off leash. I am a low income student and this is the only place that I don't need to drive to. The adjacent community space is a great addition to the neighborhood. I think it all promotes well being and fills a need.”</li> </ul>



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<p>Opportunities for people &amp; dogs to socialize/builds sense of community</p>	<ul style="list-style-type: none"> <li>• “I think this is great for the community as it will help bring the fellow dog owners of the community together and it helps get people to know their neighbours”</li> <li>• “I love that this option is available, as someone who lives a block away, I very much look forward to visiting with my neighbours everyday. It has made my neighbourhood feel very warm &amp; safe. I often see neighbours out &amp; about and feel a real sense of community. Love it!”</li> </ul>
<p>Needs more lighting</p>	<ul style="list-style-type: none"> <li>• “Please include extra lighting for safety at night &amp; love that it will be fully fenced. This will be a great way for neighbours &amp; dogs to socialize and have fun!”</li> <li>• “Suggestions - lighting until the park is closed .. timed by the season. In winter, it's dark @ 4:30pm. Consideration for a taller fence at the East end of the park. Will shield noise from the resident immediately beside the east board. Wooden slat type”</li> </ul>
<p>Needs fence/gate that closes</p>	<ul style="list-style-type: none"> <li>• “Hope the gate to the dog park is spring loaded to normally latch/close”</li> <li>• “design the entrances with two gate "air lock" spaces. Entering a secure space separate from the main off leash area provides a safer entrance and exit for users. and minimizes dog escapes onto busy streets.”</li> </ul>



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## Verbatim Comments

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

Affordable Housing Development

### Please provide your comments on the streetscape.

In Person Feedback:

St. Josephs should be able to complete the lot and supply parking for the area which is greatly needed.
Looks great! Fits in well! A great addition to the neighbourhood!
The crosswalk at 6 <sup>th</sup> Street and 20th Ave can be very dangerous even though there is a crosswalk light
Not convinced the provided parking will be adequate
Surrounding neighbourhood already has parking problems
What about barrier-free parking stalls for visitors?
Would be nice if exterior finish of the building matched the church
JCB Report makes no mention of future density in the area and its impact on church/community parking. Report is flawed.
JCB Report fails to engage the church community
JCB Report says what the City wants to hear!
JCB Report came out once? Is this enough? Is this scientific?
JCB Report fails to address impact on parking availability should zoning (green area) change to more restricted zone parking
Make sure the City does a full physical assessment of the church in case project build causes it damage.
Want to see more detail on accessible units, e.g. Roll-in showers and wide doorways
I wish the City commissioned parking study would have been present during Ash Wednesday evening mass. The parking issue was as clear as day for those willing to look!
Parking is not an issue, folks! Due diligence on behalf of design team has clearly been done.
Are any of these units fully accessible? Conceivably, aging-in-place is a relevant conversation for a neighbourhood like Mount Pleasant. How (and do?) these units accommodate the full spectrum of accessibility?
Mixed use for community – dog park next door would be greatly appreciated!
Love the density, well thought-out for on-going growth.
The new 8 units to be built across the street. Too much traffic. So many other spots on 16 <sup>th</sup> Ave for example to put this closer to transit etc. Bad planning!
Concerns around loss of church parking
Hope alley is paved to parking; gravel will pothole!
Concerned about parking – not adequate as proposed (even with the study findings) - parking 19 <sup>th</sup> Ave specifically. Concerned about church parking and attending church.
Support inner city densification but the City seems to be doing very poor job of addressing the resulting parking issues.
Parking is not a problem in Mount Pleasant. As a local resident, I can attest to this.



# Mount Pleasant Affordable Housing

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Online Feedback:

I love the streetscape views. The gabled roofs fit into the neighbourhood character of Mount Pleasant. The colour palette selected is great and I appreciate the intention of ensuring 6 Street is safe and maintains clear lines of sight for all road users.
looks good
Looks great will add to 20th ave
Seems good, I like that it is only 3 stories, and attempts to give a nod to the surrounding architecture. I hope units are not fishbowls of glass, and hope ground level units have a sense of privacy and safety. How secure will the bike storage be?
its ok
I think its a great idea, the buildings look very updated and nice.
stop building slums for drug addicts please thats not what i pay taxes for.
Very appealing and appropriate street scape given the existing community character.
Any affordable housing should be accompanied by multi-modal transportation options, ESPECIALLY bicycle infrastructure. 20 AVE NW is a perfect opportunity for this.
Decrease my property value, but this development where there already is low budget housing.
Looks good. I think it will fit in nicely.
Looks great
I feel the side of the building facing 20th ave NW is too close to roadway. With the building being 3 stories high, it looks so monstrous next to the roadway and needs to be pushed back at least 5-10 feet. This would be safer for children of the complex.
fair design, not as nice as some but understandable as it is affordable
Looks great. I don't know if the building needs to be as far back from 20th Ave as it is here.
Fine





# Mount Pleasant Affordable Housing

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Affordable Housing Development

**Please provide your comments about the site plan.**

In Person Feedback:

The project looks awful and think it will look sad for the area, too cluttered.
Too much traffic in this area for any more dwellings. Much more suited to a parking lot for the church with some green trees etc. to beautify the space. The church is capable of doing a lovely job for the community and street.
There are many housing projects in the area. More than necessary. This area is very overpopulated. Now the crime rate is minimal.
Parking at church is a challenge as is. Also, another 4-8 units coming up across the street. Too much density, no parking, unattractive, ruining our neighbourhood!
Parking is good – well planned
Maximizes space, good use! Good circulation with pathways
Park area should be larger for the residents of the complex
East elevation could take advantage of location/relationship to adjacent park. The east feels like the back of the building where it is likely a high visibility elevation given no proposed development.
One too many materials on the exterior, makes it look a little busy. Brick colour looks like it clashes with the siding colour.
Great use for an underdeveloped space!
Love that there is rough-in for solar. Feels “homey”. Would be nice if there was one larger unit for larger families (e.g. Syrians)
Love inclusion of accessible units!
Love accessibility units. 16 is too many. The character of Mount Pleasant is being destroyed by the City of Calgary and tearing down all houses and this just adds to it.
The linear style and layout looks like a motel!
Looks great – park should be ahead of dog park.
Like the layout; doors facing the streets.
A communal garden space towards the parking lot could be a positive addition. Nice design!
Is parking in the best location? Given the adjacent park/community space to the east, the current layout seems to provide a break and disconnect between the housing and public space.
Love the traditional style roofline! Good use of the lot.
I am concerned about parking for the church.
Need more affordable units. Can you expand it?
I love that you have considered accessible housing in the plan. Parking looks adequate.
A communal garden for the residents would be a great idea!



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Online Feedback:

I like it
The site plan looks good. I appreciate that the parking access is through the lane and doesn't cross the sidewalk. I hope that the parking is maintained in the lot for residents and visitors and that there is no church spill over into that space.
good planning
The plan looks accommodating and compliments the park
Looks good, question need for fence in view 2, may wind up looking dilapidated in time.
i am ok with this as long as the dog park is included, get rid of the
I think the buildings look amazing. Im very happy we are building abetter city for those who need this kind of help.
i believe more residential permit designation will be needed to best serve the project tenants.
This project will have a devastating impact on St. Joseph's Church - removing much needed parking for young families and senior citizens. The adjacent streets are introducing residential parking schemes effectively removing options for the congregation.
Decrease my property value, but this development where there already is low budget housing.
I'm happy that it's mixed model housing. I lived in a condo building that provided this when I first moved to the city. The instant community feel was great and the older residents appreciated some younger folks in the building.
Build more affordable housing in this neighborhood!
The building design is overbearing for the size of the lot. The peak roof and dormers don't suit a 3 storey building and thus are overbearing on the site plan. The building that faces 20th Ave looks like a military barracks and not a housing developmen.
like the parking not on the street, lots of parking, seems like a good size development
Fully support
Too much parking! Community concerns about parking v. reality are two different things. With level of access to good transit and service (as well as a target audience of lower income) parking is a waste of space here (and promotes costly car-dependence)
Good use of space



# Mount Pleasant Affordable Housing

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Affordable Housing Development

## What else do we need to know as we continue to design this space?

In Person Feedback:

Looks fantastic. Seems like all has been thought of and covered!
Plant trees on the boulevard to shield the parking lot.
Bike parking/storage is good!
Can you set the building back to allow for more parking for the church?
Good mix of materials – wood/stone. Fits with the neighbourhood direction/feel.
Integrates into community. Looks good.
The building is fine in layout, but the exterior looks like a motel. Can you make it a little more “homey”?
Having floor plans with storage on same level is good idea for accessibility.
I would like to see more transparency and street engagement at grade, greater front porch/stoop/gardens, etc.
Shared amenities? What else can this project offer towards community/place building?
Consider bridging between the park and the housing development with amenity programming for residents along the east elevation – currently the design does not reflect on active or programmed edge here. How can you start to blur the boundary between the 2 projects?
More colour on building exterior.

Affordable Housing Development

Online Feedback:

Thank you for the thoughtful design that integrates well into the neighbourhood.
Many more windows
I am hoping the green space will be left as an off-leash park. Additional lights would be beneficial for keeping the park usable in the early-darkened winter evenings, a waste bin or two would help keep it clean, and hinged gates would keep the dogs safe.
I think you have done a good job designing different types of spaces, and have been exemplary in striving for a mixed income, vs. exclusively low income concept. Good job adding adjacent amenities . Now a bike lane/separated infra along 20th please!!
get rid of the amenity space and include that in the dog park
Nothing, knowing there is a very long wait list for Calgary housing im glad there are housing being built for them.
With accessible housing units Calgary Transit Access will certainly be servicing the project. planing for this will better serve the residents and drivers, especially in winter.
Open discussions with CSSD regarding unused field space across from St. Paul Centre (124-24 Ave NE).
Affordable housing is a good thing as long as it fits into the neighborhood (ongoing consultation).
Decrease my property value, but this development where there already is low budget housing.



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For low income, I'd recommend building a community garden. Fresh veggies are expensive, plus growing your own garden adds a sense of pride and accomplishment. It may make the community spirit stronger too.

Calgary needs more affordable housing units. Calgary Housing Company should build more units in Mount Pleasant.

Soften the look of the building because right now it is out of place in the neighbourhood. It is as ugly as the housing unit south of St Joseph's school on 24th ave NW. The structure is competing with the church and the church is iconic. Drawings are ugly

Maintain connection to pedestrian realm, doors to the street for lots of interaction

Reduce the parking requirement, or add additional apartments. Location is perfect for more density.

Consider solar panels and high performance building envelope.



# Mount Pleasant Affordable Housing

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## Amenity and Off Leash Area

### What types of seating would you prefer to see on-site and where would you like to see these located?

In Person Feedback:

I'm happy with any setup - I'm here for the dogs!
More accessible
? / You would know better than me...
Only in amenity space. They seem to be a danger for a dog running full speed. The dog park is for dogs, keep it open & let them run. (If there were one or two it wouldn't be the end of the world).
Off to the side by fence and out of the way of dogs playing
but I understand for accessibility why back w/ arm rests are needed and would be happy with that
Only 1. We have to accomodate the elderly To many will make dog owners distracted
Anywhere
Outside of the offleash area --> no need for it in the off leash space
In the amenity location (not the off-leash). I'm okay if there is no sitting area in the off-leash as we go there to play/run with our dogs :) Thank you!
With view to the dog park
This area is mainly used for dogs
Best location would likely be along the fence separating the amenity area & the off-leash area. But no preference.

## Amenity and Off Leash Area

### Due to limited funding and space on-site, The City is proposing the incorporation of natural play elements rather than a standard playground. Which of the below natural play elements would you like to see on-site?

In Person Feedback:

<b>Slack Line Comments</b>
Looks like fun
like it
Less interesting - kind of a fad
I think it's a great idea
Pretty cool. Very 2019 concept. But slacklining is hard to do well (without falling off)
<b>Log Steppers Comments</b>
Natural look & feel blends with nature! Low maintenance, safe for play
So much better than plastic pieces! Metal rusts and needs to be repainted
Love the idea of both of these
(checkmarks)



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No issues
like it
great idea
(checkmark)
Would be my first choice. I don't have kids, but I think Mt. P. has a heap of wee-ones
meh
<b>Log Jam Structure Comments</b>
Love the idea of both of these
Like the log structure add to wooden swing
Like the logs! A lot!
No issues
like it
Appreciate the openness of this as a catalyst for creative & imaginative play. A little risk is not a bad thing for kids to learn!
I like this as it keeps things looking natural
great idea
(checkmark)
I like this!
This I like
I think this is cool

## Amenity and Off Leash Area

Online Feedback:

<b>Sack Line Comments</b>
Very cool! I think I would use this as an adult!
Would folks bring their own line to clip/attach to two posts or would that be a permanent installation? Could be a neat idea, I'm not big into slacklining but I appreciate that others might be.
I worry about the materials being stolen.
This looks like fun
This sounds excellent, and I like the idea of it offering all ages the chance to engage in the equipment. Slack-lining also brings spectators, which adds to community. There are not many places slack lining is allowed in the city, rigged up to city trees.
great idea
would this also include anchor posts and guidelines for community users to set up their own slack line rig? if so I am in favour.
seems too finicky for an unattended space,
<b>Log Steppers Comments</b>
I like this option as well.
I like it! Would be great for families in the area.
Good idea.
This should be great for the kids in the area



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In combination with the slack lining course, this also sounds good.
good idea
structures for all ages please.
great for small children
This is great for little kids
maybe combine with log jam
<b>Log Jam Structure Comments</b>
My least favourite option but still interesting.
I also like this as an idea. it adds height to the space and looks nice.
Great idea!
Looks similar to the feature at the newer playground in confed
In combination with the slack lining course, this also sounds good.
waste of space
structures for all ages please.
Love this piece.... Love how it can dual as a piece of art when not in use
Amazing put somethinglike this in!
thumbs up
maybe combine with log steppers



# Mount Pleasant Affordable Housing

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## Amenity and Off Leash Area

### What are your thoughts on the proposed amenity area?

In Person Feedback:

Amenity area requires barrier free picnic table
could encourage more community engagement/positivity surrounding the dog park
some benches in the off leash area
needs good lighting. Currently very dark spot. Good for safety/security
love the place area and general layout! The access to dog park is well planned
love nature's playground for children
I like all the proposed seating, maybe a mix of all
lighting & safety?
is the park 24 hours or opened for specific times?
love the dog park!!!
rubber recycled "bouncy" play surface
alley side of amenity area needs rock/slab. Barrier between grass and alley
in a winter city such as Calgary, how does the park facilitate 4-season activation? Is lighting part of the design strategy?
strongly dislike the fence between the housing project & the adjacent amenity area - how can these projects blend more?
does the park/amenity area need a fence? Why is the housing project disconnected from the proposed amenity space?
love proposed seating and nature playground. Seating for all 3 proposed would be great
I <u>LOVE</u> the natural play area!
Does this mean there will be a playground zone speed limit on 20th ave?
something practical like exercise equipment in the park would be a nice addition
we love the nature play area! Wish this could be a playground zone
We really like the natural play area. Take into consideration seasons and different age groups (small toddlers to older children). Consider adding a light for winter/fall hours
These are all nice options!
Any thoughts on putting in a community garden
You seem to want a park may not be suitable for the dogs and animal lovers. Save your money
Looks great
I like that the amenity area will be adjacent <u>but</u> separate from the off-leash. This way, children can play safely away from the dogs and dogs can run around freely in their area without the owners being worried that dogs might be too rough with a small child
What about play spaces that can accommodate <u>every</u> body & every mind? Ensuring there is amenity space that is accessible & inclusive is everyone's responsibility. Let's lead the charge & design a public space that everyone can enjoy, and set the bar higher for all Calgary projects
Good for our community





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love the use & design - keep it up
It would be good for the community
I support any and I am sure all would be appreciated
All looks great! Fantastic!
Promotes positivity around the dog park as a central part of the neighbourhood. LOVE the bike rack idea. Would be cool to have one of those "bike repair" stations with tools on a loop and air pump

## Amenity and Off Leash Area

Online Feedback:

I love it! I'm very excited about the incorporation of a natural play area in my neighbourhood!
Looks great. Such an improvement and I like the mix uses in the area. Please consider family bicycles that might need to lock up at the racks, which might include cargo bikes and chariots that tend to be longer/wider than a standard bike for the bike rack
Seems like a good plan
Yes! to natural play. my kids use there spaces much more than standard playground equipment at other parks.
Great. Love how the pathway connects in to the housing development
fantastic for the community, affordable housing residents and church attendees. Make sure there is easy access from the church. have some seating for the dog park people
Fully support



# Mount Pleasant Affordable Housing

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## Amenity and Off Leash Area

### How supportive are you of a designated off leash area being implemented in this park? Why?

In Person Feedback:

<p><b>"I like it a lot"</b></p> <p>It is a great opportunity to socialize with other dog owners in the neighbourhood</p> <p>It would be the <u>only</u> off leash area in our neighbourhood. I can't walk to any other off leash parks</p> <p>It's an easy win &amp; relieves a point of contention in the neighbourhood. It's also a great place to meet the neighbours.</p> <p>No other off-leash park in our neighbourhood</p> <p>Mount Pleasant does not have an off leash area. Thank you for keeping this under perspective. Having a place like this within walking distance would be awesome</p> <p>Great use of the space! It would be nice to have an official off-leash area. Appreciate the new proposal plantings on the East edge</p> <p>Great to have a fully enclosed park in this area. Good way to socialize your dogs &amp; with your neighbours</p> <p>It would lovely to have a dog park in our community as we don't have any within walking distance. Brings people together helping to make our community safer and prettier</p> <p>Perfect addition to the neighbourhood and a great way to meet neighbours &amp; furry friends! Love the seating option as well. Love that it is remaining quite large!</p> <p>Excellent use of the space! We already use it daily</p> <p>Cannot underestimate the value of a social node, like an offleash park, in bringing neighbours together. What a huge asset to community building and an initiative we can all be proud of.</p> <p>-Great sense of community!</p> <p>-Good way to meet neighbours &amp; build community!</p> <p>-Good size!</p> <p>It is already being successfully used so it would be appropriate to formalize it. Low cost! Almost no maintenance! There are a million play grounds in the community</p> <p>It looks like a good space. Good size. It's pretty [illegible] an unofficial off-leash area now. Has been for quite some time.</p> <p>Needed amenity in the neighbourhood. Will be good for dogs but better for creating a sense of community &amp; activating an otherwise "dead" space. Activation puts more eyes on th estreet - makes it safer for everyone!</p> <p>It would mean I would save money by not having to drive out of our community to other dog parks. I get to meet other people in the community. I would make my dog happy and give him social skills and exercise! The already existing dog community would only get better.</p> <p>Very supportive! I use this space daily along w/ many of my neighbours. Design for use! Thank you</p> <p>It really adds to the community &amp; the sense of community. There are no other off-leash areas within 15 blocks and all the dog owners currently utilizing the park seem to be responsible advocates. This will enable them to continue this.</p> <p>Because I have two dogs and don't drive this means my pets and myself can socialize more with the people in our community</p>
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# Mount Pleasant Affordable Housing

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This space has served as catalyst for my husband and I in meeting NUMEROUS neighbours, whom which we'd likely not have without the space. The current use, albeit an informal one ensures the park is <u>activated</u> , energized and safer for everyone with more eyes on the space
It's a great way to spend time outdoors, enjoy some fresh air while visiting with people from the community and make new friends. The off-leash area is quite large and I like that it's going to be fenced (safe so no dog will run off to 20th Ave!
I got a dog
Fosters sense of community
-facilitate community relationships -less strain on surrounding dog parks -makes a walkable neighbourhood (currently driving to other OLAs) -fun time spent outdoors with pets & family) -tired dogs are better behaved & less nuisance to neighbors
<b>"I don't like it"</b>
Off leash area is too big. People take priority for a full & happy place to live
<b>"I don't like it at all"</b>
Don't feel off leash area is needed, one nearby (Cambrian). Rather see parking for church or other use
This land could be used for church parking which is badly needed. There is no guarantee that the city can be trusted to keep the 2 hour parking on 19th ave or the parking on 20th avenue for any number of years
Children play there. Dog poop is left everywhere

## Amenity and Off Leash Area

### Online Feedback:

<b>"I like it a lot"</b>
Promoting interaction between residents • Building a sense of community • Encourage residents to explore healthy outdoor pursuits • Other parks and natural areas will not be misused • Curbs unsafe current use of 610 20 Ave NW as an unofficial off-leash ar
I am very supportive since I like off-leash parks within walking distance to my home. I think this would permit an activity that is already happening int he area! Off leash areas are great community gathering spots for dog owners/neighbours!
it's a great use of space. From my observations in the neighbourhood, the folks who use the park are very respectful. I am not a user of the space, but I can see that the space would be used and it would be great for Mount Pleasant.
There's a real sense of community bubbling, and waiting to flourish when the park is officially designated OLA. Being used co-operatively, there is risk of Munic. By-Law ticketing for dogs off leash. Pls move quickly to re-designate, then improvements
What's not to like about dogs & friendly people? Much better use of space than what's existing. This will really compliment the entire project.
I'm very excited to participate and contribute ideas for an amazing project :)
My husband and I love that we can take our dog close by, to spend time with out neighbours!



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I am a current user of the park. The dogs/people that attend are like minded and it's a great place to let our dog socialize with other dogs and people.
It has organically created a community of responsible dog owners and encourages relationships, which will also aid the people living on a low income next door. There is a lack of completely fenced off leash dog areas and reduces accidents or danger to dog
There is no other off-leash area in the surrounding neighbourhood and this park would be well utilized, as there are a lot of dogs in the neighbourhood. It also provides an opportunity for residents to build relationships.
i live right beside the area and have been taking my dog to the green space for the last 4 years. there is no off leash parks in the immediate area. it really enjoy this park in the winter. proper gates and dirt mounds are great for dogs
There are many residents in the area with dogs so an off leash area will be beneficial and improve quality of life.
This community needs to be more walkable. there exists a void in dog amenities in community of affluent people with many many dogs. I dislike driving my dogs to 10+ minutes to a safe enclosed space with an active/engaged community of dog owners.
There will always be people who live directly near the area that will have a problem but the desicion should be made on the greater good of the public
It is what the community needs.
Great use of space... Already being used as that
Good size, fenced off, not in anyone's way.
Use the current park
<b>"I like it"</b>
Folks drive to get to spaces to take their dogs to off-leash areas, or do so informally. This will help formalize the activity, build community, and localize this need.
<b>"I don't like it"</b>
The proposal causing animosity in what used to be a "pleasant" neighborhood.
Keep the peace and area for other uses other than dogs.
Invasion of privacy!
<b>"I don't like it at all"</b>
There is too much development stress already in Mount Pleasant!!



# Mount Pleasant Affordable Housing

Stakeholder Report Back: What we Heard

April 2019

## Amenity and Off Leash Area

### What are your thoughts on the proposed off leash area?

In Person Feedback:

Lighting is required, agreed with other comments
Dedicated garbage bin so neighbours's garbage isn't used
Off leash area very well used, would greatly appreciate it here! Please keep!
I also agree to the concerns re: seating... some owners have less attention on their pets when sitting & hanging out
Adding extra lights to ensure safety of the dogs & owners at night would be great
Provide entrance on south end
I don't think there should be seating in the off-leash area. It encourages people to not pay as close attention to their dog's behaviour
Good for dog good for community socialization for both low cost
I'm not usre if much seating is required in the dog park - but a garbage can would be great. So glad you are considering the off leash park! Thank you for listening
Additional lighting for the park area is an excellent idea
East part of lot was used for soccer but dog use has eliminated any other use. Find full doggie bags along alley & church dumpster. Vehicles park randomly in alley, on St. Joe's parking lot. Stop dog use.
Love the inclusion of bike racks. The amenity space & seating are much needed & well designed. Don't think many changes are needed to the existing proposal. Maybe some good lighting.
There is a street light in the alley that lights 1/2 the park at night. Maybe another one?
Such a valuable addition to our community! We are here all the time, meeting neighbors & enjoying the outdoors!
Please include extra lighting for safety at night & love that it will be fully fenced. This will be a great way for neighbours & dogs to socialize and have fun!
Please keep! Keeps us a community of neighbors
The off leash area is bigger than the area for children. Maybe a better compromise.
Happy that there is going to be a gate
Adds a great sense of community - happy/healthy dogs means happy/healthy owners!
The space has been appropriated as an informal dog park for a reason - it's a great community asset, and there's a real need for the space. Let's make it better!
I really appreciate the use of vegetation as a natrual buffer & to create different environments for people & dogs
All positive! -sufficient lighting -reasonable "closed" time -waste management
Love the plans for the off-leash area! This is such a great place for dogs and owners alike. Friendships are made :)
Love the dog park. Please keep! Dogs love & great for meeting neighbours
The dog park must be totally fenced in please!



# Mount Pleasant Affordable Housing

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Hope the gate to the dog park is spring loaded to normally latch/close
Love the dog park
It is not needed. People walk their dogs on the street - 22 ave - my street
yes please. This is the best way to meet neighbours as we walk dogs & chat & play with kids!
It would be wonderful! I use this space almost every day with my dog and we really appreciate the off-leash part. We also use confederation, but can't be off leash. I am a low income student and this is the only place that I don't need to drive to. The adjacent community space is a great addition to the neighborhood. I think it all promotes well being and fills a need.
Great idea! I don't have a dog, but it's a wonderful idea/element for those in the neighborhood that do!
I think it is a great use of the space. Currently the space is utilized by a group of responsible dog owners & it would be appazing appreciated & well utilized if implemented. Living in the neighbourhood for decades the best use of this space seems to be for a dog park. Public activation & community building should be the focus of my city & healthy neighbourhood. I do not see any down side to officially turning the area into a dog park!
It would create a space for dog owners to engage and let the dogs have fun and meet other dogs. Dog parks make dogs happy and give them exercise they need and social skills would be gained as well. It would bring the community together and people would get to know each other. There is already a dog community thriving strong in the area and developing would only make it stronger and better.
I love that this option is available, as someone who lives a block away, I very much look forward to visiting with my neighbours everyday. It has made my neighbourhood feel very warm & safe. I often see neighbours out & about and feel a real sense of community. Love it!
I think this is a great idea for the area. There are currently a lot of responsible dog owners living within the 800 m radius, and I don't believe there will be an influx of people from outside this area as there will be no parking, and it's not big enough to attract them. Having receptacles will really help with the concerns regarding dog feces, as well as signs clearly outlining the fines/rules.
No no no
I think it is a good idea. I tiered dog is a happy dog
I think it's a great idea. There are no off leash dog parks within our community so more people have to drive further so thier pets can have a little freedom and fun. It means people use their cars a lot less being better for our planet. Having a dog park brings more people together giving us a better sense of community, It also beautifies the area making everything safer if there are lights
Great to see what is currently an impromptu space formalized into an official & safe space for neighbours & pets. This is a must for the neighbourhood, and a great compliment to the adjacent proposed development.
Love it! I would be ecstatic if this became a formal off-leash area! The fact that this park is right in our community and that we can walk to it from our house is a definite plus. A great way to spend time outside and meet people (and dogs) from the community.
I am for the area it's a great place for members of the community to meet and share common intrests, we have made new friends through using the park
No comment
It looks great. No sitting required in my opinion - maybe on outside of off leash park. Include waste bin in off leash area
SO EXCITED about the off leash area. This space is an excellent way to facilitate community friendships & networking. It also promotes healthy active living & time spent outside.



# Mount Pleasant Affordable Housing

Stakeholder Report Back: What we Heard

April 2019

We can't wait to use the park in it's legal capacity! :)

## Amenity and Off Leash Area

### Online Feedback:

I can't wait for this space to be an official OLA, since it is already used exclusively as one anyways!
Having an official off-leash area in Mount Pleasant would be a dream come true! I am so excited about this being considered! If budget allows, a natural 'dog agility course' built out of wood and metal tubes would be very cool as well!
Love it. This is how the community is currently using the space and formalizing the space as such would be a wonderful gesture to the community.
Suggestions - lighting until the park is closed .. timed by the season. In winter, it's dark @ 4:30pm. Consideration for a taller fence at the East end of the park. Will shield noise from the resident immediately beside the east board. Wooden slat type
Consideration for the park to have Open & Closed times .... controlled by Mag Locks powered by Solar. 6am to 10pm? Designated Park Ambassadors to take 'ownership' & 'pride' with the space once complete
Please consider a water fountain installation, similar to or exactly like the one @ Connaught. 3 levels ~ Adults, Children & Dogs. When water is being installed for the Housing, maybe it's possible to pipe a fountain line? Don't forget a clean-out for winter
Love this!! Thank you!
I think this is great for the community as it will help bring the fellow dog owners of the community together and it helps get people to know their neighbours
I would love this to remain an offleash area! It has already organically gained a community of people and encourages relationships in the community. I support maintaining the fenced in off leash area.
I fully support the plans for the off-leash area. I would like to see sufficient lighting installed in the area for it to remain safe, as well as garbage receptacles that are emptied on a regular basis.
Great, I have seen similar designs within dense urban areas like Montreal: Parc de chien Lucien L'Allier Dog Park
i think you should make the amenity space part of the dog park, there is a great playground and green space 3 blocks away at king George as well as confed park
No seating in the area. Lighting would be helpful (especially for winter when it gets dark so early).
design the entrances with two gate "air lock" spaces. Entering a secure space separate from the main off leash area provides a safer entrance and exit for users. and minimizes dog escapes onto busy streets.
I love the Idea. The area is already being used as one so why not formalize and regulate... This is a no brainer
Great. Very supportive!
thumbs up!
Keep as green space.
Until about a year ago, Green space was working just fine to serve the immediate community as an off-leash. Then, all of a sudden crowds of people started coming. So, there went the community closeness that has always existed.
Great to have something like that in the neighborhood. There are a lot of dogs and it is a great meeting place for members of the community.
Fully support