

## Appendix – Westbrook Working Group Feedback

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[Session One – Planning 101](#)

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[Session Three - Activity Levels & Attributes](#)

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### Purpose of Session One

#### Working Group Session One: Planning 101

On Wednesday, November 20, 2019 the Working Group participated in their first session, hosted by the Rosscarrock Community Association. At this session working group members:

- Met their fellow working group members and got to know each other
- Learned about the project and the engagement process
- Built an understanding of The City's planning process
- Learned about the local context and key concepts that will be considered as we move forward with this plan
- Reviewed the roles and responsibilities of the working group

Presentation from the session: [Session 1 Presentation: Planning 101](#)

### What did we ask – Session #1 Homework

#### Part One: Guiding Principle Activity Overview

Using the Principles in the proposed Guidebook for Great Communities we would like you to think about how these apply to the Westbrook Communities. We will look to refine and customize these principles based on the local context of the Westbrook Communities. We want you to review each of the six principles from the Guidebook and think about:

- What does this principle mean to you when you think about the Westbrook Communities?
- How do you see this principle in action in the Westbrook Communities?
- Is this principle already being achieved, how so?
- What gaps or barriers do you feel exist in meeting this principle in the Westbrook Communities?
- What might we change or implement to better achieve this principle or how might this need to be customized to meet the needs of the Westbrook Communities?

#### Part Two: Validation and prioritizing themes from public engagement

The City has been out and about in the Westbrook Communities over the past month collecting input from residents in the area. From the feedback received, we have distilled the input in the following high-level themes, found in this document. As public input is often broad and all-

encompassing we would like to get a better idea from our working group and what you think the priority focus areas should be through our work together. Please take a moment to review the high-level themes and let us know what your top five priorities areas are per section.

### **How did we use your input?**

Your input was used to draft the Westbrook Communities Guiding Principles. These Guiding Principles will help guide future discussions and will be used to evaluate ideas and concepts as the project progresses.

### **Guiding Principles**

#### **Housing**

1. Provide quality and diverse housing choice to accommodate all socio-economic and demographic needs in proximity to key services and amenities.

#### **Mobility**

2. Provide safe, walkable, connected and accessible year-round mobility options including enhanced pathways and bike and pedestrian infrastructure throughout the entire plan area.

#### **Gathering places**

3. Activate open spaces and recreation facilities, and provide thoughtful and engaging gathering spaces and community halls.
4. Provide universal access to social services and diverse, healthy and affordable food options.

#### **Community hubs**

5. Provide thoughtful and engaging social hubs and community gathering places that reflect the diversity of the population in the area by leveraging the potential of underutilized areas and spaces.

#### **Open spaces**

6. Protect and enhance open spaces, trees, historic and natural resources including the Shaganappi Golf Course, Edworthy Park and the Douglas Fir Trail as key local and regional destinations.

#### **Businesses**

7. Promote a greater diversity of commercial and service options while supporting local businesses in the area.

#### **Community identity**

8. Achieve a strong sense of community identity by building upon the unique characteristics of individual communities and fostering collaboration that highlights the culture and history of the area.

#### **Transit Stations**

9. Promote densification and contextually appropriate Transit Oriented Development principles around community transit stations so that they may evolve over time

## Westbrook Station

10. Support the evolution of Westbrook station area as a safe and vibrant transit hub and destination.

## Working Group Comments Session One

### Principle 1: Opportunity and Choice

I think historically this has been successful in Westbrook communities, with a variety of sizes of single family houses and duplexes, townhouses, small apartment buildings, fourplexes, of varying ages and price points. Also, lots of small businesses that support the community (shoemakers, family run restaurants, small hair salons, etc.) This meant people aged in their homes, diverse populations could buy or rent (they could afford to, and there were different options available). Grid system to streets make it easy to move around.

However, this seems to be changing for the worse - affordable, sustainable houses replaced with large, expensive 3 story homes or large, expensive 3 storey row houses. What this means is only certain people can afford to buy and rent in the area. 3 storey homes and their stairs are not conducive to aging in place, or good for families with toddlers and babies. We heard that population is aging rapidly, and that more people live alone or as a couple, and we know younger people are priced out of home market due to economic influences, but we're not seeing options being built for those who don't want or need so much space, or such high end finishes.

To Change This: Not sure. City offer incentives to builders to build more affordable, modest options (not subsidized housing, just other options)?

Make outer suburbs pay their fair share so inner cities aren't subsidizing them (lots in Westbrook won't seem so expensive by comparison).

Campaigns to make people understand the demographics and what they truly need.

Increased density can be achieved in different ways, not just apartment buildings - Westbrook could lead the way in that sense.

The current Westbrook Communities provides a mix of affordable rental units in many arrangements that work for different families - apartments, townhouses and single, detached homes. I believe that Rosscarrock specifically has a balanced mix of rental and owned dwellings, which allows for a diverse mix of residents in the area. The proximity to Westbrook Mall, as well as several strip malls on 17th Avenue and Bow Trail, provide residents with a great mix of highly needed services - groceries, gas stations, automotive repair, banks- and more specialized services - dry cleaning, gyms, liquor stores, restaurants and coffee shops. I can't confirm how accessible all of these services are, but most are located on main routes served by transit and could be accessed by people with mobility challenges fairly easily. I don't know how affordable the housing is for low-income or newcomers to the areas, and this could probably be improved. As a renter, I chose this area because I could afford to rent a single family home with a yard, which is very important to me, my partner and our dog. For families with pets, finding affordable, appropriate housing is very challenging. Most condos do not accept large dogs, for example. This makes finding a home for rent very difficult. The high prices for new homes and townhouses is forcing us to stay as renters for the time being, so it's very important to us that homes stay affordable in these areas for the next few years. I do think that some of the new builds need to provide more outdoor space options - such as a backyard - to support pets and children, as well as look at what the best configurations are for older people. The proximity of the Westbrook Communities to so many services and

<p>transit options (LRT, bus) makes it ideal for older Albertans, but I don't think there are many housing options for them here.</p>
<p>To me, this means that there are many housing types for people of all needs - single family, mid-rise apartments, high-rise apartments, and mid-density single family (I.e. townhouses). I think Killarney and Spruce Cliff do this well, but some of the other neighbourhoods are close to exclusively single family.</p> <p>I also feel that there is a lack of diverse mobility options. Spruce Cliff and Killarney do this to an extent with bike lanes and transit options nearby, and the neighbourhoods along the C-Train have better transit options, but this is still a largely driving-oriented set of communities. This limits people who are younger or older, disabled, or less economically privileged.</p> <p>I think some of this can be addressed with better separated bike lanes along main streets, better transit along main streets, and encouraging more mid-rise builds in neighbourhoods in the planning area.</p>
<p>The Westbrook communities earn a failing grade on this principal today. I see the greatest barrier is overcoming fear or resistance to change, people love their community and don't want to lose this. I believe that with well executed planning and communication, a shared vision of even better communities would welcome change.</p>
<p>Some improvements have been made in this area but much more can be done. There are still portions of the communities that don't have proper sidewalk ramps for those with accessibility issues/strollers to cross streets. There also needs to be more diverse housing options with more row housing/condo/apartment style units available particularly around transit stops. Mixed use development would provide further housing options while also providing opportunities for small businesses and professional services required for those additional residents.</p>
<p>Generational housing will continue to be an issue. Many seniors prefer to 'age in place' and because they don't have any other option they remain in their larger than needed houses. I believe just about every community has some form of diversified housing allowing all income levels an opportunity to reside here as well as shop, learn, work, dine and participate recreationally. Winter can pose a problem for persons with mobility issues as many sidewalks (City and private) are left unkept for extended periods of time.</p>
<p>This principle is being achieved in the Westbrook Communities. In my opinion, the communities have a good combination of variety of stores, schools, offices/professional facilities, restaurants, playgrounds and recreational facilities. The housing and mobility options are diverse enough for the current population. However I would like to see more improvement for cycling paths in the communities.</p>
<p>Being in Rosscarrock I think the access is better than other areas to these activities . I don't know how much "learning" and work happen in WBC (westbrook communities) except for the library and the people who work in the local shops/restaurants. This could be improved - campus for college/uni, office space or collaborative office spaces. Some diverse housing but could always be improved, maybe more for aging populations with mobility issues. The space at the LRT station has great potential, but could to be too ambitious for these economic times, are there options to put it to use, without huge costs (interim plan that could be built upon)?</p>
<p>1) This principle is of utmost importance. Given the diversity of the communities, there exists a large potential to grow and maximize the opportunities and choices presented. At the heart of this is the plan for the Westbrook Mall TOD, which ripples outwards from there.</p> <p>2) While there are terrific choices for shopping and learning, eating and playing, there is</p>

limited options for the types of work. While retail is well established in these communities, professional services and corporate organizations are limited. Many young professionals live in the Westbrook Communities, and many people transfer through the Blue Line LRT and the Westbrook Station to get downtown. Perhaps there is an opportunity change the zoning to increase more medium density commercial buildings with professional services, so that people do not have to use our communities as a 'transfer point' to get downtown; there is opportunity to stay within our community to work as well. As for housing, I believe there is room for growth in medium to high density residential housing. With the plan for the future Westbrook TOD, there is an opportunity to increase the density in many unused / dormant properties, as well as development within existing neighborhoods of infills, subdivided lots and the natural 'evolution' of housing into more modern and efficient built forms.

Shop -- fair amount of retail, but clustered and not easy to get to except by vehicle -- large areas have little or no retail -- more neighbourhood level retail within easy walking distance needed;

Learn -- number of elementary and junior high schools, but no longer any high schools and very little post-secondary;

Work -- limited employment opportunities other than in retail -- more office and light industry needed;

Eat -- a few restaurants and coffee shops, mostly along 17 AV SW -- more and within easy walking distance would be good;

Play -- some parks and recreational facilities, but nothing like the new suburban rec centres that are being built -- little in the way of cultural facilities (eg. theatres, playhouses, music venues, etc.);

Housing -- some diversity but predominantly single detached -- lots of opportunity for more density and increased diversity -- need for more options for aging residents who are having difficulty maintaining their older bungalows (ie. other than just apartments and apartment-style condos);

Mobility -- not overly walkable as many areas have little or nothing to walk to or require crossing very busy roadways to reach potential destinations -- little cycle infrastructure except river pathway system along north edge -- LRT line creates the potential for high-quality transit service, at least for those few who live or work within a reasonable walking distance from a station, but the LRT line is not currently realizing that potential (inadequate density/intensity around stations, inadequate frequency) -- the area is physically and psychologically divided into 6 sub-areas by 2 major east/west high-volume roadways, Bow Trail and 17 AV SW, and 1 major north/south roadway, 37 ST SW, and is bordered to the east and west by 2 major north/south high-volume roadways, Crowchild Trail and Sarcee Trail, which collectively act as significant barriers to movement within the area and into neighbouring areas -- area is too auto centric

This is very open to interpretation but my interpretation is that an r1 and possibly r2 land use achieves little to none of this in the context of a high cost city like Calgary

I think that there is decent access to shopping, working, eating and playing; however, I feel that the choices and quality of options is lacking. We have had an influx of new residential development and young professionals into the community but the area lacks the new age trendy options that might be desirable for them so unfortunately I believe they are going and spending their money elsewhere. If a young professional wants to get dressed up and go out for cocktails and dinner they are likely going to marda loop, downtown, or mission. The options for this in the westbrook communities is limited and the trendy restaurants may not want to enter the community as the developed areas where they might look to settle, are aging and quite run down. In addition there are very few shopping options for young professionals in the area. Westbrook mall has limited options and a rougher crowd so many folks are taking their money out of the community and heading to chinook or market mall.

<p>Some incentives for facelifts on aging properties or incentives for more desirable options could perhaps help change things.</p>
<p>Principle 1 addresses several key concepts when thinking about complete communities and designing a place where people can meet all their needs in one area. To me, this principle is linked to all of the other subsequent ones.</p> <p>The Westbrook Communities face 3 major barriers related to principle 1:</p> <p>1. Accessibility</p> <p>a. Only a small percentage of each neighbourhood is within a walkable (</p>
<p>The Westbrook area has a lot to offer in regards to businesses. It seems that there are a good variety to serve different socioeconomic needs (low and high cost restaurants, Walmart and Safeway, etc). There is limited shopping options for specialty items like professional clothing, etc. Aging buildings may not be as accessible as they should be with parking lots and sidewalks deteriorating. Its sad to see some great businesses that have deteriorating exteriors - as a new person in the area this is a bit of a deterrent to going in because I am not sure what it will be like inside. Greater recognition of the Indigenous land and culture would be valuable. The location of the library is super convenient. I'm not sure what kind of community activities exist in the neighbourhood if any, i.e. neighbourhood BBQs, etc.</p>
<p>commercial at the centre junction point of many communities is ideally located for access by many modes of travel - expansion beyond food is needed -household needs only partial met because the "shop" development promised around the westbrook lrt lands has not progressed. Living choices are more segregated by neighbourhood and segregated / concentrated in some unhealthy ways . Mobility options particularly pedestrian infrastructure have not kept up to increased need / volumes. Local park spaces are showing wear - with increased foot traffic, less maintenance, and the removal of the watering systems. Local inner community commercial tends to close by 6 PM - making it a " vacant service" for anyone who works during the day.</p>
<p>For the most part I think the principle is being achieved, there are a variety of household types throughout the community ie. Single family dwellings, condos, townhouse and options that suit a variety of income levels. The neighbourhoods in Westbrook are pricier than some to get started in. but I believe that the proximity to work and amenities make it desirable. One thing that concerns me with townhouses, infills and other multi-family dwellings replacing the original bungalows is that as the population ages, these are no longer the best option for people with mobility impairments. Maybe this is already addressed with seniors complexes that I am unaware of but it would be nice for long term residents of the neighbourhoods to downsize but not have to change everything in their lives at one time.</p>
<p>When thinking about The Westbrook Communities, the Principle of Opportunity and Choice means;</p> <ul style="list-style-type: none"> <li>- Community residents of each community have easy access to shop, learn, work, eat and play. The places offering these activities shouldn't be localized in any particular community within the Westbrook Communities. They should be available in each community. This may be more difficult when it comes to learning activity (public library etc.), but when it comes to the others, each community should have places offering these opportunities.</li> <li>- There should be all types of housing options and household types. We shouldn't focus on saving single family housing or focus only on densification. We should increase densification where it makes sense (apartment buildings, townhomes infills etc ) near public transportation, downtown, shop, learn, work, eat and play areas etc and keep single family homes options where it makes sense, closer to Sarcee, Edworthy Park.</li> <li>- We should focus on providing housing options to all types of people on the economic spectrum. Living in the Westbrook Communities shouldn't only be an option for people on the higher end of the economic spectrum. Providing areas for low income housing, basement</li> </ul>

suites and apartment buildings will provide access for people on the lower end of the spectrum to live in the Westbrook Communities.

- Community members should have access to different types of mobility options;

o Be able to walk to shop, learn, work, eat and play activities

o Access to Bus Transit

o Access to C-Train

o Car sharing options – Car2go

o Sufficient parking facilities

I think parts of this principle are being achieved, but we should focus on;

- Each community have places to shop, learn, work, eat and play

- Housing options to all types of people on the economic spectrum

The barriers to meet this principle specifically are community members who want to keep their communities from changing. To better achieve this principle you may want to implement better community engagement and explanation of community growth and evolution.

It can be more diverse by creating new places for work, shop ,fun and getting to gether.

Housing is good enough to support the major trend of population growth for this area. We should consider the opportunities than can be provided by appropriate land use. Free land should be observrd as big potential factor for growth ( west brook mall village ).

This principle means to me that the communities need to be made up of a variety of housing options (bungalows, multi-level housing, condos, apartments for rent, etc.) as well as stores, schools and recreational centres that are easy to get to by car, biking, walking and public transit. Overall, it sounds to me like this principle should guide development so that there is not one type of housing, building or way of navigating the community that dominates. We should also ensure that one community has a variety of all things so one street shouldn't just become shopping and one street shouldn't just become apartment blocks. We want to spread out people of different mobility needs and different financial restrictions and different recreational interests. We also need to make sure that services are equal within all communities. I think the Westbrook communities are still very car-focused in terms of mobility. Walking, biking and public transit are not easy for people and are therefore underused. It is amazing to have access to multiple C-train stations within the communities, but I think that is the only good things currently for non-car people. I think the bus routes within the Westbrook Communities could be improved. A higher frequency of service and less stops would mean more efficient travel. More support for people walking from stores to transit hubs like bus stops and transit stations would also make this a more feasible option. Could there be a covered walkway from the Westbrook Mall to the C train? Can we have a covered walkway or well-lit pathway from Killarney pool to bus stations? There should be a plan to diversify housing options in the neighbourhood that is mathematical. A certain % of housing should be apartments, a certain % can be single-unit housing, etc and there should be plans to distribute various types of housing along the neighbourhoods so the lower rent options aren't only on busy streets. We also need to be proactive about alleviating the car congestion.

### **Principle 2: Health and Wellness**

This is one of Westbrook's best qualities - grocery stores large and small, easy to walk around because of the way streets are laid out; vibrant recreation centre; access to pathway system and hiking trails.

I've noticed dental & medical clinics in Rosscarrock and nearby Killarney, which does provide residents with access to care, and there are veterinary services for pets, and a pet store on 17th Avenue.

We mainly rely on the park spaces, such as Edworthy and our local greenspaces for recreation and dog walking, but I do know that the Killarney pool and the baseball fields in Rosscarrock are highly valued assets in the area and attract people from all around. Also the

library is an excellent place for access to recreational programming and is a highly valued asset.

Healthy food options are limited to the Safeway at Westbrook mall and a few specialty stores (Heritage Deli, Korean market) mainly. There are no farmer's markets in the summer, which seems to be a gap during the summer and fall.

The central transit hub at Westbrook does incorporate activity into the daily commute to work as people regularly walk to the station from nearby condos, homes. The proximity of the mall to many homes also makes it an attractive walk for many people who are running errands or shopping for groceries.

I would like to see more clearly marked pedestrian areas around Westbrook Mall. Often, pedestrians who move from the LRT to the Mall itself, have to walk across the parking lot to get to WalMart or Safeway. This is dangerous for pedestrians and makes it difficult for cars and buses to navigate, especially during rush hour. Also, there could be improvements made to encourage cyclists to ride to Westbrook, leave their bikes somewhere secure, and commute to work. I don't believe there is anywhere for longer term bike storage currently.

To me, this means widely accessible food options at affordable prices, proximity to parks, and ease of access to active transportation (i.e. dedicated bike lanes, sidewalks).

I think we have a solid access to food at various price points in the Westbrook Mall area, between Safeway, Wal Mart, E-Mart, Shaganappi, etc. However, it is highly concentrated - people in Spruce Cliff, for example, have to leave their community to get any fresh produce. I also think active transportation is somewhat limited in feasibility other than the communities along bike lanes / the river pathway, and even then it is not all ages and abilities. Walkability is somewhat hampered by needing to cross major roadways - access to Westbrook is hampered on four sides by Bow Trail, 17 Ave, and 37 St, all of which are intimidating to cross by foot or bike.

Recreational opportunities are fairly good - river access and the swimming pool help provide some recreational options to residents.

Westbrook has plenty of room to improve. There is some access but not within the Westbrook communities, and getting around does not welcome walking and cycling. I would estimate that currently less than 5% of residents walk or cycle to their appointments, activities and shopping. We need to offer main streets so we can walk for groceries instead of driving out to a giant shopping centre. Combined with this we need more bike routes and wider, more enjoyable sidewalks.

There is poor connectivity between the various neighbourhoods which can discourage people to walk or cycle to destinations within the communities. The cycling options are also not ideal for community activities as they seem to be built more to get people through or out of the communities as they don't go between where people live and where they want to spend their time (shopping, community centres, etc.) There is a good variety of dining options and that is something I'd like to see continue.

Each community has large green space areas for basic recreational needs. Shagganappi golf course offers both golf and X-country skiing opportunities. There is a good variety of food options within our boundaries. Cycling and walking has its drawbacks and LRT/transit does take some autos off the roads.

With this principle I would like to see wellness and recreational amenities in the Westbrook Communities are used first of all for its residents.

When my son was in elementary school and wanted to learn ice skating, we had to either to the Southland center or the Henry Viney Arena for ice skating lessons although we live in the



vicinity to the Optimist/George Blundun arena. Currently one of my neighbor also has to take her son to the Southland center for ice skating lessons.
Some exist, improvement could be made. Recreational opportunities are limited - park spaces could be enhanced to provide more than a giant green field - outdoor exercise equipment, more and better benches/tables and some in the shade, maybe a splash park. Seems to be good access to the bike paths, lots of cyclist in the area. Crossing 37th street to get to the shops at Westbrook can be very busy - crosswalk signs are great and used often. Driving and turning left onto 37th from the area can be challenging and I see many near misses. 37th street generally moves well and I don't want to see "traffic calming" or other obstacles that make it more congested.
1) This principle is being well served as is. There is ample opportunity for care, recreational opportunities, park space and food options.  2) Given the cultural and economic diversity of the communities, we are fortunate to be able to have a plethora of options in this regard. While I believe there is room for further development in these areas, the Westbrook Communities are being well served as is. Further to this point, a future option for this area would be to have the establishment of a farmer's market, or a market collective, in a central location that act as a central hub for Westbrook community activity; the diversity of our communities is high, and a physical, central location should be considered. These types of 'markets', such as the Crossroads Market or the Calgary Farmers Market, bring food options, employment opportunities, and sustainable pedestrian traffic, and act as a catalyst for social interaction - the next principle. Furthermore, bike lanes need to be developed to encourage usage of non-motorized transport, and make it safe and accessible to do so in the process.
Care -- limited medical facilities; Recreation -- some parks and recreational facilities, but as noted above nothing like the rec centres that are being built in the suburbs; Healthy Food -- limited access to fresh produce -- only 1 sizable grocery store that I can think of (Westbrook Safeway), although the Glenbrook Safeway is just outside the boundary
These are the sort of motherhood statements that one can't help but to support.
I believe we are blessed with many recreational opportunities in the area and I appreciate the bike lane on 26th Ave. We are perhaps lacking in healthy food options.
I would suggest this principle to be broadened to include other items such as designing for a healthy lifestyle. The first three elements of the principle (access to care, recreation, and healthy food) seem to be a continuation of the first principle related to access to services. This principle could also encourage design features/policies such as: a. Design streets and locate services in areas that allow walking/cycling b. Activate pocket parks – currently there are several natural greenspaces with no programming. Adequate, attractive greenspace will contribute to healthier people, healthier community (including more investment and development). c. Enhance/expand existing recreation amenities, for example the empty parks, family friendly bike routes or the catwalks.
Living in Spruce Cliff, I have easy access to the river pathways and run or bike to work often. I'm still getting to know the area and can't speak much to recreational opportunities. For me health and wellness in a neighbourhood looks like parks that encourage gathering and collaboration - benches, gardens, community gardens, nearby medical clinics and basic healthcare service, community activities that encourage people to come together. I live in a highrise condo and sometimes it feels a bit isolated from the rest of the community because I don't have a yard. You often get to know neighbours when you are mowing the lawn or shoveling and I don't have opportunities for those organic interactions. Availability of social

<p>services that support a variety of social issues like economic empowerment of women and diverse groups, mental health care, etc. are also important to wellness.</p>
<p>Food stores are in a good location - varied range of affordability. Specialty shops have generally not survived. centre of the spoke make shopping accessible by most modes of travel.... pedestrian mode is the most hostile , missing sidewalks and lengthy walks across windy parking walks. Several medical / dental clinics in the area, and the new Max route from the LRT significantly improved access to the Rockyview Hospital</p>
<p>There are several parks throughout the Westbrook communities that allow for recreational opportunities. Our family specifically uses Optimist Park, Killarney Aquatic Centre, Shagganappi Golf course and all the playgrounds at various parks and schools. That being said, they are hard to access by bike, even though there are shared bike routes, some of the streets (most specifically in Killarney) are crowded with parked cars and are not family friendly - not an easy fix so more of an observation. Also, based on the density of houses in Killarney/Glengarry the green space is quite small. The lawn bowling club in Spruce Cliff is a beautiful facility and I think a great use of a shared space. The grocery stores at Westbrook Mall carry most of what we need. Fast food options are abundant in our communities, some family/fine dining is available but more would be welcome.</p>
<p>When thinking about The Westbrook Communities, the Principle of Health and Wellness means;</p> <ul style="list-style-type: none"> <li>- There should be sufficient recreation opportunities, family doctors and places that sell healthy food to service the population living in the Westbrook Communities.</li> <li>- Access to the places should be easily accessible by walking or transit. There shouldn't be any transportation impediment for community members to access health, wellness and recreation opportunities.</li> </ul> <p>I think parts of this principle are being achieved, but we should focus on;</p> <ul style="list-style-type: none"> <li>- Access to places offering healthy food</li> <li>- Access to family doctors</li> </ul> <p>I don't think there are any particular barriers that exist. It is more of a business decision, as it probably doesn't make economic sense for these businesses to open up. But as population increases and if zoning allows, these places will develop due to economics / business opportunity.</p>
<p>Secure bicycle lanes should be thought in cooperation with other road users in order to ease access to main bike lanes which already exist. care centers are well established and accessible. A A multi- purposes Recreation centre could be another option for reconsideration as new development.</p>
<p>As I stated above for Principle 1, we need to consider how to make the Westbrook Communities easy to get around for people who do not use cars. It is often faster to walk to some places than it is to wait for the bus. Bus service is unreliable, cold for much of the year, and doesn't take you in a very direct way. It is silly to me that it takes 5 minutes to drive to stores on Richmond Rd. from 17 Ave SW, yet it is a 25 minutes bus journey or a 40 minute walk. Why are there not more express routes that take people between the big intersections and stop less for faster service? Lighting is poor in most of the neighbourhood, sidewalks are slippery and uncleared, and cars do not wait for pedestrians to cross before they drive. This is unsafe for pedestrians and cyclists. Particularly around the C train stations, there should be more pedestrian-first crossings that respond when you push them rather than waiting for traffic to clear before the signals change. People often end up taking a chance and walking across the street before the lights change to try to catch transit. This is dangerous. There should be more public education for cars, cyclists, pedestrians and transit riders so that we all understand right-of-way and are more safe moving around.</p>

### Principle 3: Social Interaction

I think of diversity of population when I think of this principle and Westbrook. New Canadians living in transitional housing in spruce cliff working at Safeway or Walmart; Families with young children taking swimming lessons while older residents are taking fitness classes at Killarney rec centre; big family parties at Edworthy Park.

I don't know enough about community associations and their outreach to people new to community, including renters and new Canadians to comment on what more can be done.

As noted above, the Nichols Family Library is a hub for interactions and gatherings. It is always busy with families and people wanting access to books, computer services, language services, etc.

Also, the Rosscarrock Community Association building is a natural gathering place for local groups.

Edworthy is also a natural hub for people and pets to interact most months of the year.

A gap may exist in places to gather for newcomers to Canada, and for older adults. I'm not familiar enough with what exists in neighborhoods apart from Rosscarrock, but it seems like there aren't supports specifically designed with those populations in mind here, even though we have a large % of immigrants living here.

I think this is amongst the weaker part of our neighbourhoods. We don't have a lot of strong social infrastructure or natural gathering places. There's the library, but the programming and seating is limited compared to the Central library, and seems to be more of an in-and-out place. Wildflower arts centre and the swimming pool are good social gathering places, but both cost money. Parks in Spruce Cliff are just empty fields, so there's not much natural discussion between people other than dog walkers. Opportunities would include: activating parks (i.e. playgrounds, community gardens, fit parks, etc.), better library / community programming, more accessible programs for people of all income levels / ages / abilities.

Low marks again. There are few public places, we find ourselves leaving the community for this. Our commercial areas are in decline and undesirable. As the most obvious example, we need to find a way to encourage people friendly development by the Westbrook Station. If none is willing to develop in the short term the City should build some form of plaza and perhaps an open market.

There are few gathering spaces in the communities. The redevelopment of Westbrook could provide an opportunity to create a square or plaza where people would gather and meet. Likewise with the Shaganappi point area since it's close to a C-train station.

I believe all of the CA's have or are developing a variety of various age appropriate programs to strengthen community involvement as well as numerous coffee shops and eateries. Westbrook Mall and Library attract people as well but that is it for larger year round locations.

I think this principle is already being achieved as in each community of the Westbrook Community has the community association that serves as a place to gather for its residents. However, making it more accessible to all groups of people would improve the social interaction in the communities.

Means parks, places and social infrastructure areas for people to get together - socialize, learn, share, etc. Gap exists and improvement needed. Site by WB lrt station was this spot, and seems to be the right location. Sauce was a nice addition to the community - coffee/deli/shop and restaurant all in one, great concept.

1) To me, this principle implies a variety of options that are easily accessible and available to the residents of these communities - 24 hours a day, 7 days a week.

2) While our communities are served well with spaced out parks and community associations, as well as shopping opportunities at Westbrook, several areas along 17th Avenue, Richmond Square and the corner of Richmond Road and 37th Street, there is no defining 'area' that one

<p>can point to as a main, central gathering place. Similar to the purposes of Central Park in New York or Yoyogi Park in Tokyo, these centrally-located public spaces help to provide a geographical compass from where residents of surrounding communities can easily access and gather / celebrate / interact at - year-round. The Westbrook Communities, in my opinion, must have a prime spot that can be easily identified as an area for gathering / celebrating / interacting; this is a opportunity that needs to be identified and further discussed within this working group. Furthermore, there may lie an opportunity to develop the clubhouse area at Shaganappi Point Golf Course into a more social area that people can come to more than just for golf.</p>
<p>Not many public gathering places -- public library at Westbrook, Edworthy Park, community halls -- no "town squares"</p>
<p>I would echo my sentiment from principle 1 here. There are few desirable options for young professionals to gather. Again I think the higher income earners in the community are taking their money out of the community for social interaction. Many of the options in the community are run down and dated. Perhaps we could look to communities like marda loop and mission to see how they were able to create vibrant gathering areas despite aging infrastructure. The other thing that could be turning folks away is the crime in the area. 17th Ave near westbrook is a scary place to be any time of day and I think some discussion around this is warranted.</p>
<p>I'm not convinced this needs to be its own principle. I understand the importance of it and the focus on people, but the result of the other principles should foster more interaction and in turn create identity and place. Perhaps principle 3 and 6 could be combined as "Identity and Interaction: well-designed neighbourhoods create places that bring people together, foster a sense of identity, and create pride in the community." This leads to another point, that I wonder if 6 principles is too many for our study area.</p>
<p>We have a neighbourhood pub but few seem willing to go there - haven't figured out the deterring issues. Cycle of coffeeshops opened and then out of business - not open in the evening. Rec opportunities are mostly membership access &amp; regionally managed. Condo developments have owner access facilities / social clubs / gyms/ pools. ... lots of segregation of community sectors.</p>
<p>I feel that there are a variety of places to hold social gatherings, like community halls. However I do think that it would be worth investigating whether or not something like the outdoor bbq spaces that you see in fish creek park, bowness park or down by the glenmore reservoir could be incorporated into some of the underutilized green spaces. As people's yards are getting smaller and smaller it is nice to have options to host social gatherings close to home.</p>
<p>When thinking about The Westbrook Communities, the Principle of Social Interaction means;</p> <ul style="list-style-type: none"> <li>- Even with the development and implementation of Multi-Community Plans, each community to continue to maintain their own Community Association and Facility.</li> <li>- This Principle links to the Principle of Opportunity and Choice as each community should have places locally that offer shop, learn, work, eat and play opportunities.</li> </ul>
<p>I think parts of this principle are being achieved, but we should focus on;</p> <ul style="list-style-type: none"> <li>- Each community have places to shop, learn, work, eat and play</li> </ul> <p>Not every community have places that offer these opportunities and changing zoning, promoting small local businesses and providing capital to revitalize/improve commercial areas would assist in achieving this principle.</p>
<p>There is a lack of spaces like these to bring people to gether in the area. It cab be tought as a music concert hall or multi- functional amphiteater.</p>
<p>The majority of places in our neighbourhood are not conducive to meeting others or congregating safely. The green spaces do not encourage gathering together and perhaps</p>

they could incorporate public BBQ areas or more picnic tables and areas to convene. Optimist Arena is a great public recreation facility, but it is limiting in its services. Why can it, and Killarney pool, not have cafes or gathering places for adults and families? Can the local community association buildings offer opportunities to gather with friends and families in a drop-in way? Why is a new building being built on 17th Ave SW to house a Starbucks and other services when there are community association buildings which sit empty most of the time? IF we are building new structures in the neighbourhood, can they be places that do not prioritize cars? No drive-thrus, but places where you can walk or cycle to them and then congregate safely in space sheltered from the weather?

**Principle 4: The Natural Environment**

One of the best things about this area for me, specifically, Douglas Fir Trail, access to pathway, and Edworthy Park. Lots of school fields and baseball/soccer areas.

With the change in housing styles to large houses with little yard space, we are losing private green space. Yards and their gardens aren't accessible to everyone, but they do provide visual green space, trees, etc. that contribute to the overall feel of the community. We're also losing precious sunlight from taller houses and buildings, and with climate change wreaking havoc on our seasons, I truly think this negatively affects everyone.

If people aren't using parks, can we find out why? Can we figure out ways to include green spaces in new builds that aren't high maintenance or require high water usage, but still contribute to overall look of community?

We are fortunate to have easy access to natural areas, such as Edworthy, and many smaller parks and schoolyards for outdoor activities. I see the principle of ensuring natural areas are protected, restored and valued currently at work. I can't speak to how accessible they are, but it seems that the pathways and river at Edworthy are used by people with different mobility levels.

I think that we can always do more to preserve and maintain greenspaces in the city. Access to parks, especially with trees, correlates to improved mental wellness. People who do not have a park within easy distance are more likely to suffer from anxiety and depression. With that, I think building community hubs around outdoor spaces, such as having outdoor festivals and markets in parks, is a great way to ensure Principle 3 Social Interaction and Principle 4 The Natural Environment. More community garden space may also be an important feature to attract people to the area, as well as investing in winter outdoor activities, such as cross country skiing and snowshoeing in the parks.

Also, building an intentional cycling and walking infrastructure that incorporates paths and sidewalks through greenspace in a connected corridor, especially in the empty space at Westbrook Mall, are worth considering as a way to encourage people to be more active and enjoy the beautiful outdoors.

To me, this means integration of natural growth trees, prairie grasses, etc. In sufficiently large habitats to support the life of local wildlife. I think that the river area is great for this, but outside of that, the parks have largely been turned into a non-indigenous grass monoculture. I think we can turn some of this around by reintroducing local trees and grasses to parks. This will encourage local species to take up residence in these park areas, and has added benefits of lower water use and lower fire/flood risks.

Not at all. The most obvious example being how over the past few years the City removed the infrastructure from the Douglas Fir Trail instead of maintaining it. Natural spaces such as these need, when properly maintained, are what makes a truly great livable city. We need to do a much better job of recognizing the value of our natural spaces. Providing better accessibility will also increase usage and make it safer.

<p>The natural areas are really good but could better accommodate people with mobility issues, Edworthy Park dog off-leash area in particular. Some playgrounds could use some improvements by replacing the gravel surfaces. The addition of public art and benches could encourage more people to visit and spend time in these smaller community parks. They also have restrictions for those with strollers/wheelchairs.</p>
<p>I believe this is the case although I'm unsure of complete accessibility.</p>
<p>My office is opposite the Westbrook station, everyday from my office window I see the open deserted space in front of the station and wish it would be a small community park or garden. I think we need to have a better plan of using/restoring open space to make it safe, accessible and enjoyable to the communities.</p>
<p>Like to see the undeveloped area off Bow by Shag station into something - not sure why it just sits fenced off for years, with some of the nicest trees in the area! Worry that shag golf course will be turned into housing development at some point - don't want to see that. Like that it is used year round with cross country skiers in winter, golf in summer. Could it be used by runners/walkers in summers - certain hours for golf, others for other activities? Not sure of the economics. School land is crucial and should be retained and enhanced. With all the new development in Rosscarrock I see older trees taken down and replaced with "less than desirable" trees. I don't know why we allow this as a city!!</p>
<p>1) This principle is important for the Westbrook communities as there is an onus / leadership expectation on our neighborhoods to show smart, responsible sustainable practices as technologies continue to change, and our inner city location densifies within our mature neighborhoods.</p>
<p>2) With easy access to Edworthy Park and the river and pathways to the north, our neighborhoods have a very unique natural area / green space available to any of us within minutes. In my opinion, this principle is is being achieved and future plans should include a continued focus on making sure that park infrastructure, cleanliness and accessibility are an important priority. In addition, the Shaganappi Point golf course provides an appropriate, juxtaposed green respite amongst the surrounding urban development, and should be maintained at all costs as a recreational option year-round for our communities.</p>
<p>Edworthy Park and the river valley along the north edge are the only meaningful natural areas that I can think of -- not aware that Edworthy Park can be accessed other than by vehicle or bicycle (where is the closest transit stop?)</p>
<p>Please discuss this in the context of the largest green space which is a golf course that is fenced completely.</p>
<p>This is one of the things I love about the community. There are lots of green spaces and trails despite it being inner city. Continuing to protect it is important. With continued development Implementation of rules to protect trees would be good.</p>
<p>The study area seems to accomplish this fairly well from Edworthy park to Optimist park and many pocket parks. I think the principle should also address water, since new development may affect the hardscaping and the flow/drainage. The study area experiences significant elevation change mostly sloping west to east and then north down to the Bow River. This natural drainage system has already been interrupted and future development should be sensitive to water flow and to the existing capacity in each area. There is opportunity in many areas to improve or add storm-water management features such as bioswales and dry ponds.</p>
<p>The douglas fir trail is amazing. The condo construction at the top of the Quarry Trail makes the entrance to the trail unappealing. I hope there are some plans to restore that to a more inviting and natural state.</p>
<p>Natural areas - are neglected - seems some think declaring something "natural" means it needs no budget allocation - park needs patrols, and enforcement of the bylaws -</p>

<p>encampments / bio hazards. .... also an Historic site that is a missed opportunity to market a fantastic city site. Lessons could be learned from Canada's National Park system. Park access is critical to human health - as our groomed parks have been developed and assigned - the natural area park needs to be encouraged not discouraged because of safety concerns.</p>
<p>The only areas that I am aware of are Shaganappi park and Edworthy Park (or whatever it is called behind Spruce Cliff and Wildwood). I know the Shagannappi Community Association has been spending a lot of time restoring and protecting their park and from what I have seen along the river it is also quite beautiful and accessible.</p>
<p>When thinking about The Westbrook Communities, the Principle of Natural Environment mean;</p> <ul style="list-style-type: none"> <li>- The Westbrook communities as a whole should have access and maintain large natural areas.</li> <li>- Each community should have local parks that are easily accessible by walking for community members to enjoy.</li> <li>- The Westbrook Communities as a whole should have access to multiple dog friendly off leash parks.</li> </ul> <p>I think this principle is being achieved. We just need to ensure with changes to planning of these communities this achievement isn't sacrificed for other principles.</p>
<p>I think City of Calgary has done great things to protect the bow river bank and natural space which is extended from edworthy park parallel to bow river area, IT needs more conservation for sure.</p>
<p>The green spaces in Glendale are well-used and nice. I wish there were more public barbecue spaces and picnic tables. There are some underused or vacant green spaces off of small side streets or cul-de-sacs which have grass, but nothing else. There are also some empty spaces, particularly beside exits from the Westbrook C train station which are vacant and underused and become dangerous at night time.</p>
<p><b>Principle 5: Economic Vitality</b></p>
<p>I don't feel qualified enough to answer second part of this question. I expect that things will get harder for businesses to start - improvements to streets means higher taxes. Small businesses will be pushed out. The area does offer easy access to large employers outside the area, one of its strengths - easy access to downtown, to Mount Royal University, University of Calgary and Foothills Campus. Lots of the jobs in the area are likely lower paying - retail and fast food, and people working them probably can't afford to buy in the area.</p>
<p>The Rosscarrock area does seem to support a large number of local businesses and restaurants, so there is some economic vitality that exists here. It will be important to ensure that new development does not increase real estate prices too much, thereby forcing local businesses out only to have them replaced with less affordable businesses (e.g. expensive boutiques and grocery stores). I can't speak to the costs of starting and sustaining a business in this community as I work in a different part of the city.</p>
<p>To me, this means a diverse set of businesses and work options. I think that our communities are predominantly focussed on residential services - things like food, doctors, pharmacists, education, and some shopping. I don't feel that there are a lot of options for wok outside of those realms. I think some of this could be remedied by increased density and mixed use development, allowing more businesses to flourish here. I also think a big part of the issue is that there's no regional employer in the western communities. We don't have a hospital, airport, etc. contributing to the local economy. I don't know that I have a suggestion for remedying this, beyond that increased opportunities might come with increased density.</p>

<p>I believe Westbrook deserves a moderate grade recognizing the proximity to downtown. There are a older commercial spaces that can support a small retail. A better mix of zoning, allowing even a small amount of light industrial would be big improvement.</p>
<p>Most businesses are shopping and restaurants. To encourage people to live and work in the area there needs to be consideration for office space. The area around Westbrook would be ideal for incorporating mixed use buildings where offices can be included so the area isn't mostly a bedroom community for people working in other parts of the city.</p>
<p>Sustainability in business nowadays is a bit of a crap shout. With the right product and demographics success is much easier.</p>
<p>I think the Westbrook Communities have a strength in meeting this principle with its existing businesses and shopping locations.</p>
<p>While this is important, I am not convinced it needs to be in every community ? "everyone has access to diverse employment options" - if this mean "in the community" then that's pretty difficult to achieve and I'm not certain it's needed. Yes, live, work, play in the community is nice, but at what cost? The second part is okay - makes sense. Can't comment on gap.</p>
<p>1) In relation to Principle 3, this implies an economic devleopment opportunity directly in Westbrook, along 17th Avenue, Richmond Square and the corner of Richmond Road and 37th Street as the primary areas.</p>
<p>2) Economic vitality is of critical importance to developing and sustaining the above noted areas as places of preference for work - and play. While these areas each have their own unique character and ecosystems of activity, there exists a more unified approach to the types of development that should be encouraged. 17th Avenue, in particular, is perhaps the most important development area in the region. As 17th Avenue develops westwards from the Beltline, the stretch on both the north and south sides is an dual entry point from central Calgary and west Calgary. A more rich, in depth commercial experience should be encouraged along this avenue along the entire stretch. One simply needs to look to 17th Avenue in the Beltline to observe the economic activity generated from a place that is well developed, inclusive and promoted. Further areas of growth need to be encouraged in the Westbrook Mall TOD (including a complete redevelopment of the mall), as well encouragement in the attraction of professional services to the area. This is attainable by providing the required infrastructure (medium to high commercial density), including accessible transit, bike lanes, and residential density development.</p>
<p>As noted above, employment options in the area other than in the retail sector are pretty limited -- most existing commerical is clustered in/around Westbrook Mall, adjacent to the Richmond/Sarcee intersection and along 17 AV SW -- the Westbrook Mall/former Ernest Manning site has huge potential to be a source of additional employment options, but the redevelopment of that site remains stalled</p>
<p>This is a major concern and is not how the tax system works yet is beyond the ability of the lap to grapple With.</p>
<p>As mentioned above I think the options are limited and there are some barriers for certain types of businesses. With younger folks moving into the community who have different tastes the businesses that currently reside here may find it difficult to remain sustainable as those folks are going elsewhere.</p>
<p>This principle seems to consider only half of the issue, that of access. For our study area, the principle could also address the need to create an environment that is attractive to small and large investment and development. For instance:</p> <ol style="list-style-type: none"> <li>a. Land costs in the inner city are a possible deterrent. Could the principle address bonusing options and alternative funding strategies for developers?</li> <li>b. Economic vitality could also be framed as a City-wide asset in so much as valuable</li> </ol>



<p>services will attract people from other areas thereby creating a destination in the SW. This could also be important to leverage the LRT and catalyze TOD.</p> <p>c. The principles need to encourage continued development at the Westbrook Station area. A developer is on board and has plans, but the current economy and the reality of the existing demographics have made it a very long process with many stalls.</p>
<p>I suspect the deteriorating exteriors of some business areas may be a deterrent to opening business. I'd be curious to know more about the demographics of business owners. Is there a mixed range of ages and experienced, might we see a significant number of owners retire leaving building vacancies, etc?</p>
<p>Mixed demographic within the community - local community shops market to the more affluent demographic, most do not stay open in the evening so not available to the resident population who work during the day. Community size / population by itself does not have a catchment big enough to support most commercial businesses.</p>
<p>I am not too up to speed on this topic, but the state of the commercial buildings along 17th ave, Bow Trail and 37th street are for the most part unwelcoming and look like they are struggling. I noticed the coffee shop closed in the library, the drum store closed on 17th, nothing seems to thrive in the bottom of the condos on 24th and 17th. There are abandoned buildings. I do like the improvements I have been seeing on Bow Trail, like Calgary Cycle and the new building going up on 17th but I feel there is a lot of room for improvement. Some places could use more parking, other places could use more security as a start.</p>
<p>When thinking about The Westbrook Communities, the Principle of Economic Vitality mean;</p> <ul style="list-style-type: none"> <li>- This Principle links to the Principle of Opportunity and Choice as each community should have places locally that offer shop, learn, work, eat and play opportunities. This will allow for diverse employment opportunities that are easily accessible.</li> <li>- The Westbrook Communities should have a localized areas for large businesses to setup which are easily accessible.</li> </ul> <p>I think parts of this principle are being achieved, but we should focus on;</p> <ul style="list-style-type: none"> <li>- Each community have places to shop, learn, work, eat and play</li> </ul> <p>Not every community have places that offer these opportunities and changing zoning, promoting small local businesses and providing capital to revitalize/improve commercial areas would assist in achieving this principle.</p>
<p>This is something that I really mention as something that has to be done urgently. We need to work collaberatively to find the ways can replace our employment oppottunities reliance on down town. The future of communities growth is largely dependent on sustaing businesses in near by.</p>
<p>I cannot speak to this from personal experience, but I do not see a lot of opportunity to start a business in this community. There are not diverse employment options in the neighbourhood.</p>
<p><b>Principle 6: Identity and Place</b></p>
<p>I think traditionally community identity was built through people knowing each other through their children's schools and community sports activities. As people send their kids to schools outside their area, or kids play on teams not related to the community, this may be changing. I don't have kids so I don't know. People who live in apartment buildings tend to be younger, or in them for shorter periods, so I'm not sure they feel same sense of identity tied to community. I'm not against apartment buildings, but I do think we need to be aware that people living there may have different ideas about community and sense of place than others.</p>
<p>I'm not sure what the identify of Rosscarrock is. I think this Principle can be acted on more as I'm not sure there is pride in the community. The library certainly acts as an anchor for the neighborhood and can be a place that fosters identity and pride, but it probably needs to be more prominent (e.g. hosting local events in the community, partnering with the Rosscarrock Community Association). Also, there is a distinct lack of public art or murals in the area -</p>

<p>those can also be anchors that create a sense of place and pride. As I'm quite new to the area, I can't really suggest anything more at this time or highlight any really problematic gaps. Generally, it would be nice to live in a neighborhood where there is a strong desire to preserve greenspace, there are ample options for cycling and walking, and public art are front and centre in the design.</p>
<p>To me, this means that the neighbourhoods have unique aspects to them that make the neighbourhood feel unique vs. Cookie cutter. I think the big things that make the Westbrook area unique are proximity to the river / natural areas, and local amenities and businesses like Wildflower / the swimming pool, or Pie Junkies / Luke's. I also think that community events help bring the communities together, like a lot of the events that have come out of This is my Neighbourhood.</p>
<p>I believe the Westbrook communities do a great job of this. I don't see any gaps or significant challenges in this area.</p>
<p>Westbrook has the opportunity to be a central hub for the communities that would provide people the chance to live, work and play without leaving the community and even draw people from other parts of the city with great shops, restaurants and gathering spaces. This could make Westbrook a house-hold name throughout the city the same as Inglewood or the Beltline.</p>
<p>Smart planning is the key to maintaining pride within a community. This City council has always said communities should have a say in what happens within their communities (and within reason) but they never follow through if it doesn't go along with their vision. Great communities have great volunteers. To remain great they should be allowed to bring their visions to the table.</p>
<p>I think the identity is the soul of the communities. This principle is very important for the Westbrook Communities Local Area Plan. However it will be a challenge for the residents as well as planners as the communities consist of ten individual communities.</p>
<p>WBC were likely well-designed when created and appropriate for that time and those "use cases", things have changed but the "bones" are likely still okay and functional. I agree with the principle, not sure on gap.</p>
<p>1) In the context of the Westbrook Communities, this means retaining the individual character that has been in place for these mature neighborhoods, and in some cases, continuing to add to their character.</p>
<p>2) While my knowledge of neighbourhood identities outside of mine is admittedly limited in this regard, I will say it is observable that each neighborhood uniquely has it's own character, and furthermore, charm. Given the economic diversity within our neighborhoods, the residential mosaic and the available amenities in certain areas, the Westbrook Communities are sufficiently achieving this principle. One opportunity to strengthen identity between the neighborhoods relates back to the development of central public space to gather / celebrate / interact in; this would bring communities closer together, and help to strengthen overall neighborhood character and promote the sharing and exchange of ideas and experiences.</p>
<p>My view is that, overall, sense of place, identity and pride in the area are on the low side -- not much in the way of notable places in the area except for Edworthy Park -- Westbrook Mall is hardly a showpiece as malls go -- 17 AV SW and 37 ST SW are hardly what I would describe as "destination" main streets -- few notable restaurants -- not really much reason to come to the area unless you live or work here</p>
<p>I feel the study area lacks identity and place and much work here is warranted.</p>
<p>This principle is tricky when thinking about my community Killarney because there is such a range of household types with new infills (typically young professionals and young families), older bungalows, and lower income housing. It is a mash up and can be difficult to have an</p>

identity as a neighbourhood. Also in Killarney we are dealing with a lot of crime so we are naturally guarded. I am not sure what the answer is for Killarney but there is a but of pride in community missing here.
see notes on principle 3.
I've never had a really strong connection to a physical location. I've always moved around a lot as a child with a father who was often transferred and as an adult that has worked a variety of contract jobs throughout Alberta.
there are big blocks of development without permeability by the general population - by structure or operating models. Walking route to activity zone, library, LRT by a block long site of high front yard fences offering no street engagement or sense of safety. community is know by it's social housing development .
I feel like the neighbourhoods lack identity. The centerpiece is Westbrook mall and people from outside of the community avoid stopping in because it lacks vibrancy and questionable people are always lingering around.
When thinking about The Westbrook Communities, the Principle of Identity and Place means; <ul style="list-style-type: none"> <li>- having diverse local businesses</li> <li>- unique places for the opportunity to shop, learn, work, eat and play</li> <li>- having and maintaining large natural parks</li> <li>- Multiple mobility options</li> </ul> <p>We meet part of this principle by;</p> <ul style="list-style-type: none"> <li>- Having Multiple C-Train Stations and easy access to bus stops.</li> </ul> <p>Access to Edworthy Park and the Douglas Fir Trail</p> <p>I think parts of this principle are being achieved, but we should focus on;</p> <ul style="list-style-type: none"> <li>- having diverse local businesses</li> <li>- unique places for the opportunity to shop, learn, work, eat and play</li> <li>-</li> </ul> <p>Not every community have places that offer these opportunities and changing zoning, promoting small local businesses and providing capital to revitalize/improve commercial areas would assist in achieving this principle.</p>
As I lived in three neighborhoods in the plan area, I mostly sensed it in killarney as a well-connected community. I found it through the people word that they are better proud of this neighborhood compare to others. Rossccarock is the area needs to be reconsidered as high crime rate factor. Glenbrook which is my recent living area is also considerably well-established.
As a newcomer to the area, there is almost no sense of heritage or culture in the area. I do not know of any celebrations that happen specifically within the Westbrook Communities. There is no common branding of streets or the walk-through 'cat walks' in the neighbourhoods, etc. Because it is not a neighbourhood where a lot of people walk or bike, I do not encounter my neighbours a lot. I really enjoyed when one of my neighbours applied to block off their street to cars for one day and hosted a block party. That was a wonderful opportunity to meet people and hang out. I wish the community associations worked better together to plan meetings, host things and promote cross-neighbourhood opportunities. Particularly around the election or when they are doing fundraising.
<b>What's missing?</b>
Having the LRT in the community presents challenges and opportunities that I think need to be incorporated into our guiding principles.
I can't think of any additional principles.
I think it's worth taking the risks of gentrification into account as we develop this area. Westbrook communities are very economically diverse, and I'm concerned that poorer

<p>residents could be displaced as additional development takes place. I think it's very important that we take into account diverse social housing options and affordable housing options as we grow. I'd like to see more well-integrated social housing options, rather than the existing model we have with places like Shaganappi Village - have a certain percentage of all new units be dedicated to affordable housing, and have poorer residents be more distributed in the communities rather than being on a single campus. Our current model has a very concentrated wealthy neighbourhood right next to a very concentrated poor neighbourhood - I don't think that serves anyone's needs well. That said, with distributing housing more evenly, we need to make sure that we don't lose sight of some of the important programs that Shaganappi Village does, and make sure residents are just as well-served if more evenly distributed in the communities.</p>
<p>While it is discussed in the Guidebook, we need to place a strong emphasis for more variety in housing for single people, young couples and seniors alongside families.</p>
<p>I believe a mix of housing options and communities is important. I believe R-1 in communities that are predominately R-1 should have a say in how they can maintain that appeal. Not so much NIMBYism, but we don't have to have a 'Marda Loop' look to every community. By leaving some communities more R-1 than not, it keeps the option alive to stay within an area when housing or lifestyle changes occur.</p>
<p>The principles make sense, not at an individual community level but at the "grouped community" level - ie WBC - and it could mean that one area in the grouping has more of something than another, but overall it is working within the principle.</p>
<p>At this time, the six principles sufficiently address the Westbrook communities' guidelines for development.</p>
<p>In addition to the comments above about what is missing and needed in the area, I would suggest that it would not be unfair to describe the area as little more than a collection of 2nd ring "bedroom communities" -- residents sleep here but leave the area (usually by car) to work, shop, recreate and be entertained. In addition to increasing density to reduce sprawl and help the City become more sustainable, the Local Area Plan should focus on making the area more complete and walkable.</p>
<ol style="list-style-type: none"> <li>1. The Westbrook area has historic land use that no longer reflects the needs of the communities it serves.</li> <li>2. Significant change is needed to accomplish the principles mentioned above.</li> </ol> <p>Population in the study area is too low to support small business development. Many communities have seriously low populations vs the peak.</p>
<p>I think a close look at crime reduction in the area and rejuvenating our social spaces is key to a forward thinking community that thrives into the future.</p>
<p>A stronger focus on encouraging Transit Oriented Development. I think including a principle that focuses on transportation and mobility would help to encourage a more varied transportation network and would align with the MDP and CTP.</p>
<p>Given that neighbourhoods are being clustered to create the document, is there any work to build relationships between the communities and the people within them?</p>
<p>discussion of utilization of existing infrastructure - gap - existing infrastructure other than perhaps handling increased traffic volumes often falls very short of meeting the needs generated by the increased density - missing &amp; or narrow sidewalks, poor street lighting, fails many of the recommendations outlined in the cities pedestrian strategy ... we still have above grade front street utility poles &amp; wires. park maintenance &amp; infrastructure has been cut back or removed even though the population has doubled.</p>
<p>none</p>

We need to protect mixed-uses applications in our plan area to motivate bussiness and commercial activities while bringing more population to our district.
I think the principles cover most things. The only word s that I don't feel are highlighted (enough) are culture and history. Both of these things create a sense of place and help feel like they belong. Calgary could do better to cultivate both of these things.
<b>VALUES</b>
My top five priorities are: 1. Proximity to amenities and regional destinations 2. Current housing options in the area 3. Current transit options 4. Greenspaces and parks, specifically Edworthy 5. Diversity of local businesses in the area. I can't think of anything more to add, and I generally agree with all of the values identified in the list.
Residents value the areas proximity to amenities and regional designations (River, Mountains, Douglas Fir Trail, Downtown, Sarcee) Residents value how safe the area feels Residents value the green space and parks, specifically Edworthy and Douglas Fir Trail Residents value schools in the area Residents value the current diversity of local business in the area. (Shops, restaurants)
Top five priorities: accessibility of active modes of transport, transit, housing options, green space, and recreational amenities.  I don't particularly agree with the value of the golf course and would prefer that it be a space that's accessible to everyone rather than upper middle class folks, but I understand that it's popular and unlikely to go away. I think in terms of values, we're missing the value of the diversity in our communities.
My top five in no particular order are 1) the diversity of businesses, 2) proximity to amenities, 3) mature trees, 4) sustainable development options and 5) schools in the area
Residents want Residents value the current community character Residents value how safe the area feels Residents value the strong sense of community and how engaged residents are Residents value the schools in the area Residents value the current housing options in the area (i.e. single family homes)
Residents value the green space and parks, specifically Edworthy Park & Douglas Fir Trail. - Residents value the pathways (pedestrian and bicycle) and accessibility for active modes. - Residents value mature trees in the area - Residents value the current transit options - Residents value the current diversity of local businesses is the areas (shops, restaurants etc.)
Residents value how safe the area feels Residents value the pathways (pedestrian and bicycle) and accessibility for active modes. Residents value the current diversity of local businesses is the areas (shops, restaurants etc.) Residents value sustainable development options Residents value the current transit options  - In my opinion, none missing at this time.
Proximity to amenities and regional destinations Current transit options

<p>Green space and parks  Pathways and accessibility for active modes  Mature trees</p>
<p>My top 5 priorities among the values listed (in no particular order):</p> <ul style="list-style-type: none"> <li>- Residents value the current diversity of local businesses in the areas (shops, restaurants etc.)</li> <li>- Residents value the pathways (pedestrian and bicycle) and accessibility for active modes.</li> <li>- Residents value the current transit options</li> <li>- Residents value sustainable development options</li> <li>- Residents value mature trees in the area</li> </ul> <p>Valuing the current housing options, primarily single family homes, is problematic, as it reflects an unwillingness to see these neighbourhoods change/densify.</p>
<p>missing - economic opportunity to create new housing.  apparently in error? the golf course is not valued by many who don't golf and have little access to a green space of that size.  another value - having had the opportunity to develop within the RCG zone that was not formerly available and this led to a successful project and outcome.</p>
<p>Top 5 values (in no particular order)</p> <ol style="list-style-type: none"> <li>1. Diversity of local business</li> <li>2. Green space and Parks</li> <li>3. pathways (pedestrian and bicycle) and accessibility for active modes</li> <li>4. Schools in the area</li> <li>5. current housing options in the area (i.e. single family homes)</li> </ol>
<p>Residents should value the diversity of the residents' background and the mixture of the building forms. Whether the resident is single or married with kids, young or senior, rich or poor, living in a multimillion-dollar home or a condo, every resident contributes to adding diversity and vibrancy to the community. Residents should support diverse building forms in order to attract or maintain the diversity of residents.</p>
<p>Transit access, greenspaces, mature trees, recreation amenities, golf course. I disagree that the area is safe and has diversity of shops and businesses.</p>
<p>Proximity to amenities and regional destinations - River etc. /  Residential current character  Green spaces &amp; parks  Pathways &amp; active modes  golf course</p>
<p>Top 5 themes for me:</p> <ul style="list-style-type: none"> <li>- diversity of shops</li> <li>- green spaces and parks/mature trees</li> <li>- housing options - single family homes</li> <li>- community engagement</li> <li>- recreation amenities</li> </ul> <p>I can't think of anything that is missing or disagree with.</p>
<p>The following themes would be my top five priorities;</p> <ul style="list-style-type: none"> <li>- Residents value the current diversity of local businesses in the areas (shops, restaurants etc.)</li> <li>- Residents value the areas proximity to amenities and regional destinations (River–Douglas Fir Trail, Downtown, Sarcee Trail etc.)</li> <li>- Residents value the current transit options</li> <li>- Residents value the green space and parks, specifically Edworthy Park &amp; Douglas Fir Trail</li> <li>- Residents value the recreation amenities and programs in the area</li> </ul>

<p>I do not disagree with anything listed. I dont think there is anything missing.</p>
<p>The current transit options - strong sense of community and how people are engaged- green spaces and parks -shagenappi golf course can be redesigned as reconsidered as a public and gathering space.the schools in the area. I do not agree with the diversity of local bussinesse in area, I mean it is diverse for sure, but we need something more vital to bring life in our area.</p>
<p><b>CHALLENGES</b></p>
<p>When I think of the challenges of the area, I agree that I'm concerned about:</p> <ol style="list-style-type: none"> <li>1. crime and safety, particularly at Westbrook</li> <li>2. lack of development at Westbrook Station/Mall</li> <li>3. Traffic congestion and speeding</li> <li>4. Limited pedestrian connectivity</li> <li>5. Lack of senior housing</li> </ol>
<p>Residents are concerned about the lack of development at the Westbrook Station/Mall Residents are concerned about lack of building maintenance and current urban design Residents are concerned about traffic congestion and speeding in the area Residents are concerned about pedestrian connectivity in the area Residents are concerned about a lack of park and playground maintenance</p>
<p>Top five challenges: issues with transit, pedestrian connections, bike infrastructure, traffic speed, and lack of development at Westbrook.</p>
<p>I think one miss was pedestrian and cyclist safety: Spruce Drive from Cedar Crescent to Bow Trail is a death trap, particularly at 8 Ave SW. Cars go way too fast on this stretch for how busy it is with pedestrians and bicycles. The 37 St / Bow Trail and 37 St / 17 Ave intersections are also terrifying as a pedestrian.</p>
<p>The list of challenges in no particular order are 1) the lack of development at Westbrook Mall, 2) roadway and transportation infrastructure, 3) pedestrian connectivity, 4) lack of variety of housing and 5) park infrastructure/gathering spaces</p>
<p>Residents are concerned about city process related to the project Residents are concerned about current redevelopment that is occurring Residents are concerned about crime and safety in the area, and specifically highlighted Westbrook Station Residents are concerned about traffic congestion and speeding in the area Residents are concerned about the roadways and transportation infrastructure in the area</p>
<p>Residents are concerns about the lack of development at the Westbrook Station/ Mall. Residents are concerned about crime and safety in the area, and specifically highlighted Westbrook Station Residents are concerned about current redevelopment that is occurring Residents are concerned about a lack of seniors housing Residents are concerned about traffic congestion and speeding in the area Residents are concerned about pedestrian connectivity in the area</p>
<p>Residents are concerns about the lack of development at the Westbrook Station/ Mall. Residents are concerned about a lack of cycling infrastructure in the area. Residents are concerned about deteriorating commercial areas. Residents are concerned about crime and safety in the area, and specifically highlighted Westbrook Station. Residents are concerned about lack of building maintenance and current urban design. - In my opinion, none missing at this time.</p>

<p>Deteriorating commercial areas Cycling infrastructure Missing: Options for sustainability projects</p>
<p>My top 5 priorities among the challenges listed (in no particular order):</p> <ul style="list-style-type: none"> <li>- Residents are concerned about the lack of development at the Westbrook Station/ Mall.</li> <li>- Residents are concerned about a lack of seniors housing</li> <li>- Residents are concerned about traffic congestion and speeding in the area</li> <li>- Residents are concerned about pedestrian connectivity in the area</li> <li>- Residents are concerned about a lack of cycling infrastructure in the area</li> </ul> <p>Interesting that residents are concerned about both redevelopment that is occurring and redevelopment that is not occurring. Missing from this list is the area's low population, which makes it difficult for local businesses to survive and to justify increased City or other services.</p>
<p>agree that crime, theft, drug use, etc in many areas a key problem. disagree - the challenge of working within a land use framework that is very difficult to change and often comes at great peril and cost to a proponent is not listed among the key themes gathered during the engagement. it does not appear those who work or build within these communities had much initial input here. if so there would be much more listed on challenges to build and redevelop inside these communities, such as political opposition and risk of having innovative projects appealed.</p>
<ol style="list-style-type: none"> <li>1. Lack of development at Westbrook station/Mall</li> <li>2. Lack of transit (bus) access –</li> <li>3. Pedestrian connectivity in the area</li> <li>4. Lack of cycling infrastructure in the area</li> <li>5. Lack of park and recreation programming</li> </ol>
<p>Challenge 1. lack of development at the Westbrook Station/ Mall Challenge 2. lack of housing options especially affordable housing/rental housing</p>
<p>Deteriorating commercial areas, crime, lack of street lighting, lack of building maintenance and urban design, and lack of development at westbrook station. I do not think transit access is a problem (in Killarney anyway). I have no concerns with redevelopment in the area.</p>
<p>lack of development at Westbrook station / mall site lack of building maintenance &amp; current urban design pedestrian connectivity in the area crime and Safety in the area, B &amp; E , westbrook station area and natural area park concern about city process related to this project .... trust? ... concern Spruce Cliff - unstable community - high move out rate ...perpetual 64 % over 5 years even with 68 % growth since 2006.</p>
<p>Top 5 themes for me:</p> <ul style="list-style-type: none"> <li>- lack of development at Westbrook Mall/Station</li> <li>- redevelopment in the area</li> <li>- lack of senior housing</li> <li>- process for the area plan</li> <li>- lack of building maintenance and current urban design</li> </ul>
<p>I can't think of anything that is missing or disagree with.</p>
<p>The following themes would be my top five priorities;</p> <ul style="list-style-type: none"> <li>- Residents are concerned about deteriorating commercial areas</li> <li>- Residents are concerned about the lack of development at the Westbrook Station/ Mall</li> <li>- Residents are concerned about lack of building maintenance and current urban design</li> </ul>



<p>- Residents are concerned about crime and safety in the area, and specifically highlighted Westbrook Station</p> <p>- Residents are concerned about traffic congestion and speeding in the area</p> <p>I do not disagree with anything listed.</p> <p>I do not think there is anything missing.</p>
<p>lack of development in the west brook station- Lack of urban design we need more asthetic aspects in our area- street ligjting should be reconsidered as some part of neighborhoods are so dark-crime and safety as a matter of fact into the west brook station and around rossccarock community- lack of recreation programming .</p>
<p><b>HOPES</b></p>
<p>I hope to see:</p> <ol style="list-style-type: none"> <li>1. Redevelopment around the transit stations, specifically at Westbrook Mall</li> <li>2. More housing options that are a mix of rental and financially affordable for purchasing, and that allow for a diverse mix of people to live in the communities.</li> <li>3. Improvements in safety generally, and around transit stations.</li> <li>4. Mitigation of climate change</li> <li>5. More public art</li> </ol> <p>One item that is missing is my hope to see an investment in solar vehicle charging stations. Electric vehicles are growing in popularity but most dwellings, condo buildings and businesses do not have any infrastructure to support the need for accessible charging stations. I also hope to see something in the way of a local community garden or a farmer's market in the communities. They may exist elsewhere in the Westbrook area, but I'm not aware of any in Rosscarrock specifically.</p>
<p>Residents would like to see more redevelopment around the transit stations, specifically Westbrook Mall.</p> <p>Residents would like to see traffic calming improvements throughout the area</p> <p>Residents would like to see more walkable communities with better pedestrian connectivity and improved pedestrian realm.</p> <p>Residents would like to see improvements made to parks and playgrounds</p> <p>Residents would like to see more beautification in the area.</p>
<p>Top five oppourtunities: more development around Westbrook, better cycling infrastructure, better pedestrian infrastructure, mixed use development, and more diverse housing options.</p>
<p>Nothing missing or that I disagree with on the list.</p>
<p>Top five opportunities in no particular order are 1) redevelopment of Westbrook mall, 2) development of Shaganappi Point, 3) pedestrian connectivity, 4) more mixed-use development and 5) more small local businesses</p>
<p>Residents would like to see the preservation of single-family homes</p> <p>Residents would like to see diverse housing options to support different socioeconomic needs</p> <p>Residents would like to see reduction in crime in the area</p> <p>Residents would like to see more options for aging in place</p> <p>Residents would like to see traffic calming improvements throughout the area</p>
<p>Residents would like to see improved and/or revitalized commercial areas</p> <p>Residents would like to see improvements made to parks and playgrounds</p> <p>Residents would like to see more walkable communities with better pedestrian connectivity and improved pedestrian realm</p> <p>Residents would like to see more options for aging in place</p> <p>Residents would like to see diverse housing options to support different socioeconomic needs</p>

Residents would like to see improved and/or revitalized commercial areas.  
Residents would like to see more redevelopment around the transit stations, specifically Westbrook Mall.  
Residents would like to see more and/or better cycling infrastructure.  
Residents would like to see more walkable communities with better pedestrian connectivity and improved pedestrian realm.  
Residents would like to see more parks, open spaces and gathering areas.

- In my opinion, none missing at this time.

Diverse housing options  
More and/or better cycling infrastructure  
More walkable communities  
Mitigation of climate change impacts  
More parks, open spaces and gathering areas

My top 5 priorities among the hopes listed (in no particular order):

- Residents would like to see diverse housing options to support different socioeconomic needs (and demographic needs, including aging in place)
- Residents would like to see more walkable (and bikable) communities with better pedestrian (and bike) connectivity and improved pedestrian realm (and bike infrastructure)
- Residents would like to see more sustainable development
- Residents would like to see small scale local businesses in the area
- Residents would like to see more redevelopment around the transit stations, specifically Westbrook Mall.

Preservation of some single family homes would be fine, but making that too widespread would prevent the area from doing its part to help achieve the MDP's population absorption goals.

Missing from the list, at least in so many words, is rejuvenation and repopulation of the area -- increased vibrancy and energy.

I hope that community members that rent rather than own houses have their needs met, especially since they do not appear to be a constituent of this process.

hope #1 - that parking will not continue to dominate the planning discussion  
hope #2 - that areas will be designated to allow added flexibility to those who intend to create newer and higher quality rental spaces (market based not affordable or subsidized housing).

hope#3 - those who have provided input desiring more revitalized businesses realize these businesses need more clients with disposable income to shop there. this means more housing and more customers.

hope 4 - the staff will have the support and backing of city leadership to nominate and encourage real land use change to accomplish an ambitious vision for this area.

1. improved and/or revitalized commercial areas/ more redevelopment around the transit stations, specifically Westbrook Mall/ more-mixed-use in the area
2. diverse housing options to support different socioeconomic needs and more options for aging in place
3. more walkable communities with better pedestrian connectivity and improved pedestrian realm
4. better transit access in the area
5. mitigation of climate change impacts in the area

<p>Hope 1. Hope to see more tenants representatives in the CA meetings and development activities.</p> <p>Hope 2. Residents would like to see diverse housing options to support different socio-economic needs</p>
<p>Revitalized commercial areas, reduction in crime, Westbrook LRT station/mall crime reduction, redevelopment, more trees in area. There are a # of inclusions on this list that I don't agree with as it pertains to Killarney: we have lots of parks, lots of recreation access, bike lanes, good transit access, diversity in housing options. I hope for more entertainment, dining and social venues for young professionals to keep money in the community.</p>
<p>More redevelopment around the transit station &amp; Westbrook Mall</p> <p>Preservation of single family homes - low existing percentage in existing community inventory</p> <p>walkable community with better pedestrian realm ( which also needs to address driver behaviour)</p> <p>reduction in crime in the area - B &amp; E , traffic behaviour, encampments</p> <p>beautification - community pride / property maintenance</p>
<p>Top 5 themes for me:</p> <ul style="list-style-type: none"> <li>- Redevelopment of strip malls/parking lots</li> <li>- Redevelopment of Westbrook mall</li> <li>- preservation of single family dwellings</li> <li>- options for aging population</li> <li>- better pedestrian realm</li> </ul>
<p>I can't think of anything that is missing or disagree with.</p>
<p>The following themes would be my top five priorities;</p> <ul style="list-style-type: none"> <li>- Residents would like to see improved and/or revitalized commercial areas</li> <li>- Residents would like to see more redevelopment around the transit stations, specifically Westbrook Mall</li> <li>- Residents would like to see diverse housing options to support different socioeconomic needs</li> <li>- Residents would like to see traffic calming improvements throughout the area</li> <li>- Residents would like to see more walkable communities with better pedestrian connectivity and improved pedestrian realm</li> </ul> <p>I disagree with the following high level themes;</p> <ul style="list-style-type: none"> <li>- Residents would like to see the preservation of single-family homes.</li> </ul> <p>I don't believe in saving single family homes in the inner city communities for the sake of saving them. If it makes sense for an area to have single family homes, when taking into account the Guiding Principles, specifically the principle of opportunity and choice, then we should have them. We shouldn't have a blanket policy of saving them in any particular community.</p> <ul style="list-style-type: none"> <li>- Residents would like to see better transit access in the area</li> </ul> <p>This should not be a priority because I believe there are lots of transit options in the area. There are multiple C-Train stations and bus service.</p> <p>I do not think there is anything missing.</p>

Comercial area should be improved - more development around west brook station-  
improvements to safety around the transit stations - mixed use developments in area - more  
recreation options in area- more public art

**FEARS**

I also have similar fears to many of the ones listed, and specifically:

1. Fearful of increase in density and infill development.
  2. New developments will cause traffic congestion
  3. New developments will cause parking concerns.
  4. Decline in park spaces or access to parks (e.g. private businesses or dwellings blocking access to park space)
  5. Fearful of increases in housing costs and loss of affordable spaces for rent and ownership.
- I used to live in Marda Loop, but did choose to look elsewhere to live partly because there were no suitable housing options for our family (we needed a home with a yard for the dog) in our price range and also because traffic and construction of new developments had become a nightmare to live with on a daily basis. There were numerous near misses when I was walking through Marda Loop, and also when driving. There is simply too much construction, literally on EVERY CORNER for one entire year, and congestion on the roadways and at intersections. It stopped being a place that I looked forward to spending time in and ,honestly, we have not been back since we left 6 months ago. I also know of another family who sold their home in Marda Loop as a result of the congestion. I would be extremely disappointed if a similar outcome was allowed to happen in Rosscarrock or any of the other Westbrook communities.
- 5.

Residents are fearful that increases in density and redevelopment won't result in additional funding for future infrastructure and improvement throughout the area. (Mostly concerned with 17th avenue and Bow trail access from out of downtown)  
Residents are fearful that a declining population may lead to area amenities not being sustainable. - Want development and growth to sustain new business etc.

Top five fears: declining population leading to closure of amenities, increased housing costs, lack of meaningful change coming from the engagement process, decline in park space, and traffic congestion (specifically as relates to harm to cyclists and pedestrians).

I don't agree with most of the fears on the list that have to do with density or new development - overall, I think it will only make the neighbourhoods better, with more people to interact with, more services, and more human-friendly infrastructure.

My fears in no particular order are 1) increased traffic, 2) parking issues, 3) lack of affordability for housing, 4) lack of development and 5) closure of schools and amenities

Residents are fearful that engagement in the process won't result in meaningful decisions.  
Residents are fearful of over-population in the areas  
Residents are fearful that new development could compromise the current community character  
Residents are fearful that new development will increase traffic congestion in the area  
Residents are fearful that new development will increase crime in the area

Residents are fearful that new development could compromise the current community character  
Residents are fearful that new development will increase traffic congestion in the area  
Residents are fearful that new development will create parking concerns in the area  
Residents are fearful about increased housing costs and lack of affordable options in the area  
Residents are fearful about any potential closure of Shaganappi Golf Course

<p>Residents are fearful of an increase in density and infill development.</p> <p>Residents are fearful of over-population in the areas.</p> <p>Residents are fearful that new development will increase crime in the area.</p> <p>Residents are fearful that increases in density and redevelopment won't result in additional funding for future infrastructure and improvement projects through the area.</p> <p>Residents are fearful about increased housing costs and lack of affordable options in the area.</p> <p>- In my opinion, none missing at this time.</p>
<p>None.</p>
<p>My top 4 (I couldn't find a 5th) priorities among the fears listed (in no particular order):</p> <ul style="list-style-type: none"> <li>- Residents are fearful that increases in density and redevelopment won't result in additional funding for future infrastructure and improvement projects through the area</li> <li>- Residents are fearful that a declining population may lead to area amenities not being sustainable (i.e. closed schools, businesses)</li> <li>- Residents are fearful about increased housing costs and lack of affordable options in the area</li> <li>- Residents are fearful that engagement in the process won't result in meaningful decisions.</li> </ul> <p>I understand the fears about redevelopment included in the list -- change is scary -- but for the most part I don't agree with them. Redevelopment, at least those projects that help to improve and enhance the area, should be welcomed.</p> <p>Missing from the list is my fear that the Local Area Plan, once completed, will end up being routinely disregarded, the vision for the area that it sets out won't be realized, and all of the effort that went into creating it will largely be wasted.</p>
<p>fearing density is not legitimate here, the fear of not wanting people to live around you is a poor and ill conceived notion to be working from</p> <p>character - much of these areas need more character, the current character is neither noteworthy or endangered in calgary.</p> <p>fear 1 - staff are not empowered to use their training and personal values to achieve a substantially improved land use that modernizes and changes significantly how this area can develop.</p>
<ol style="list-style-type: none"> <li>1. increases in density and redevelopment won't result in additional funding for future infrastructure and improvement projects through the area</li> <li>2. that new development could compromise the current community character</li> <li>3. declining population may lead to area amenities not being sustainable (i.e. closed schools, businesses)</li> <li>4. fearful about a decline in park space</li> <li>5. Residents are fearful about increased housing costs and lack of affordable options in the area</li> </ol>
<p>Through the engagement work we carried out, some residents stated that they are afraid new development will have a negative impact on their property value. It would be great if the planning team or The City can clarify this misunderstanding and provide more market trends/data points on this subject that will help residents to overcome these fears.</p>
<p>Parking concerns, area is saturated with infills and value is going down. I am not fearful of redevelopment or noise - I think if yo ulivein inner city Calgary that is a given. I am fearful of the community not getting with the times and having more amenities for the active younger population moving into the area. I am fearful that if something is not done about crime around westbrook mall and LRT that things will continue to get worse.</p>

overpopulation in the area - uneven allocation to all communities  
increased density will not result in funding infrastructure improvements  
development will increase traffic and noise in the area  
potential closure of Shaganappi Golf Course & city will not secure ownership of the Wildflower site as park space .  
Spruce Cliff' fears the city will let the property at Shag Village further deteriorate before it is redeveloped; following the destructive pattern endured before the redevelopment of Hemlock Cr.

Top 5 themes for me:  
- redevelopment causes increased density and infills  
- redevelopment causes parking concerns  
- Closure of Shaganappi golf course  
- redevelopment will lose current character.

I can't think of anything that is missing or disagree with.

The following themes would be my top five priorities;  
- Residents are fearful that new development will increase traffic congestion in the area  
- Residents are fearful that new development will create parking concerns in the area  
- Residents are fearful about a decline in park space  
- Residents are fearful about increased housing costs and lack of affordable options in the area  
- Residents are fearful that engagement in the process won't result in meaningful decisions

I disagree with the following high level themes;  
- Residents are fearful of an increase in density and infill development  
- Residents are fearful of over-population in the areas  
- Residents are fearful that new development could compromise the current community character

All these high level themes are NIMBY themes. When the Westbrook Communities were just farms, the community at that point had character, but it evolved with time and appropriate development. Community Character is always evolving and having a theme of maintaining it is very ignorant. Allowing appropriate development taking into account the Guiding Principles will allow the Character of the Community to evolve in a positive manner. Furthermore, you can't live in a inner city community and refuse densification. This is just the evolution of communities that are close to the core of a large metropolitan city . We should just ensure that any densification and development is inline with our Guiding Principles.

I do not think there is anything missing.

declining population might put amenities in the area at risk and not sustainable - potential closure of shagenaphi golf course- In my opinion if we do not support local bussineses we could lose more population and more vitality of our area - wise development should bring reasonable amount of prosperity and confidence to our district in order to balance well growing of it.

## Purpose of Session Two

### Working Group Session Two: Community Assets & Amenities

On Wednesday, December 10, 2019 the working group participated in the second session hosted by Westgate Community Association. At this session working group members participated in activities to:

- Identify current assets and amenities in the area
- Identify gaps in assets and amenities in the area
- Identify future opportunities in the area

Presentation from the session: [Session 2 Presentation: Community Assets & Amenities](#)

### What did we ask?

#### 1. Review and refine the Guiding Principles

- Review and discuss the proposed principles.
- Are there any principles missing or that should be considered to be added?
- Are there any principles that shouldn't be included or should be considered to be removed?
- Are there suggestions for improvement for the proposed principles?
- Try not to focus on wordsmithing.

#### 2. Mobility & Connections – What's Strong

WHAT attributes, assets or qualities does the Westbrook Communities area have? WHERE are they located?

Thinking about Mobility & Connections

- WHAT are top 1-2 ways you get around the area? Why?
- WHAT routes do you take to get around in the area?
- WHAT are routes that you currently use to walk or bike in the area?
- WHERE are there strong driving, biking, walking connections in the area?

#### 3. Mobility & Connections – What's Missing

WHAT attributes, assets or qualities does the Westbrook Communities area lacking? WHERE would it make sense for them to be located?

Think about Mobility & Connections

- WHAT are the least common ways you use to get around the area? Why?
- WHERE are there barriers to mobility and missing links?
- Are you aware of current mobility issues in the area?
- WHERE are there currently issues/opportunities for driving, biking, walking connections in the area?

#### **4. Destinations & Amenities – What’s Strong**

WHAT attributes, assets or qualities does the Westbrook Communities area have? WHERE are they located?

Think about Destinations & Amenities

Think about the places and spaces you go in the area connected to: living, working, playing.

- WHAT destinations do you consider an asset within the area?
- WHERE is the heart of the community?
- WHAT destinations do you visit often?
- WHERE are the key assets, amenities, destinations located in the area?
- Focus conversation on current and within the plan area (not future)

#### **5. Destinations & Amenities – What’s Missing**

WHAT attributes, assets or qualities does the Westbrook Communities area lacking? WHERE would it make sense for them to be located?

Think about Destinations & Amenities

- WHAT destinations do you wish were in the area?
- WHAT destinations do you leave the area to get to? Think about the places and spaces you like to visit outside of the plan area.
- WHERE would it make sense for additional assets, amenities, destinations to be located in the area?
- WHAT areas are not functioning as well as they should be and could be improved?

#### **6. Future Opportunity & Focus Areas**

Identify areas that you see as future opportunity areas / focus areas for future growth and redevelopment. Focus on:

Transit Oriented Development Areas:

- QUESTION: There are 3 LRT Stations in the area, do you see these areas as different? Are there stations where redevelopment makes sense over another? Why?

Main Streets

- QUESTION: 37 & 17 Avenue are Main Streets as defined by the MDP, but are there other neighborhood “main streets” with the plan area that make sense for future opportunities for redevelopment and change.

Neighbour Activity Centres

- QUESTION: WHERE do you see these areas occurring within your community? And where is there potential for change and redevelopment?

Gateways

- QUESTION: WHERE do you see these areas within your community?



## How did we use your input?

This work helped develop some attribute and focus area maps, to highlight areas of interest, and help focus our conversation at the subsequent sessions.

## Working Group Comments Session Two

### 1. Review and refine the Guiding Principles

Rotation	Draft Guiding Principle #	Comment
1	General comment	<ul style="list-style-type: none"> <li>- Westbrook Station:               <ul style="list-style-type: none"> <li>○ Westbrook station – interesting that it is being singled out</li> <li>○ All station areas should develop in a certain way</li> <li>○ Westbrook does have the most potential for high density and intensity but should not be singled out</li> <li>○ Westbrook is the most concerning – children’s safety when going to the library                   <ul style="list-style-type: none"> <li>▪ Warm place for people to hang out</li> </ul> </li> <li>○ Downtown stations are more active</li> <li>○ Station area – what does it mean?</li> </ul> </li> </ul>
1	1. Provide more diversity of housing types for all socio-economic needs in proximity to key services and amenities to help achieve complete communities.	<ul style="list-style-type: none"> <li>○ include mention of ‘Quality, diverse housing for all’</li> </ul>
1	2. Provide safe, accessible and connected mobility options including enhanced bike and pedestrian infrastructure throughout the entire plan area.	<ul style="list-style-type: none"> <li>○ include ‘safe, interesting, walkable and accessible pathways’</li> </ul>
1	3. Enhance open spaces, recreation facilities, and provide universal access to social	<ul style="list-style-type: none"> <li>○ include ‘interesting community halls and gathering spaces’</li> <li>○ ‘thoughtful, engaging community gathering places’ – invest in community and rec centres</li> </ul>

	services and healthy food options.	
1	4. Improve the availability of social hubs and community gathering places that reflect the diversity of the population in the area by leveraging the potential of underutilized existing infrastructure and spaces.	<ul style="list-style-type: none"> <li>○ include 'protect and grow our natural areas'</li> </ul>
1	5. Protect and maintain open spaces, trees, and natural areas including Edworthy Park and the Douglas Fir Trail as key local and regional destinations, as well as provide year-round accessibility through safe pedestrian and cycling infrastructure.	<ul style="list-style-type: none"> <li>○ include 'protecting historic resources' - Signage indicating importance</li> </ul>
1	<p>6. Promote a greater diversity of commercial and service options while supporting existing local small businesses in the area, with particular focus in the area around Westbrook station.</p> <p>8 Support the evolution of Westbrook station area as a safe and vibrant transit hub, and a destination that provides a diversity of services.</p>	<ul style="list-style-type: none"> <li>- #6 and #8 could be combined – talk about all stations <ul style="list-style-type: none"> <li>○ Densification should be mentioned</li> </ul> </li> </ul>
1	General comment	<ul style="list-style-type: none"> <li>- Additional Principles: <ul style="list-style-type: none"> <li>○ Diverse school options – not many high schools <ul style="list-style-type: none"> <li>▪ Importance of school options in the area</li> </ul> </li> </ul> </li> <li>- ARP should create vision for what the community should evolve into</li> </ul>

		<ul style="list-style-type: none"> <li>○ Will allow people to consider if they want to buy into – need certainty</li> <li>- Principles need to be more specific</li> </ul>
2	3. Enhance open spaces, recreation facilities, and provide universal access to social services and healthy food options.	<ul style="list-style-type: none"> <li>○ Social services and healthy food options not really tied to first part</li> <li>○ Healthy food is hard to achieve</li> <li>○ Not sure if community has food deserts</li> <li>○ Recreation facilities can be moved to #5</li> </ul>
2	2. Provide safe, accessible and connected mobility options including enhanced bike and pedestrian infrastructure throughout the entire plan area.	<ul style="list-style-type: none"> <li>○ What about walkability?</li> <li>○ Supporting physical activities other than just mobility</li> <li>○ Could include main streets</li> </ul>
2	6 Promote a greater diversity of commercial and service options while supporting existing local small businesses in the area, with particular focus in the area around Westbrook station.	<ul style="list-style-type: none"> <li>○ Could include food options</li> </ul>
2	7 Achieve a strong sense of community identity by building upon the existing unique characteristics of individual communities and fostering collaboration that highlights the culture and history of the area.	<ul style="list-style-type: none"> <li>○ Not sure about the history of the area</li> <li>○ Could highlight heritage homes</li> </ul>
2	General comment	<ul style="list-style-type: none"> <li>- Content is good just needs wordsmithing</li> <li>- There should be a separate item for safety and security throughout the community – not just Westbrook <ul style="list-style-type: none"> <li>○ Mitigated through lighting, cross-walks</li> </ul> </li> <li>- Enhancing mobility is important</li> <li>- General statements are better</li> </ul>

		<ul style="list-style-type: none"> <li>- Healthcare not being addressed – for elderly <ul style="list-style-type: none"> <li>o Could add for aging population in #1</li> </ul> </li> </ul>
3	1 Provide more diversity of housing types for all socio-economic needs in proximity to key services and amenities to help achieve complete communities.	<ul style="list-style-type: none"> <li>o Rental spaces, housing that is more affordable for younger community</li> </ul>
3	5 Protect and maintain open spaces, trees, and natural areas including Edworthy Park and the Douglas Fir Trail as key local and regional destinations, as well as provide year-round accessibility through safe pedestrian and cycling infrastructure.	<ul style="list-style-type: none"> <li>o Shaganappi golf course? – cross country ski trails in the Winter</li> <li>o Bow Trail – bicycle trails</li> </ul>
3	7 Achieve a strong sense of community identity by building upon the existing unique characteristics of individual communities and fostering collaboration that highlights the culture and history of the area.	<ul style="list-style-type: none"> <li>o Art, colour, welcoming, shared identity</li> <li>o Who fosters collaboration? Who’s leading the strong sense of community?</li> </ul>
3	General comment – new guiding principle?	<ul style="list-style-type: none"> <li>o Public art?</li> </ul>
3	General comment	<ul style="list-style-type: none"> <li>- Diversity of housing types? – should list</li> <li>- Complete community?</li> <li>- Need opening statement – significant change is warranted and raising ceiling of what can be achieved. <ul style="list-style-type: none"> <li>o Not happy with any of the items</li> </ul> </li> <li>- Social infrastructure – easy access for everyone</li> <li>- Best practices have changed</li> <li>- Social hubs should be better defined</li> <li>- Need to be more specific for the community – be bold</li> <li>- What do we need for our community?</li> <li>- Expand green spaces</li> <li>- Services for kids <ul style="list-style-type: none"> <li>o Safety, places to play</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Not just an adult inner-city</li> <li>- What are the unique characteristics? <ul style="list-style-type: none"> <li>○ Not clearly defined</li> </ul> </li> <li>- Increase integration with inner City of Calgary</li> <li>- Social capital as part of urban planning</li> <li>- Open community, connectivity</li> <li>- Diverse housing in all neighbourhood (i.e. basement suites)</li> <li>- Safe space for community outreach</li> </ul>
4	1 Provide more diversity of housing types for all socio-economic needs in proximity to key services and amenities to help achieve complete communities.	<ul style="list-style-type: none"> <li>○ Cannot disagree with statement</li> <li>○ To achieve great communities</li> <li>○ Complete communities? <ul style="list-style-type: none"> <li>▪ Walkability, bike lanes, housing types</li> <li>▪ Specify demographics</li> <li>▪ Place for everyone to live – affordability and built form</li> </ul> </li> </ul>
4	2 Provide safe, accessible and connected mobility options including enhanced bike and pedestrian infrastructure throughout the entire plan area.	<ul style="list-style-type: none"> <li>○ TOD principle should be mentioned</li> <li>○ Parking availability at LRT stations</li> </ul>
4	3. Enhance open spaces, recreation facilities, and provide universal access to social services and healthy food options.	<ul style="list-style-type: none"> <li>○ Diversity in food options</li> <li>○ Healthy is judge mental</li> <li>○ City operated?</li> <li>○ Activation of open spaces and rec facility – instead of enhance</li> </ul>
4	4. Improve the availability of social hubs and community gathering places that reflect the diversity of the population in the area by leveraging the potential of underutilized existing infrastructure and spaces.	<ul style="list-style-type: none"> <li>○ Long sentence</li> <li>○ Under-utilized existing? <ul style="list-style-type: none"> <li>▪ Make due with what we have?</li> <li>▪ Need new things</li> <li>▪ Leverage area and spaces</li> </ul> </li> </ul>
4	6 Promote a greater diversity of commercial and service options while supporting existing local small	<ul style="list-style-type: none"> <li>○ Remove particular focus on Westbrook – too limiting</li> </ul>

	businesses in the area, with particular focus in the area around Westbrook station.	
4	7. Achieve a strong sense of community identity by building upon the existing unique characteristics of individual communities and fostering collaboration that highlights the culture and history of the area.	<ul style="list-style-type: none"> <li>○ Lots of words</li> </ul>
5	1 Provide more diversity of housing types for all socio-economic needs in proximity to key services and amenities to help achieve complete communities.	<ul style="list-style-type: none"> <li>○ Need to specify these locations</li> </ul>
5	3 Enhance open spaces, recreation facilities, and provide universal access to social services and healthy food options.	<ul style="list-style-type: none"> <li>○ Market decides food options – weird to have in a guiding principle</li> <li>○ Should be worded differently</li> <li>○ Community gardens?</li> </ul>
5	5 Protect and maintain open spaces, trees, and natural areas including Edworthy Park and the Douglas Fir Trail as key local and regional destinations, as well as provide year-round accessibility through safe pedestrian and cycling infrastructure.	<ul style="list-style-type: none"> <li>○ 2 points</li> </ul>
5	6 Promote a greater diversity of commercial and service options while supporting existing local small businesses in the area, with particular focus in the area around Westbrook station.	<ul style="list-style-type: none"> <li>○ Weird way to write guiding principle</li> <li>○ No natural core in area where people would congregate</li> </ul>

5	7. Achieve a strong sense of community identity by building upon the existing unique characteristics of individual communities and fostering collaboration that highlights the culture and history of the area.	<ul style="list-style-type: none"> <li>○ Good but last part is too restrictive</li> <li>○ Should separate sentence from 'fostering' (another point)</li> </ul>
5	8 Support the evolution of Westbrook station area as a safe and vibrant transit hub, and a destination that provides a diversity of services.	<ul style="list-style-type: none"> <li>○ Evolution of Westbrook Station as a TOD site</li> <li>○ Destination is an important word</li> <li>○ Support it as a destination</li> <li>○ Safety and diversity do not need to be in the sentence</li> </ul>
5	General comment	<ul style="list-style-type: none"> <li>- Pedestrian realm and experience should be on its own</li> <li>- Overall no flexible for design and not aspirational</li> </ul>
6	5 Protect and maintain open spaces, trees, and natural areas including Edworthy Park and the Douglas Fir Trail as key local and regional destinations, as well as provide year-round accessibility through safe pedestrian and cycling infrastructure.	<ul style="list-style-type: none"> <li>○ Natural and historic areas</li> </ul>
6	6 Promote a greater diversity of commercial and service options while supporting existing local small businesses in the area, with particular focus in the area around Westbrook station.	<ul style="list-style-type: none"> <li>○ Should not distinguish commercial enterprises</li> <li>○ Remove 'existing' and put 'supporting local'</li> </ul>
6	7 Achieve a strong sense of community identity by building upon the existing unique characteristics of individual communities	<ul style="list-style-type: none"> <li>○ Hard to understand</li> <li>- Who is doing all this? – The City or developer? <ul style="list-style-type: none"> <li>○ Collaborative process?</li> </ul> </li> </ul>

	and fostering collaboration that highlights the culture and history of the area.	
6	General comment	<ul style="list-style-type: none"> <li>○ Like that Westbrook is highlighted</li> <li>○ Do not think there is a history to maintain</li> <li>○ Character or the individual community not always a positive</li> <li>○ Should not individualize</li> <li>○ No identity crisis</li> <li>○ Some identities have some importance of maintaining</li> <li>○ #6 and #8 have Westbrook twice?</li> </ul>

**2. Mobility & Connections – What’s Strong**

- WHAT are top 1-2 ways you get around the area?

Driving	Cycling	Walking	Transit	Other
26	8	18	12	1

- WHAT routes do you take to get around in the area?
- WHAT are routes that you currently use to walk or bike in the area?
- WHERE are there strong driving, biking, walking connections in the area?

Map Location #	Comment
1	Pedestrian overpass is nice at Optimist, greenway is connected east and is really nice
2	Well used route in the community, great way into river pathway system, great overpass.
3	Traffic calming + sidewalks installed made a big difference
4	Decent overpass. Good start, could feel safer. (east west connection for pathways)
5	Traffic calming at 8th, Hemlock
6	Nicer, friendlier crossing over crowchild for peds/cyclists with very good access to transit.
7	Safe, pedestrian friendly design for LRT station.
8	Lots of walking trails near the river to the rest of the system.
9	Good, well-used transit route along crowchild leading to downtown.
10	Calmer street than 17 ave, bike lane, off bus route to downtown.
11	Separated path/sidewalk is nice of the north side
12	New pedestrian overpass is great
13	Cycling and ped connections to amenities and jobs are crucial



14	Pedestrian underpass is well lit and provides a key connection
15	Cycle track provides huge improvement to connectivity
16	26 Ave cycle track is a well-used asset
17	33 <sup>rd</sup> to Bow Trail is a good connection
18	Safe walk, wide sidewalk, enough room (needs improvement)
19	Back lane is nice to walk down, underutilized space
20	Pleasant, tree lined walk to Marda Loop.

<b>GENERAL COMMENTS</b>	
Shortcutting is discouraged, less cut through traffic. Left hand turns are discouraged at the right points	
Transit is very good in the area	
LRT is a huge asset	
Bike lanes expanding is making the community better	
Bike lanes on 45 st and 26 av are great	
The grid pattern is an asset, creates easier connections for all modes	
River access and connections to downtown. There is excitement around the extension of 12AV cycle track.	
Connections are OK to 45 st station but they seem like an afterthought, there is opportunity to made these more pedestrian and cyclist friendly	
Great cycling route behind shaganappi golf course	
Pie junkie is a destination	
Pathways between culdesac houses exist and provide much needed connections, however residents are responsible for clearing snow and this is often missed. There is opportunity for additional connections.	

### 3. Mobility & Connections – What’s Missing

- WHAT are the least common ways you use to get around the area? Why?
- WHERE are there barriers to mobility and missing links?
- Are you aware of current mobility issues in the area?
- WHERE are there currently issues/opportunities for driving, biking, walking connections in the area?

Rotation #	Map Location #	Comment
1	1	Rosscarrock → sidewalk sloped into traffic
1	General comment	37 <sup>th</sup> Street from Bow-17 <sup>th</sup> Ave and 17 Ave from 37 <sup>th</sup> to 33 <sup>rd</sup> is most dangerous place to walk/bad connections Not pretty Not safe
1	2	45 Street/17 <sup>th</sup> → nobody uses crosswalk → turning is difficult in a car
1	3	Used to live in south Killarney and do groceries in Garrison Woods, walk to grocery store in Glenbrook was unpleasant

		Would walk to Currie Barracks even though it's not a good connection
1	General comment	17 <sup>th</sup> Ave coming off Sarcee – cars seem to race pedestrians
1	4	Bow Trail → weird intersection because of angles Long crosswalk Pedestrians don't seem to be paying attention People with mobility issues would cross slowly
1	General comment	Spruce Cliff – live in condos right on Bow Tr – not much to go into Spruce Cliff for
1	General comment	Bike trails great to get to Douglas Fir Trail <ul style="list-style-type: none"> <li>• Condo construction is messy</li> </ul>
1	General comment	To take dog for a walk from Rosscarrock – put dog in car and drive to Edworthy
1	General comment	Auto oriented train stations – no pleasant walks to any of them
1	General comment	I will never walk across Bow Trail – I've seen 2 deaths there <ul style="list-style-type: none"> <li>○ Middle of nowhere</li> <li>○ People fly right through</li> </ul>
1	General comment	Narrow sidewalks in Spruce Cliff
1	5	Between Shaganappi station and 17 <sup>th</sup> Ave there is some kind of problem <ul style="list-style-type: none"> <li>○ Super busy</li> <li>○ 4-way stop</li> <li>○ Backs up in all directions</li> <li>○ School – too many cars</li> <li>○ Drivers – doesn't move</li> <li>○ Extra road – something better could be done</li> </ul>
1	General Comment	Bow Trail/Crowchild – having no connection makes people come in and turn around
1	General Comment	Very large setback on 17 <sup>th</sup> Ave – that's huge, City won't use it → 17 ft on either side and doesn't serve a purpose. Layby could be good
1	General Comment	What if there were on street parking on 17 <sup>th</sup> Ave? <ul style="list-style-type: none"> <li>○ People already do</li> </ul>
	General Comment	Corus building is the setback – just concrete
	General Comment	Beacon building – went under the setback with parking
1	6	17 <sup>th</sup> turning on to Crowchild
1	7	Shaganappi Golf Course/strip mall – only place to get across on bike <ul style="list-style-type: none"> <li>○ Can't cycle it in winter</li> <li>○ Would still be nice to cycle to work in winter</li> <li>○ Seen some close calls like when bikes use turning lane</li> </ul>
1	General Comment	Would be nice to walk

1	General Comment	Path through or on golf course lands possible?
1	General Comment	33 <sup>rd</sup> across south edge of golf course – sidewalk/pathway would be nice
1	8	Spend more time cutting through the community/avoid roads like 26 <sup>th</sup> Ave – not a nice street, cars move fast (walking) (#8)
1	General Comment	26 <sup>th</sup> better than alternatives but doesn't feel safe (narrow sidewalks)/not pleasant
1	General Comment	Wouldn't cross Sarcee on foot
1	9	Sarcee & Bow is an issue – lots of accidents on the hill <ul style="list-style-type: none"> <li>○ When it snows there's only 1 way out and it's down a hill</li> </ul>
1	9	3 lanes cutting across and then a race to cut people off <ul style="list-style-type: none"> <li>○ High speeds</li> <li>○ Getting to the crossing isn't in a natural spot</li> </ul>
1	General Comment	Westhills is a big destination
1	General Comment	45 <sup>th</sup> good until Richmond Road and @ intersection at Bow Trail <ul style="list-style-type: none"> <li>○ Generally safe 45<sup>th</sup> Ave</li> <li>○ Station is tall, feels tunnel-ish</li> </ul>
2	4	Horrific - Near misses & deaths
2	General Comment	Spruce Dr between Bow Tr and 8 <sup>th</sup> Ave also dangerous – had fatality (#10) last year, many pedestrian incidents
2	2	#2 – agree with issue about pedestrian/turning lanes not clear/reasonable to use
2	11	17 <sup>th</sup> Ave where (heading E) going to 47 <sup>th</sup> – don't turn right – almost been rear ended lots of times
2	12	To get to school – cars parked on street <ul style="list-style-type: none"> <li>○ 28<sup>th</sup> Ave 29<sup>th</sup> Street</li> <li>○ Cars parked everywhere, issue with visibility</li> <li>○ Bumpout – parents have argued for</li> </ul>
2	5	issue for cyclists
2	14	What if 25A were a bike route? With signals @ 17 <sup>th</sup> <ul style="list-style-type: none"> <li>○ Would also be good for the kids</li> <li>○ Really just the section that's busy</li> <li>○ 26<sup>th</sup> is very narrow</li> </ul>
2	15	Improve access into Marda Loop walking & biking <ul style="list-style-type: none"> <li>○ Would also have better access to Max Yellow</li> <li>○ Intersections also an issue</li> </ul>
2	16	Intersections to Signal Hill/Christie Park (Sunterra) isn't safe for walking
2	General Comment	Navigability 17 <sup>th</sup> and Sarcee, Bow and Sarcee
	15	sidewalk by Crowchild – barriered from traffic could be a quick win and corner access (curb cuts) aren't lined up so you have to cross in the middle of the road

2	13	cut through traffic
2	18	26 <sup>th</sup> & 37 <sup>th</sup> Street isn't great – was brought up a lot on main streets Tight <ul style="list-style-type: none"> <li>• Bus stop close to intersection</li> <li>• Also a bike lane</li> <li>• Can't get through</li> <li>• Not a square intersection</li> <li>• Not a passing lane</li> <li>• More of an issue going west in afternoon than east in morning</li> <li>• Could greenway continue along 25<sup>th</sup> Ave?</li> <li>• Left turn onto 26<sup>th</sup> Street from 26 Ave – some people have trouble turning north <ul style="list-style-type: none"> <li>○ Main route for driving</li> </ul> </li> <li>• Biking down 26<sup>th</sup> Ave – not that interesting</li> <li>• Lots of multi storey buildings on 26<sup>th</sup> – parking issues</li> </ul>
2	General Comment	Painted line bike lanes turning into protected lanes? <ul style="list-style-type: none"> <li>○ E.g. Spruce Drive</li> <li>○ Issues with snow clearing?</li> <li>○ Could be better if it was better defined</li> </ul>
2	19	Huge access to Wildwood and Edworthy – dangerous for crossing <ul style="list-style-type: none"> <li>○ Need some way of getting out of Westgate safely</li> </ul>
2	General Comment	Westgate accessibility to French immersion school in Christie Park
2	20	right turn only
2	General Comment	Cut through traffic/busy on Richmond Road
3	General Comment	Need more straight bike routes
3	General Comment	45 <sup>th</sup> Street not great – narrow with parked cars Buses/bigger trucks Doesn't feel safe
3	General Comment	All crossings of Bow are an issue
3	20	dicey crossing
3	General Comment	Pedestrian friendliness of 17 <sup>th</sup> Ave isn't great Doesn't feel safe Narrow sidewalks
3	General Comment	Monowalks – nobody thought about the pedestrians
3	General Comment	37 <sup>th</sup> better for pedestrians with buffer from sidewalk/road
3	General Comment	Richmond Road between 33 <sup>rd</sup> and 37 <sup>th</sup> pedestrian and bike experience not great
3	18	bike lane – cars go into painted bike lanes to go around people turning left
3	General Comment	Improve 26 <sup>th</sup> or put bike lanes on 25 <sup>th</sup>

		<ul style="list-style-type: none"> <li>○ How do you make it efficient? (e.g. so bikes don't have to stop at every stop sign)</li> <li>○ Des gave an example with blocks</li> <li>○ Like 25<sup>th</sup> going to greenway</li> </ul>
3	General Comment	CPS data most accidents @ #18, 26 <sup>th</sup> Ave/29 <sup>th</sup> St, 26 <sup>th</sup> Ave/Crowchild
3	2	Lots of accidents at #2
3	21	Crosswalk issue – cars don't see you
3	General Comment	25A Street vs. 26 St for cycling? 26 <sup>th</sup> street is crowded Lots of SUVs
3	22	33 <sup>rd</sup> /17 <sup>th</sup> Ave – people want to turn onto 17 <sup>th</sup> – advance greens should be there for turning right – protected southbound right (where it would coordinate with existing advance lights)
3	General Comment	Westgate – a lot of the sidewalks don't have ramps (or raised crossings)
3	23	Agreement about connections
3	General Comment	Bike path along Sarcee/Signal Hill is great but hard to access from east side
3	24	37 <sup>th</sup> & 17 <sup>th</sup> – bad from pedestrian perspective <ul style="list-style-type: none"> <li>○ This will be the hub of the area</li> </ul>
3	General Comment	17 <sup>th</sup> & 37 <sup>th</sup> are supposed to be mainstreets – it's a vehicle sewer
3	General Comment	Speeding on 37 <sup>th</sup> street
3	General Comment	Roundabouts – ones that replace 4 way stops
3	General Comment	Larger ones work in Europe
3	General Comment	Roundabouts safer <ul style="list-style-type: none"> <li>○ Esp. for cyclists</li> <li>○ More in the neighbourhoods</li> <li>○ People don't follow stop signs anyways so just replace with roundabouts</li> </ul>
3	General Comment	30 km/hr speed limits
3	General Comment	Transit from Crowchild to Westhills would be nice
3	General Comment	Transit connection to Marda Loop
3	15	Walking isn't good
3	25	Connection is death defying on a bike
3	General Comment	Will there be a bus on 29 <sup>th</sup> St?
4	7	lots of traffic from apartments trying to cross
4	19	alignment/poor visibility for walking
4	26	long gap between crosswalks/missing sidewalks (between 29 <sup>th</sup> and 33 <sup>rd</sup> )

4	27	Almost hit many times day or night – 2 crosswalks near schools
4	28	most dangerous crosswalk <ul style="list-style-type: none"> <li>○ Driving – bad visibility</li> <li>○ Walking – cars go by really fast</li> <li>○ Cycling</li> <li>○ Poor intersection</li> </ul>
4	13	Spruce Dr – bike lane is confusing for motorists especially in winter
4	22	cross 17 <sup>th</sup> to go to westbrook area, if the traffic is busy – drivers don't pay attention to people walking
4	General Comment	Glenbrook – less issues – have a number of schools which may help
4	General Comment	(Des – 26 <sup>th</sup> Ave better bike route or shift to 25 <sup>th</sup> ?) <ul style="list-style-type: none"> <li>○ Prefer to see something more parallel to 17<sup>th</sup> Ave</li> <li>○ Prefer upgrading what we have – businesses already on 26<sup>th</sup></li> </ul>
4	7, 10	Would like to see Spruce Drive bike upgraded to cycle track <ul style="list-style-type: none"> <li>○ road points right into cycling lane</li> </ul>
4	General Comment	Some agreement about disconnecting Spruce Drive somewhere to avoid cut through to Wildwood
4	General Comment	Speed issues in Wildwood/Spruce Cliff more than volume
4	General Comment	From Wildwood – getting to overpass is dangerous
4	General Comment	R turn into Edworthy? (some agreement)
4	General Comment	Signage for bike route through Scarboro is confusing
4	29	Pedestrian bridge #29 – tight on a bike
4	30	Pedestrian overpass #30 – feel stranded
4	General Comment	Love Sarcee/Signal Hill pathway
4	General Comment	Road down to Edworthy is a hazard/not family friendly- would be nice to have alternate path
4	General Comment	Bus from Glenbrook to Westbrook?
4	General Comment	Heard that #94 won't run anymore
4	General Comment	Doesn't like when buses to downtown go to train stations instead of downtown (example of someone's mom in Glamorgan who didn't want to go to the train but preferred to take bus all the way downtown)
4	General Comment	Nods about issues mentioned at #2 – similar issues around Westbrook station
4	31	more dedicated bus facilities
4	General Comment	Nobody treats 17 <sup>th</sup> Ave as a walking route (only if you're going to a business on 17 <sup>th</sup> Ave)
4	General Comment	Live right by the pool – ice is so treacherous on 17 <sup>th</sup> Ave south side near there

4	General Comment	Some agreement about disconnecting Spruce Drive somewhere to avoid cut through to Wildwood
4	General Comment	Speed issues in Wildwood/Spruce Cliff more than volume
5	General Comment	Walking on sidewalks along 17 <sup>th</sup> Ave/Bow <ul style="list-style-type: none"> <li>○ Wider sidewalks</li> <li>○ Trees</li> <li>○ Barriers</li> <li>○ Also around Westbrook Mall (on the property)</li> </ul>
5	31	People come off LRT and fan everywhere – would be nice to have a dedicated walkway to the mall/to avoid parking lot
5	General Comment	Cycling – Wildwood – take Spruce Drive/behind golf course <ul style="list-style-type: none"> <li>○ Felt safer before The City added infrastructure</li> <li>○ Eastbound is good but westbound feels less safe/cars feel closer than when there wasn't infrastructure</li> <li>○ Moved the centre line to the north which makes it narrower</li> </ul>
5	General Comment	26 <sup>th</sup> Ave could be a hub for a Marda Loop type of area, then having to bike on 25 <sup>th</sup> Ave would be good
5	General Comment	Doesn't 26 <sup>th</sup> already have bike lanes?
5	General Comment	Why do bike lanes have to be on major routes?
5	General Comment	26 <sup>th</sup> – doesn't get plowed in winter and cyclists end up in the lane
5	General Comment	Ring road – will it draw traffic to Sarcee?
5	General Comment	Would be nice to connect greenspaces through some kind of greenway for walking/biking
5	General Comment	Could have some kind of educational corridor – 2 universities/2 hospitals
5	General Comment	Can we build a pedestrian bridge over the river? (no downslope to get to the river crossing)
5	General Comment	Turn TOD up to 11 – 45 <sup>th</sup> Street
5	General Comment	Is there a plan for upgrading 26 <sup>th</sup> ? <ul style="list-style-type: none"> <li>○ Saw a plan to widen/turn it into transit oriented street</li> </ul>
5	General Comment	26 <sup>th</sup> is a really good route for buses – bus routes move quickly and are always on time 26 <sup>th</sup> is so good for something like Marda Loop (more grassroots)
5	General Comment	What kind of infrastructure is needed to be a hub? (e.g. tech, education, etc.) <ul style="list-style-type: none"> <li>○ Flexibility in buildings/land use</li> <li>○ Accessibility</li> <li>○ Great opportunity</li> </ul>
5	19	#19 is a nightmare – speed, people run red lights

5	4	#4 dangerous for pedestrians, blind right turn, then turn into side street is an issue
5	General Comment	Agreement about connection over Sarcee
5	General Comment	Lots of kids walk from Westbrook west along 8 <sup>th</sup> Ave to schools
5	General Comment	Sarcee/Bow cycling connection could be better
5	General Comment	Generally have good access for transit, big thing is I'm going out of the area – need modernized amenities, more public spaces <ul style="list-style-type: none"> <li>○ Calgary Cycle has been good</li> <li>○ E.g. to go for a cocktail or nice dinner I'll go downtown</li> <li>○ Public squares needed – no central pedestrian only/markets/plays, etc., public parks with lots of events</li> <li>○ Need social amenities</li> </ul>
6	32	Complimentary regional pathway along 17 <sup>th</sup> Ave on South side (#32)
6	7	Bike path goes to #7 – should connect down 37 <sup>th</sup> Street to Richmond Road eventually
6	General Comment	Westbrook site should have more safe cycling connections
6	General Comment	Bike path on 41 St/40 St – down to 46 Ave
6	General Comment	Nodding about concerns crossing Bow Trail
6	General Comment	Would be really cool to have path through golf course
6	General Comment	Could you swap it so the bike lanes are on the inside and cars outside? Parking protected bike lane?
6	General Comment	Already have people cycling on 26 <sup>th</sup> – leave them there
6	33	#33 – have right turn only on to Sarcee with traffic circle
6	General Comment	Gondola across river – connects to Parkdale and Foothills – 37 <sup>th</sup> to 37 <sup>th</sup> would be a good connection
6	General Comment	Complimentary regional pathway along 17 <sup>th</sup> Ave on South side (#32)
6	General Comment	Trolley on 17 <sup>th</sup> Ave like Queen Street in Toronto – cars would be at grade – 45 St station to new events centre <ul style="list-style-type: none"> <li>○ LRT is a commitment/process</li> </ul>
6	General Comment	17 <sup>th</sup> Ave is developing quickly, will have a lot of retail – retail will be a draw for people from outside of area
6	General Comment	Trolley or better feeder routes with LRT
6	General Comment	Glenbrook, Glendale, Westgate have less transit than they used to
6	General Comment	Parking around LRT – very tight for people who park & ride – City could charge for parking



6	General Comment	TOD area – can put parking underground/can't have surface lots
6	General Comment	17 <sup>th</sup> Ave – angle parking – from #32 and west would better serve retail
6	4	European style pedestrian intersections/or block off 8 <sup>th</sup>
6	General Comment	45 <sup>th</sup> – lots of playgrounds, need more eye level signage
6	General Comment	Bike lane along 37 <sup>th</sup> would be nice – used to take 45 <sup>th</sup> St to 26 <sup>th</sup> Ave <ul style="list-style-type: none"> <li>○ 37<sup>th</sup> is flatter, better for visibility</li> </ul>
6	General Comment	Need signals for bikes at 17 <sup>th</sup> Ave and 26 <sup>th</sup> Street, moving bikes to 25A would be good
6	General Comment	Bike lane through golf course would be nice

#### 4. Destinations & Amenities – What's Strong

- WHAT destinations do you consider an asset within the area?
- WHERE is the heart of the community?
- WHAT destinations do you visit often?
- WHERE are the key assets, amenities, destinations located in the area?

Rotation #	Map Location #	Comment
1	1	Westbrook Mall – heart of the community – retail purchase <ul style="list-style-type: none"> <li>- whole site/area</li> <li>- LRT station</li> </ul>
1	2	Save On Foods, Canadian Tire – biggest diversity of retail
Rotation #	Map Location #	Comment
1	3	Edworthy Park – Green Space, exercise, off-leash, paths
1	4	Golf course – golf summer
1	5	Women in Need – minor destination, church
1	6	Gas Station, Safeway
1	7	Stripmall (restaurant)
1	8	Luke;s
1	9	<3 HEART (Westbrook Mall)
1	10	Destination Street (17th Ave) – culture, shops, etc
1	11	Optimist Park – Sports Fields, Arena
1	12	Bow Trail – Auto-oriented Strip
1	13	Strip mall, dry cleaners, gas stations
1	14	Local food – smaller-scale retail
1	15	Culture Ctr – community health ctr, lawn bowling, seniors housing

1	16	Tim Hortons - Critical intersection – 2 major streets crossing - Geographical center of the community
1	17	Pub – neighborhood
1	18	Restaurant hub in the area – Himalayan
1	19	Retail hub + gateway into the community
1	20	Naval museum
1	21	Killarney Community Hall – Programming + community garden
2	32	Hub (/heart) of community – could be Westbrook, but depends where you live
2	22	Strip mall (Luke’s, 7-11) 3 blocks of retail + model land
2	23	Pie Junki, Greek Church (big), community ctr
2	24	Hail Salon, Vintage Record
2	25	Commercial hub – bowling alley, bakery, pub
2	26	Strip Mall (vape, dog grooming)
2	27	Edworthy – huge destination for green space
2	28	Tobogganing (Turtle Hill) + T
2	29	Tennis courts, ice rink (boarded)
2	30	Killarney School – tobogganing
2	31	Westbrook Station + library
2	32	Off-leash dog park
2	33	Winter + Summer outdoor rec
2	34	Hub (/heart) of community – could be Westbrook, but depends where you live
3	35	Access to quarry Rd trail to the Bow River Pathway
3	36	Douglas Fir Trail
3	37	Sunterra Commercial
3	38	Walking path, tobogganing, outdoor rec
3	39	Marda Loop, main street
<b>Rotation #</b>	<b>Map Location #</b>	<b>Comment</b>
3	40	Major commercial centre
3	41	West Side Rec – Major Rec Facility
3	42	Mount Royal University
3	43	Off-Leash dog park – very busy + community garden
3	44	Tobogganing – unofficial *moved over
3	45	Bank, strip mall
3	46	Lots of outdoor rec – off-leash, outdoor rec, ice rink
3	47	Co-op, grocery
3	48	Pharmacy
3	49	Dry-cleaning, strip mall
3	50	“Unofficial” off-leash, outdoor rec
3	51	Big School hub
3	52	Beautiful green space, closed school
3	53	Linear path, off-leash
3	54	Park
3	55	Churches/cultural centres are missing from the marked amenities on the map

3	56	Medical – Lab work
3	57	Entrance to cross-country ski trails
3	58	Playground – busy, accessible, updated
3	59	Social Resource – Central Family Resource Ctr
3	60	Community Garden
3	61	Wildwood Community Hall & School
4	62	Bikeshop/café/Popeye's
4	63	Strip mall – hot yoga, coffee cats
4	64	LRT Station Main streets are more friendly destinations
4	General comment	hub/heart – Westbrook Mall (library, LRT, etc)
4	General comment	groceries – Co-op, Safeway (Westbrook), Save-on-foods
4	General comment	cassis
4	General comment	new castle
4	General comment	little Lebanon
4	General comment	westbrook mall – dragon's lair & shawarma
4	General comment	hub/heart – Westbrook Mall (library, LRT, etc)
4	General comment	groceries – Co-op, Safeway (Westbrook), Save-on-foods
5	65	Angel's Café
5	66	Small-scale retail
5	67	Safeway (major grocery)
5	18	Small scale restaurant, bistro - LRT – mostly Westbrook - Hub – Westbrook
5	68	Richmond CA – Skating Rink
5	69	Ice Rink (community)
5	70	Local businesses – dentist, flower shop, vet
5	71	Bakery, vacuum store
5	72	Specialty grocery, paint stores, chiro, walk-in
<b>Rotation #</b>	<b>Map Location #</b>	<b>Comment</b>
6	73	Holy Name school
6	74	Dogs Rule pet grooming
6	75	Phoenix Comics
6	76	Family Focus rec area
6	77	Picnic + Park Space – Destination + super busy in Summer

## 5. Destinations & Amenities – What's Missing

- WHAT destinations do you wish were in the area?
- WHAT destinations do you leave the area to get to? Think about the places and spaces you like to visit outside of the plan area.
- WHERE would it make sense for additional assets, amenities, destinations to be located in the area?
- WHAT areas are not functioning as well as they should be and could be improved?

Map Location #	Comment
General Comment	- Retail shops
General Comment	- Lively bars/restaurants
General Comment	- Low-end hair salons
1	run-down strip malls
2	new COP development will suck
3	EDWORTHY/DOUGLAS FIR value – getting there
4	safe/pedestrian walkways near LRT – no sidewalks – no walkway/no good connection = more crime – designated walkway connecting to the Wal[mart?] - clear sight lines / lighting
5	Bow Trail - Pedestrian-only lights/or tunneling pedestrians -> that is safe / inclined sidewalks -> buffer between sidewalk and the road
6	more areas like the lawn bowling/ Wildflower s' Pie Junkie mall
7	Library – huge potential there – I think of C-Space in Marda Loop – maybe there is space for something like this here! There is not a lot of things that are keeping people in the are – what exists
8	Shaganappi – Love the X country trails
9	Old seniors centre *
10	Optimist Arena – area for more development? Like the C-Space
11	Safeway Space
1	* Zoning challenges in the area
1	why have older strip malls not been updated and developed Medical facility missing
1	26th Ave – kind of like Marda Loop
1	more mixed-use space
Map Location #	Comment
12	Southside of 17th Ave - better walkability
13	Another off-leash area. I leave the area to go to the gym
8	Event space potential at the clubhouse area – wedding space/event space
9	West Village space – perfect space for a rec centre – plenty of parking
14	Like a Urgent Care Centre / one-stop medical centre – missing in this side of the centre <Signal Hill Area>
15	Cycling – more connectivity to the south
16	accessibility stoplight hue – clog
17	Leaving Westbrook Mall is challenging when you're getting on to 37 St
18	Westbrook Station - AMA – area to potentially be mixed use - moderate density/community specific density
19	Safeway opportunity
8	Lacking hotels – in the area
12	Food opportunity
20	Lack of parking from the LRT – should be considered- not very good feeder routes

21	Safeway opportunity / paved plaza
22	Potential seniors facility – easy access
18	Potential for a café
	RND SQR – like what they are doing at this space – would be nice if there was more of this
24	Better connectivity for pedestrian/cyclists
5	better lights
25	Better advanced turn signal
31	Missing a splash park in the Westbrook communities – maybe Killarney pool.
5	Safe intersection - needs to be safer for cyclists/pedestrians
5	create an entrance at the intersection
26	Lacking seniors facility – or senior housing
27	Lacking the draw to access amenities north in Spruce Cliff = no community/centre
21	-> Potential Safeway site
28	designated off-leash space
29	bad stretch – for pedestrians – nothing has been done to make this pedestrian friendly - lacking connectivity to the C-Train - high traffic areas with narrow sidewalks not safe for pedestrians nor is it inviting
30	Safeway – Community attraction – benches make the space for ppl to gather versus [??] - accessibility/less inviting
32	not appealing to go and hang out – go get what you need – really Lukes
33	not appealing / would be better to stay – window shop / mixed use - really like Garrison Woods - lacking walkability
7	Lacking any kind of activity at the library - to encourage
<b>Map Location #</b>	<b>Comment</b>
34	medical facility - 24-hour at the BP's site
4	Hotels / Professional offices/ - Office core, Retail core - Mixed use transit-oriented station - Generate to revitalize the space
35	Social services?
36	High School @ the station
37	Rec centre are - challenges about private landowner – unless the landowner is out of the country/or part of the community
4	lack of decent retail
39	walkable off-leash dog parks there is a green
8	Link from Quarry Rd Trail up to the clubhouse
3	Douglas Fir East – missed opportunity – challenge with the
40	more of upgrades like this to the tennis courts – could use a basketball court
41	schools/parks/playgrounds – refurbished – looking rundown - lots of playgrounds that need to be refurbished

42	* Bow River Pathway = need public washrooms* - rundown <-
40	good references of upgraded basketball courts
42	the community is hoping to keep it as a green space – commercial space – soon-to-be community hub
42	Safeway opportunity
9	Bad access as a UC centre – only can go right in and right out
8	better location Shaganappi parking lot
9B	make the area around the pool – Rec Centre
43	CHURCH Hub of activity that <St. Matt's> will be replaced w/ row housing – but would like this to still be maintained as a community hub
44	opportunity mix use – Shaganappi village
4	More entertainment – in the hub – around Westbrook Mall
4	CMLC should take over the Westbrook site - do what they did in East Village
45	Outdoor art gallery – or outdoor space - more public art / like a Riley - leave the community for farmer's market - lacking smaller market
9C	potential for a rec centre
8	where the golf course/ driving range is opportunity for an outdoor amphitheatre !
9	good area for seniors' transition housing Opportunities for aging in place -
29	seniors living – 4 storeys - senior-friendly - what does this look like on as small scale?
3	not accessible for people with wheeled mobility [1 of 2] paved pathway
46	doesn't the city own this place/parcel of land?
47	Neighborhood-focused coffee shop - what makes a friendlier space - vehicle-oriented nature - refocusing how these sites are accessed for both pedestrian not vehicle focus
48	Something to activate that
49	Safeway site potential
50	More group picnic spaces / to encourage those living in condos to get outside
8	outdoor amphitheater
51	33rd St Bow/17th ave more activated frontage
General comment	new developments are not very senior friendly - you don't see very many family-oriented type housing <Spruce Cliff – high density of single family> -Consider how you potentially losing green space when planning
52	The Hub – Ice Cream Shoppe – encourage people to gather

## 6. Future Opportunity & Focus Areas

Identify areas that you see as future opportunity areas / focus areas for future growth and redevelopment. Focus on:

Transit Oriented Development Areas:

- QUESTION: There are 3 LRT Stations in the area, do you see these areas as different? Are there stations where redevelopment makes sense over another? Why?

Main Streets:

- QUESTION: 37 & 17 Avenue are Main Streets as defined by the MDP, but are there other neighborhood “main streets” with the plan area that make sense for future opportunities for redevelopment and change.

Neighbour Activity Centres:

- QUESTION: WHERE do you see these areas occurring within your community? And where is there potential for change and redevelopment?

Gateways:

- QUESTION: WHERE do you see these areas within your community?

Rotation #	Map Location #	Comment
1	1	As a great hub, services there to build on, more of a blank slate, influence of many things Entire 600m radius could see intensity happening throughout
1	2	Shag STN – limited w/ the golf course Large lot, access to pathway system Opportunity for recreation. No commercial there right now Less opp. for true TOD Seniors focused housing Less intensity than W.B. – “Pocket” community
1	3	45 Street STN. Not ideal “Subterranean”. More small lot landownership “Odds + Ends”. More lot by lot infill. Can’t see large scale development Maybe 3 storey apartments Close to the STN ultimately See as a community hub – grab a coffee etc. More localized. Short term win – coffee food truck in the interim
1	1	Westbrook – empty lot along 17 ave. would love to see greenspace Already busy w/ the mall Maybe comm. Garden

		Maybe an interim use – temporary community garden b4 it's built out
1	4	26 Ave as a secondary main street + neighborhood ACT centre – by Lukes
1	5	NAC OPP
1	6	NAC OPP
1	7	Spruce Cliff NAC
1	8	33 Street as an opportunity Frontage – could see it like 19th street in Hillhurst Gateways – Doesn't translate - There isn't one entry – this could be seen as an asset
1	9	Gateway – 17th Ave crossing Crowchild into area feels different
1	10	More opportunities for large activity centres (recreation) i.e. Flying Squirrel
2	9	Natural empty space
2	10	Opportunity with land on the edges near major roads More purposeful planning – transit, commercial – Local + big box – on 37th + 17th ave. Reaffirming these as main streets. but these routes move people out of area not into it.
2	1	Westbrook as a gateway. Huge focal point. A point where people are arriving by train. “sense of arrival”
2	4	26 Ave – Change zoning to attract development. More walkability. More accessible
2	7	Spruce Cliff build off community centre
2	11	Opportunity for more revitalization Current commercial buildings aren't working. But like the new development here.
2	12	GATEWAY OPPORTUNITY
2	13	OPP at Viscount Bennett GENERAL  MORE SERVICE / PROFESSIONAL BUS.OPP. NOT JUST INDEPENDENT BUSINESS.  Opportunity for “medical hub” - Bungalows being renovated for medical? – don't like this. Could this be at W/B?  Orientation to Services/Activities for older seniors in the future through the area
2	14	Designate areas for rental
2	13	Shell/Husky
2	11, 13, 16	MIXED USE DEVELOPMENT HERE - Better commercial
2	15	Connection / More commercial for the new low income housing
2	1	MAJOR OPP. HIGHER DENSITY BUILD OUT FROM THERE
3	16	Bow +33 – GATEWAY FOR THE ENTIRE AREA
3	17	Gateway at the small commercial area – entrance from the west



3	18	17 Avenue – main street should continue to 45 street There's a void here More opportunity on south side
3	19	OPP FOR COMMERCIAL ACTIVITY CENTRE
3	20	GONDOLA. – connection to foothills OPP to connect to 37th NW – extension of the main street
3	10	Second most important commercial area – under developed. – needs more people here
3	General comment	IDEA OF FREE TRANSIT BTW 45+WB.
3	2	Whole area undeserved by multi-use recreation centre – regional destination opportunity by Shag Stn.
3	1	Westbrook – As a regional destination Transportation to Banff
3	7	Expanding the density from Spruce Cliff Towers outwards
3	17	Opportunity for more innovative affordable housing models
3	21, 22	Spruce Cliff Need to plan for diversity of incomes
3	18	More “community” here than anywhere else in the low income housing Glenbrook/Rosscarrock needs more pocket parks Area needs more art galleries
3	22	Opportunity for seniors housing
3	23	Pocket commercial area
3	24	Potential at church site
3	7	Strip mall not very inviting. Nothing that draws you into Spruce Cliff
3	1	Would be happy to see something happen – needs to just go
3	25	Jacques Lodge
3	26	Salvation Army site – opportunity for redevelopment
3	13, 16	13/16. Dead + Heartless
3	27	OPPORTUNITY AT THIS INTERSECTION ACTIVATE ALL SIDES OF WESTBROOK TO 37 / 17/ BOW / 33 WB STN – What will be the catalyst? Not true market condo - Walmart – no one wants to live next to it. But want to visit it
3	28	Killarney pool site underutilized. City should transform this site Multi use. Needs a master plan Better community destination. City shouldn't have done rezoning. Doesn't consider the land assembly
3	27	Large lot has been assembled and can only go to 8 storeys Needs reconsideration

3	29	Opportunity for redevelopment – low scale
3	30	Community destination for Westbrook residents
3	31	Coop Site – Opportunity
3	32	Opportunity along 45 street Small N.A.C. through Glenbrook
3	13	Bow Trail – terrible environment around here
3	General comment	City transit needs to respond to change in school boundaries
3	27	Opportunity for “plaza development at 37   17
3	27	Used to be a tram turn around Opp to celebrate history here
3	13 - 16	Bow Trail as a main street Lots of stuff here but not safe or walkable Is it maybe just too busy? Opportunity south side of Bow At current commercial sites Make Bow Trail more walkable
3	29	Potential for better amenities here. GENERAL   WALKABILITY ISN'T GREAT, not a lot to walk to. Create something interesting
3	18	POTENTIAL AREA
3	1	KENSINGTON MARKET EXAMPLE.
3	General comment	Connection 37th to future Taza Development
3	12	AS A TOD AREA connection to buses on Crowchild. Good transit connections
3	33	33/RICHMOND – TOD POTENTIAL YELLOW LINE -> 45TH SOUTH OF STATION Great neighborhood hub LINEAR – Tie into green space And transit from Glendale to 45th Street -> 45th Street should not be ignored south of 17 North Side of 17 btw 37 + 45 is dead zone – means you can't get retail on the south Bow Trail activate lane behind Bow facing into community with retail
3	9	Not Accessible. Naval Base makes it awkward Richmond Golf Course – Greenspace Amenity - S/B part of plan area

3	33	Seniors housing opportunity Richmond RD continue main street east More opportunity for density here. Link to Marda Loop
3	14	VISCOUNT BENNETT SITE IS AN OPPORTUNITY INACCESSIBLE FOR RETAIL
3	1	TEMPORARY / INTERIM USE – NEEDED But something can move quickly for redevelopment Can CMLC come in to spark something at Westbrook If something happens here it will have a ripple effect This is mini East Village. Needs urban placemaking. How can community activate this in the interim? We need traction - Community action to “re-risk” the site. - Container lot idea from E.V.J. - How can community help them

### Purpose of Session Three

#### Working Group Session Three: Activity Levels & Attributes

On Thursday, January 16, 2020 the working group participated in the third session hosted by Killarney/Glengarry Community Association. At this session working group members participated in activities to:

- Learn about the concept of activity levels
- Map different activity levels throughout the plan area
- Assign attributes to different activity areas using aspirational photos

Presentation from the session: [Session 3 Presentation: Activity Levels & Attributes](#)

#### What did we ask?

1. Assign levels of future activity through the Westbrook Communities area. Red = High activity level, Orange = Medium/moderate activity level, Yellow = Low activity level
2. Identify specific activities, attributes, opportunities and ideas that might happen within specific activity areas.
  - Using the pictures, show us how you envision the specific activity areas you have identified.
  - Tell us what is it about these pictures that you like, why did you choose the specific picture and what is important for us to note?

## How did we use your input?

This work resulted in the creation of a composite activity heat map, which was used as the basis for session four and gave us an idea of the areas people will most frequent in the future.

## Working Group Comments Session Three

**Table 1 – Activity 1**

Location	Why
A	Area for potential growth
B	<ul style="list-style-type: none"> <li>- More neighbourhood activity</li> <li>- Police station – 2 parcels</li> <li>- Lots of people walking around</li> </ul>
C	<ul style="list-style-type: none"> <li>- High-level of activity</li> <li>- Includes the area around the mall</li> <li>- Extending to include high activity to 24 Street SE</li> </ul>
D	<ul style="list-style-type: none"> <li>- Local/ commercial, opportunity to increase</li> </ul>
E	<ul style="list-style-type: none"> <li>- Currently busy area</li> <li>- Lots of opportunity for future high activity</li> <li>- Potential to extend</li> <li>- Gateway to area</li> </ul>
F	<ul style="list-style-type: none"> <li>- Multi-residential development</li> <li>- Diversity of retail</li> <li>- Destination in the community</li> </ul>
G	<ul style="list-style-type: none"> <li>- Will be a critical intersection in the future</li> <li>- Big strip mall – already high activity</li> <li>- Becomes a gateway – with adjacent corner</li> </ul>
H	<ul style="list-style-type: none"> <li>- Existing commercial</li> <li>- Currently auto-oriented</li> <li>- Dangerous intersection</li> </ul>
I	<ul style="list-style-type: none"> <li>- High density</li> <li>- High activity</li> <li>- Opportunity for more commercial</li> </ul>
J	<ul style="list-style-type: none"> <li>- Current community hub</li> <li>- Potential for commercial opportunity as none is existing in Wildwood</li> </ul>
K	<ul style="list-style-type: none"> <li>- Edworthy off-leash park</li> <li>- High level of activity</li> </ul>
L	<ul style="list-style-type: none"> <li>- Edworthy Park</li> <li>- Parking lot should be paved</li> <li>- Improved mobility connection</li> </ul>
M	<ul style="list-style-type: none"> <li>- Crest of Quarry Park</li> <li>- Well used by pedestrians/ dog walkers</li> </ul>
N	<ul style="list-style-type: none"> <li>- Currently very busy with potential for a larger recreation centre – ideal spot</li> </ul>
O	<ul style="list-style-type: none"> <li>- Already very active, potential for medical centre (not everyone agreed)</li> </ul>
P	<ul style="list-style-type: none"> <li>- Urgent care centre opportunity</li> <li>- Employment centre</li> </ul>

	<ul style="list-style-type: none"> <li>- Challenge = federal government owned</li> <li>- Still good potential</li> </ul>
Q	<ul style="list-style-type: none"> <li>- Existing pool</li> <li>- Anchor site more</li> <li>- Connect to Westbrook station</li> </ul>
R	<ul style="list-style-type: none"> <li>- Transit station</li> <li>- Some challenges due to hill</li> <li>- Recent growth</li> <li>- Anchor the station</li> </ul>
S	<ul style="list-style-type: none"> <li>- Viscount Bennett</li> <li>- Challenges with access (hemmed in)</li> <li>- Transit access</li> <li>- Could serve regional fitness/ civic function</li> </ul>
T	<ul style="list-style-type: none"> <li>- Rink, park, community</li> <li>- Schools nearby, commercial</li> </ul>
U	<ul style="list-style-type: none"> <li>- Killarney CA site</li> </ul>
V	<ul style="list-style-type: none"> <li>- Schools &amp; CA site</li> </ul>
W	<ul style="list-style-type: none"> <li>- Low car activity (yellow, not orange)</li> <li>- Cut through traffic in Spruce Cliff, need for traffic calming</li> <li>- Having more pedestrians can slow down traffic</li> </ul>
X	<ul style="list-style-type: none"> <li>- More commercial</li> <li>- Potential for more commercial on north side</li> <li>- Cycle route is unsafe</li> </ul>

**Table 1 – Activity 2**

Inspirational photo	Location	Why
13 & 19	Westbrook Station	Market with medium density Like more open space
9	45 Street	More open space/ 5 storeys
14	Key intersections	Public art at Gateway in area
56	Spruce Drive SW	Parking buffer with cycling Would suit this area
13	E – 31 <sup>st</sup> Avenue	This type of medium density
121	28 <sup>th</sup> street	Higher density Richmond/ 29 <sup>th</sup> Street
4	Westbrook station	Good idea for the open space in front of Westbrook More opportunity for people to gather
121	28 <sup>th</sup> Street	Higher density Richmond 29 <sup>th</sup> Street
4	Westbrook station	Good idea for the open space in front of Westbrook
42	Spruce Crescent SW	Retail at grade with residential above
79	37 <sup>th</sup> Street & Bow-Richmond	Good- smaller landsizes <ul style="list-style-type: none"> <li>- Street trees</li> <li>- Road diet</li> </ul>

51	27 <sup>th</sup> Street	<ul style="list-style-type: none"> <li>- Like the bike lane in the middle of the road with a green buffer</li> </ul>
122/67	AMA police site	<ul style="list-style-type: none"> <li>- Nice density</li> <li>- Walkability</li> <li>- Right balance of retail/ public space/ gathering space</li> <li>- Idea to activate</li> <li>- Activity hub beyond being a transit station</li> </ul>
69/70/71/72	Any main street	<ul style="list-style-type: none"> <li>- Wide sidewalks</li> </ul>
53/54	Spruce Cliff	<ul style="list-style-type: none"> <li>- Community garden/park space</li> <li>- More active green space</li> </ul>
29	17 Avenue – 24-37 Street	<ul style="list-style-type: none"> <li>- Could be more intense</li> <li>- Nice active frontage</li> <li>- Street trees</li> </ul>
50	Each LRT station Each community hub	<ul style="list-style-type: none"> <li>- How much it would facilitate the last mile getting to LRT station</li> <li>- Encourage multi-modal transportation</li> </ul>
124	20 <sup>th</sup> Street South of 17 <sup>th</sup> Ave and 8Ave 37-Spruce Drive	<ul style="list-style-type: none"> <li>- Street-oriented</li> <li>- Front a park</li> <li>- More active</li> <li>- Not too much densification</li> </ul>
93	Killarney Pool	<ul style="list-style-type: none"> <li>- Looks cool</li> <li>- Encourages activity</li> <li>- Modernizing how people</li> <li>- Could combine with pedestrian/ senior living</li> <li>- Like c-space in Marda Loop</li> <li>- Could be a catalyst for future growth on the entire street</li> <li>- Very attainable</li> </ul>
88		<ul style="list-style-type: none"> <li>- Good solid bus hub</li> <li>- More connected</li> <li>- Facilitates better ped/cycling movement</li> <li>- More gathering spaces</li> </ul>

103	@G intersection Many opportunities & anchor point	<ul style="list-style-type: none"> <li>- Idea that this is a gateway – anchoring location</li> <li>- 1 or 2 of the 4 corners</li> </ul>
80	Optimist and green space on NW corner of 33/24A Street SW and Shaganappi golf course	<ul style="list-style-type: none"> <li>- Water feature/ gathering space high-density surrounding</li> </ul>
15	45 Street	<ul style="list-style-type: none"> <li>- Connecting Optimist with community centre and school – improved road crossings</li> <li>- Low-density residential around it</li> <li>- Incentivizes people to move around</li> </ul>
21 & 3 (scaled down)	Library	<ul style="list-style-type: none"> <li>- Activated plaza around the library</li> <li>- Idea of 21</li> <li>- Courtyard</li> <li>- Reference the Halifax Public Library</li> </ul>
No photo but big idea		<ul style="list-style-type: none"> <li>- Gondola from Westbrook to University area</li> </ul>
115	26 Ave & 28 Street SW	<ul style="list-style-type: none"> <li>- Multi-residential with good pedestrian interface</li> </ul>
124	Eastside 51 Street south of Optimist and 26 Street & 12 Avenue	<ul style="list-style-type: none"> <li>- Street-oriented</li> <li>- Sensitive way of getting high density into a challenging area/ space</li> <li>- Ability to create affordable housing</li> <li>- Densifying the street/ more walkability</li> </ul>

**Table 2 – Activity 1**

Location	Why
A	Westbrook Mall area
B	Library/LRT Station Tie in with the site where? is located. Not a safe site to cross. Increase pedestrian safety with sidewalks All along towards Himalayan's as far West to Tim Horton's. Potential to go as far East to Killarney Pool
C	VACANT PROPERTIES OWNED BY MATCO

	<ul style="list-style-type: none"> <li>• Not a parking lot</li> <li>• Plaza</li> <li>• Restaurants</li> <li>• Underutilized: Temporary uses – farmers market, etc</li> <li>• Concert venue – bring more people to the area (Music history of the area)</li> <li>• Boutique hotel – bring more people to the area</li> </ul>
D	<p>CITY OWNED PARCEL CLOSE TO WB MALL</p> <ul style="list-style-type: none"> <li>• Future hub</li> <li>• Open space that helps promote connection</li> </ul>

**Table 2 – Activity 2**

Inspirational photo	Location	Why
13 & 19	Westbrook Station	Market with medium density Like more open space
9	45 Street	More open space/ 5 storeys
14	Key intersections	Public art at Gateway in area

**Table 3 – Activity 1**

Location	Why
Westbrook Mall	<p>Except for BOW TR</p> <ul style="list-style-type: none"> <li>○ main hub for commercial/retail</li> <li>○ will be highest activity with increased development</li> <li>○ no access off of Bow TR</li> </ul>
Park in Sprucecliff – between 8 AV and 17 AV	<ul style="list-style-type: none"> <li>○ hub for community sports and lawn bowling</li> </ul>
Shaganappi community centre	<ul style="list-style-type: none"> <li>○ active with people going in and out</li> </ul>
Optimist Park	<ul style="list-style-type: none"> <li>○ sports and activity park</li> </ul>
Richmond RD/51 ST	<ul style="list-style-type: none"> <li>○ co op grocery store</li> <li>○ shopping centre gets lots of activity</li> </ul>
45 ST & 17 AV	<ul style="list-style-type: none"> <li>○ place for future activity</li> <li>○ lots of DPs</li> </ul>
Bow Trail; 38 & 45 Streets	<ul style="list-style-type: none"> <li>○ lots of shops (could use better public realm)</li> </ul>



17 AV; 24-33 ST	<ul style="list-style-type: none"> <li>○ future high activity all the way along</li> </ul>
37 ST south of 17 AV – strip mall	<ul style="list-style-type: none"> <li>○ very busy</li> <li>○ future potential for activity with commercial parcels</li> </ul>
Library at Westbrook Mall/Station	<ul style="list-style-type: none"> <li>○ important destination</li> </ul>
8 AV	<ul style="list-style-type: none"> <li>○ AB Health Services, people accessing long term care</li> </ul>
Glendale Community Centre	<ul style="list-style-type: none"> <li>○ people coming and going</li> </ul>
Rosscarrock Community Centre	<ul style="list-style-type: none"> <li>○ basketball courts</li> </ul>
38 ST	<ul style="list-style-type: none"> <li>○ strip mall</li> </ul>
Vincent Massey School	
Killarney Pool	<ul style="list-style-type: none"> <li>○ recreational hub</li> </ul>
26 AV – 33&34 ST	<ul style="list-style-type: none"> <li>○ Lukes</li> </ul>
Richmond 43-42 ST	<ul style="list-style-type: none"> <li>○ Medical Centre</li> </ul>
Glenbrook Rink	<ul style="list-style-type: none"> <li>○ Recreational hub</li> </ul>
Westgate CA	<ul style="list-style-type: none"> <li>○ Rink hub</li> </ul>
Shaganappi Golf Course	<ul style="list-style-type: none"> <li>○ cross country skiing</li> </ul>
51 ST – 32 & 30 AV	<ul style="list-style-type: none"> <li>○ dog park activity</li> </ul>
21 AV/30 ST	<ul style="list-style-type: none"> <li>○ dog park</li> </ul>
Turtle Hill, 45 ST	<ul style="list-style-type: none"> <li>○ tobogganing and ski jump</li> </ul>
8 AV/Spruce DR	<ul style="list-style-type: none"> <li>○ AB health Services site</li> </ul>
45 ST – north of Bow TR – Strip Mall	<ul style="list-style-type: none"> <li>○ medical care, daycare</li> </ul>
Quest School –	<ul style="list-style-type: none"> <li>○ special needs school</li> <li>○ greek festival at this site as well</li> </ul>

Spruce DR south of 3 ST	
Wildwood School	<ul style="list-style-type: none"> <li>lots of people using building and school rink</li> </ul>
40 & Bow TR – Strip Mall	<ul style="list-style-type: none"> <li>Chinese restaurant and other businesses</li> </ul>
St. Mike’s School	<ul style="list-style-type: none"> <li>active with parents and kids</li> </ul>
Corus Building (33 ST & 17 AV)	<ul style="list-style-type: none"> <li>italian café – quite popular</li> </ul>
14 AV & 26 ST – School	<ul style="list-style-type: none"> <li>busy with parents and kids</li> </ul>
37 ST & 26 AV – Shops	<ul style="list-style-type: none"> <li>yoga studio, bar, bottle depot</li> </ul>
31 AV & 28 St – Mall	<ul style="list-style-type: none"> <li>dog groomer and other amenities</li> </ul>
37 & 40 ST	<ul style="list-style-type: none"> <li>different sports courts in addition to high school</li> </ul>
Edworthy Park	<ul style="list-style-type: none"> <li>lots of people come to use the park, pathways, etc...</li> </ul>
Edworthy Dog Park	<ul style="list-style-type: none"> <li>very busy</li> </ul>
Spruce DR (north of 8 AV)	<ul style="list-style-type: none"> <li>lots of street activity related to Arts Centre</li> </ul>
Killarney School/CA (28 AV and 30 ST)	<ul style="list-style-type: none"> <li>recreational activities</li> </ul>
47 ST (north of 17 AV)	<ul style="list-style-type: none"> <li>possibility of additional activity with increased development</li> </ul>
45 ST (2 blocks north of 17 AV)	<ul style="list-style-type: none"> <li>kids coming off train, AMA, fire and police stations</li> </ul>

**Table 3 – Activity 2**

Inspirational photo	Location	Why
79	37 ST between 17 AV & Bow TR	Streetscape - with separated bikes, pedestrian and cars

115	17 AV – 45 Station	6 stories on 17 AV
120	12 Av near the Shaganappi Train Station	4 stories appropriate along 12 – only shadows the highway and Bow TR
30	26 AV close to Lukes	Small scale retail below and units above – has a nice feel
13	Westbrook Station	Indoor and outdoor opportunity to have market space for more consistent small business incubation
103 & 127	Westbrook Site	103 has an interesting design 127 has a nice courtyard Westbrook site could handle a higher density
124	North of the towers on 33	Setback from the street 4 stories, multi-residential Minimize shadowing on sidewalk
132	Bow TR and 24 ST	Design would fit in with community, stepping back of the building
36	17 AV – south side between the nodes	Mixed use, lower height to reduce shadowing and overlooking to the neighbours to the south
134	17 AV along the high activity north side	Higher, good quality
43 & 36	Bow TR 38 ST to 45 ST	Potential for high quality mixed use, 4-6 stories, commercial towards the Bow and residential along other streets – like development in Bridgeland
130	45 ST to 47 ST – park with no name	More “things” like benches and gardens
53	Cedar DR	Seniors, ground level access to outside, upper units with balconies oriented towards park
86	Bow TR – between 45 & 37 ST	Pedestrian realm like this – room to walk safely and inviting
43	Bow TR & Spruce DR	Commercial at grade, 4 stories with residential up top – small coffee shop or live/work
116	8 AV	Increase density, residential, 4 storey, street oriented
54	Westgate, Vincent Massey	Activate dead space, make more of a hub feel
109	17 AV, Glenside DR	Increased density but try to keep the residential feel

116 & 45	17 AV – between Glenside & Gateway	Slightly higher density and height – possible for seniors
1	NE corner of 17 AV/37 ST	Community gathering space, outdoor kiosks
15	Turtle Hill	Warming huts and other amenities to support winter use
18	17 AV & Glenside DR	Low intensity, high quality – niche market
29 & 16	37 ST between 17 AV & Bow TR	Pedestrian interface, at least 4 stories, little cafes, lighter massing at corner (16)
43	Spruce CE & Popular RD	Spruce centre, mixed use, commercial at grade, eyes on the street
130	Between 45 & 47 ST @ Westnibster DR	Nice park without tons of infrastructure
16	Westbrook mall	Brewery – lots of windows so you can see the brewing equipment
40	26 Av – where current bike lane is	Separate bike lane from traffic

**Table 5 – Activity 1**

<b>Location</b>	<b>Why</b>
A Optimist Park	- Lots of recreational programming, people coming from everywhere, not just surround communities
South Street (26 Avenue)	- People using optimist park are using this street to access Optimist Park
Gateway Drive SW (Close to Optimist)	- Is an important access to Optimist Park, especially for pedestrians and cyclists.
45 Street, 17 Ave @ the 45 Station LRT	- LRT station, lots of people accessing it - Fire Hall & AMA building
B Turtle Hill	- Passive recreation – tobogganning, dog walking, attracting passer-bys, important wildlife corridor
C Glenbrook Community Centre	- Ice rink is well-used - Community building, lots of activity
D Co-op grocery store	- D, E & F are very well utilized. Are in the top destinations in the community. Lots of activity, lots of townhouses support the activity in this area.
E	- Canadian Tire -
F	- Good Life, Save on Foods
26 Ave & 45 Street Intersection	- Major transit stop. Small scale commercial (howie's pizza)
51 <sup>st</sup> & 39 Ave	- Lots of people walking, townhouses generate activity with the Canadian Tire, Goodlife, and Co-op
G – Dog Park	- Well used dog park, used by near-by residents (not regional destination)
H	- Dog Park & Community Garden - Used by Killarney residents
I	- Community amenities - Mix of community amenities (church, community garden, schools, playground, big park)
K Commercial: (Tim's/ Shoppers)	- These businesses generate a lot of activity. The corner of 17 Avenue and 27 Street is very busy, people accessing nearby shops

L High School	- There's the school and some playing fields, these generate activity mostly in the summer (dependent on school schedule)
M Small Commercial	- Local commercial with houses nearby
N 45 Street Station	- Has lots of potential for activity, opportunity on 17 <sup>th</sup> for more mixed use
Cassell Building	- Local business generating activity on the street. Higher densities of residential in these spots to allow for more activity.
17 <sup>th</sup> Avenue near Newcastle	- Local business generating activity on the street. Higher densities of residential in these spots to allow for more activity.
Killarney Pool	- Assisted Living building, Killarney Pool, Playground attract people
Westwood Drive (near 45 Street)	- Has potential for activity with people accessing 45 Street Station. By bringing more residents close, there's potential for activity
17 Ave from 38 Street SW to 39 Street	- Potential for activity. This is where the train goes underground
17 Ave from 31 <sup>st</sup> to Cassell Building	- There's lots of potential here ( Continuing activity from 17 <sup>th</sup> on west)
21 Avenue South of Killarney Pool	- Drawing people to the recreation in adjacent park
Richmond Road & 29 Street	- Small shopping mall: restaurant, thrift store.
Q	- Potential gateway site into the community because of its connection with Marda Loop. Spill over activity from other side of Crowchild Trail.
33 Street on East side of Westbrook	- Huge potential for activity along this stretch. Interaction with amenities on Westbrook site
37 Street from 26 Avenue to 17 Avenue	- Lots of potential for activity on this stretch. Is a focus for supporting more activity in the future on 27 Street. Is an important thoroughfare, brings potential.
R	- Big potential. Not currently developed. Next to a good park, close to LRT -
U	- Lots of amenities, people living nearby to support that activity, Church, art centre, Pie Junkie, Lawn Bowling
26 Ave	-
P	- Active recreation, Similar activity to H

School, Park	
29 Street from 17 Avenue to Richmond Road 26 Avenue from 37 Street to 29 Street	- Has some potential for more activity because it's an important connector street – dotted orange shows potential in these spots
12 Ave from 33 Street to Shaganappi Station	- Potential for activity here because it's an important connector
S	- Good park, special amenity (ravine)
T Shaganappi Golf Course	- Attracts people from around the city, but for specific activities.
45 Street from 8 Ave to 13 Ave	- Activity is generated by people accessing schools, recreation
Bow Trail from 45 Street to 37 Street	- Lots of potential. Already lots of commercial along Bow Trail
X	- Library & LRT Station, Big opportunity on empty parcel for people going to mall or train
Z	- Mall - Important draw, lots of potential
Bb Edworthy	- Citywide draw to Edworthy. Also, Douglas Fir trail nearby is well used
8 Avenue from 37 Street to 45 Street	- Lots of pedestrians, cyclist, day care. Mixed housing around that support activity. View to downtown is nice!
37 Street from Bow Trail to 10 Ave and from 16 Avenue to 17 Avenue	- Lots of potential for activity if commercial of the mall faced the street. Potential in these 2 spots
AA Off leash dog park Edworthy Street	- Currently used dog park, regional draw
10 Ave & 13 Ave	- Potential for more activity here, is important connector.

between 45 Street & 43 Street	
Cc Wildwood Community (including Spruce Cliff Drive)	- School, community garden, hall. Is a focus in the community for Wildwood
8 Ave & Westminster  V – schools, recreation	- Potential for a recreation centre. Activity from elementary school.
45 Street from Westwood Drive to 17 Avenue	- Activity mostly on Westside, because of access to LRT station.
Richmond Road from 44 Street to 40 Street	- Potential for more activity, since there's lots of people living nearby.

**Table 5 – Activity 2**

Inspirational photo	Location	Why
13 & 19	Westbrook Station	Market with medium density Like more open space
9	45 Street	More open space/ 5 storeys
14	Key intersections	Public art at Gateway in area
1, 62, 39	Along 26 AV	Friendly pedestrian realm not on top of the cars
62	26 ST & 33 AV	
1	Westbrook	As a temporary activation for the area

**Table 6 – Activity 1**

Location	Why
Westbrook	<ul style="list-style-type: none"> <li>○ Higher activity by library/station area</li> <li>○ Bike lane terminus is here</li> <li>○ Continues along 33 to 17</li> <li>○ Walmart and Safeway</li> <li>○ Whole site should be red – it has all access all around</li> </ul>



	<ul style="list-style-type: none"> <li>○ Most important area</li> </ul>
Killarney Pool	<ul style="list-style-type: none"> <li>○ Lots of retail happening through here – new development</li> <li>○ Corner of 37/17 important</li> <li>○ High activity continues the whole length</li> <li>○ Lots of development potential</li> <li>○ 40-45 street was debated</li> </ul>
26 AV Lukes	<ul style="list-style-type: none"> <li>○ Potential for future development</li> </ul>
Canadian Tire	<ul style="list-style-type: none"> <li>○ Lots of multi-family with people from diverse backgrounds</li> <li>○ Need to consider cultural planning around festival and event space to accommodate</li> </ul>
Edworthy Park	<ul style="list-style-type: none"> <li>○ Important asset – always busy</li> </ul>
Jacques lodge	<ul style="list-style-type: none"> <li>○ Should be high activity development</li> <li>○ Next to recreational amenities</li> <li>○ Needs better accessibility</li> <li>○ Drastic change can happen here</li> </ul>
Optimist Park	<ul style="list-style-type: none"> <li>○ Community gathering space – very accessible</li> <li>○ More multi-family around</li> <li>○ It's a destination/hub/collection of different activity</li> </ul>
37 Street – 17 & 26 & Richmond	<ul style="list-style-type: none"> <li>○ Naturally higher activity with the retail hubs</li> </ul>
Richmond Co op to Sarcee	<ul style="list-style-type: none"> <li>○ More opportunity here</li> </ul>
37 ST & 26 AV	<ul style="list-style-type: none"> <li>○ Important commercial site</li> <li>○ Lots of people visit here</li> </ul>
Edworthy Picnic Sites	<ul style="list-style-type: none"> <li>○ High activity area, gathering space and recreation area</li> </ul>
Viscount Bennet	<ul style="list-style-type: none"> <li>○ TOD with MAX Transit access</li> <li>○ Potential for future but unsure what</li> <li>○ Future Rec Centre?</li> <li>○ Accessibility difficult</li> </ul>
Bow TR west of 37 ST	<ul style="list-style-type: none"> <li>○ Bit of debate on high vs. medium because of high traffic</li> <li>○ Vehicle access is important but pedestrian improvements are needed</li> </ul>
Glenbrook Dog Park	<ul style="list-style-type: none"> <li>○ Well used but not that nice</li> <li>○ Better connection into Optimist</li> </ul>
Howies Pizza Plaza	<ul style="list-style-type: none"> <li>○ Opportunity area</li> <li>○ Needs improvement</li> <li>○ Lots of people move through here</li> <li>○ Easy to make it a place worth stopping for</li> </ul>
Glenbrook Greenspaces (2)	<ul style="list-style-type: none"> <li>○ Opportunity areas – need improvement</li> </ul>
Westgate and Roasscarrock CA Sites	<ul style="list-style-type: none"> <li>○ Whole area is busy for community gathering spaces, schools</li> </ul>
Shaganappi Park	<ul style="list-style-type: none"> <li>○ Lots of activity that currently happens here</li> <li>○ Dog park</li> </ul>

26 Street – between Bow TR & 17 AV	<ul style="list-style-type: none"> <li>○ Important connection to the station</li> </ul>
33 ST & Spruce DR	<ul style="list-style-type: none"> <li>○ Condos, multi-family, Arts Centre, Bow Cliff, Pie Junkie – lots of important destinations</li> <li>○ People walking to the station it's not quite the same as Killarney Pool level</li> </ul>
17 AV – 45 ST to Sarcee	<ul style="list-style-type: none"> <li>○ Not quite as high</li> <li>○ Retail area has potential</li> </ul>
26 Avenue	<ul style="list-style-type: none"> <li>○ 37 ST to 26 ST – higher</li> <li>○ Lukes important – potential at this site</li> </ul>
Highlander/Richmond RD	<ul style="list-style-type: none"> <li>○ Retail has potential</li> </ul>
29 ST at 17 AV	<ul style="list-style-type: none"> <li>○ Important intersection that can be better utilized</li> </ul>
Wildwood CA/Park	<ul style="list-style-type: none"> <li>○ Community gathering space</li> </ul>
Shaganappi golf course	<ul style="list-style-type: none"> <li>○ More programming, event space</li> </ul>
Richmond Co op to Highlander Site	<ul style="list-style-type: none"> <li>○ Future potential area</li> <li>○ Needs access to Richmond golf course – which should be a park or have more recreational amenities</li> </ul>
45 Station	<ul style="list-style-type: none"> <li>○ Different activity level here then found at other stations</li> </ul>

**Table 6 – Activity 2**

Inspirational photo	Location	Why
139, 4, personal photo	Westbrook	139 – central plaza, cultural exchange area, prime location for entire area, hub for activity, lots of cultural experiences 4 – plaza, green, development around
138, personal phot	Naval Site	Example of a derelict site that was transformed into a destination
	Shaganappi golf course	Event space – wedding centre Ex: Gault Museum in Lethbridge Like usage of space that fits with nature
53	Jacques lodge	Seniors/central courtyard
54	Glenbrook Green Space	More of a developed park, urban oasis
10	Westbrook	Water features
30	Glenbrook Commercial Area	Mixed use, walkable area
42	Along 37 ST	Retail at grade, mid rise

1, 62, 39	Along 26 AV	Friendly pedestrian realm not on top of the cars
62	26 ST & 33 AV	
1	Westbrook	As a temporary activation for the area
144 personal photo	Popular DR	Important community hub Accessible urban park, people could just be here Not just basketball courts
10	Spruce Cliff towers	More greenery between or adjacent to the towers
10	Throughout area with higher density	More public accessible green space/plazas within future development
42 & 103	17 AV and Glenside DR	42 - Residential above and retail at grade 103 – iconic/gateway site/impactful/visual landmark
16	Along 17 AV	Appropriate scale
91, 53, 94	45 Station	91 – where police station, fire & AMA 53 – community gathering 94 – integration with nature doesn't feel concrete
58 & 128	Canadian Tire	58 – not just parking lot, more engaging and pedestrian friendly 128 – Medical facility of this scale
124	37 – north and south of 17 AV	Appropriate scale
124	Jacques Lodge	Appropriate scale
50	Westbrook	Biking to the train – would be well used
	Viscount/Bennett	Ex: Westside Rec
49 or 67	Along 25 AV & 26 ST	Bike lanes incorporated into the development
115, 124 and 22	17 AV west of 37 ST	Appropriate scale
96	Westbrook	3 different/varying heights
115 & 101	Spruce Cliff	115 – like scale and density, accessibility 101 – building height
26	37 Tim Hortons	Interesting façade, appropriate scale, mostly commercial

48	Hemlock	Modern lower rise residential
46	Jacques Lodge and Richmond RD	Appropriate density
16	26 AV	Like the concept but maybe too high end for the area
83	Not sure where	Like the front steps
68	37 – north of Bow TR	Scale/density/access to the hill Take advantage of access to Edworthy
116	26 ST	Scale
15	Shaganappi Golf Course	Winter activity
107 & 104	Through residential areas	Important for aging in place Diverse bungalows Leave some single family Not necessarily the style
103	Naval Museum	Gateway and landmark High rise
130 and 63	Glenbrook Dog Park to Optimist	Connection to Optimist More natural connected area
93	Viscount Bennett & Jacques Lodge	Public facility but not this big
5	Glenbrook & 37 ST	Like community Gardens Scale, on the edge, transition zone
6	Richmond Canadian Tire	Farmers Market

## Purpose of Session Four

### Working Group Session Four: Function & Scale

On Saturday, February 8, 2020, the working group participated in the fourth session hosted by Glendale Community Association. At this session working group members participated in activities to:

- Learn about the concepts of purpose, function and scale
- Build upon the activity heat map created, layering on function and scale

Presentation from the session: [Session 4 Presentation: Function & Scale](#)

Purpose is defined in the Guidebook for Great Communities as: the most common function, current and future, of an area that are organized under four primary categories: Neighbourhood, Parks and Open Space, Industrial and Regional Campus. These are based on broad categories of activities that are compatible and complementary.

Function is defined in the Guidebook for Great Communities as: subcategories of the purpose of an area in a community, and getting more specific in the focus on the dominant type of activity that people would experience on the ground. For the exercise we focused on the following functions: commercial with active frontage, commercial, housing, industrial and parks frontage.

Scale is defined in the Guidebook for Great Communities as: the combination of height and massing that comprises a building. Scale modifiers determine building height and define how building mass should be managed.

The activity involved using lego blocks to show where certain purpose, function and scale would be appropriate. Working Group members were to place blocks on the activity heat map, to show where they thought certain purpose and functions were appropriate through the use of different colours, and then they were to layer on blocks to show where they thought certain heights would be appropriate. This is detailed in the legend below.

The plan area was divided into 6 areas and the working group was divided into groups and rotated through the 6 tables over the course of the session. As they rotated through the areas, they were to place blocks or they could remove or change previous groups' blocks, if they made changes to the blocks they had to tell us why. All changes and comments were denoted at each table.

The purpose of this session was to build upon the activity heat map that was created in session three, to illustrate generally where function and scale would be appropriate. This session concluded phase one engagement and culminated in creating the "lego concept" which helps inform the project team's analysis to help develop the draft urban form and building scale concepts, as part of the draft local area plan. The lego concept is one input into the project team's analysis, where the project team works with our internal experts and also looks at existing land uses, proposed developments & policy, technical feasibility, and other engagement results to develop the draft concepts. Following the session, the project team analyzed all of the inputs, and identified focus areas for further exploration.

















**What did we ask?**

















The activity involved using LEGO blocks to show where certain purpose, function and scale would be appropriate.

The purpose of this session was to build upon the activity heat map that was created in session three, to illustrate generally where function and scale would be appropriate in the plan area.

**LEGO Concept Legend**

LEGO BLOCK	SCALE	FUNCTION	LEGEND
	Low (1)	Commercial Focus Active Frontage	

	Mid (2)	Commercial Focus Active Frontage	
	High (3)	Commercial Focus Active Frontage	
	Tall (4)	Commercial Focus Active Frontage	
	Low (1)	Commercial Focus	
	Mid (2)	Commercial Focus	
	High (3)	Commercial Focus	
	Tall (4)	Commercial Focus	
	Low (1)	Housing Focus	

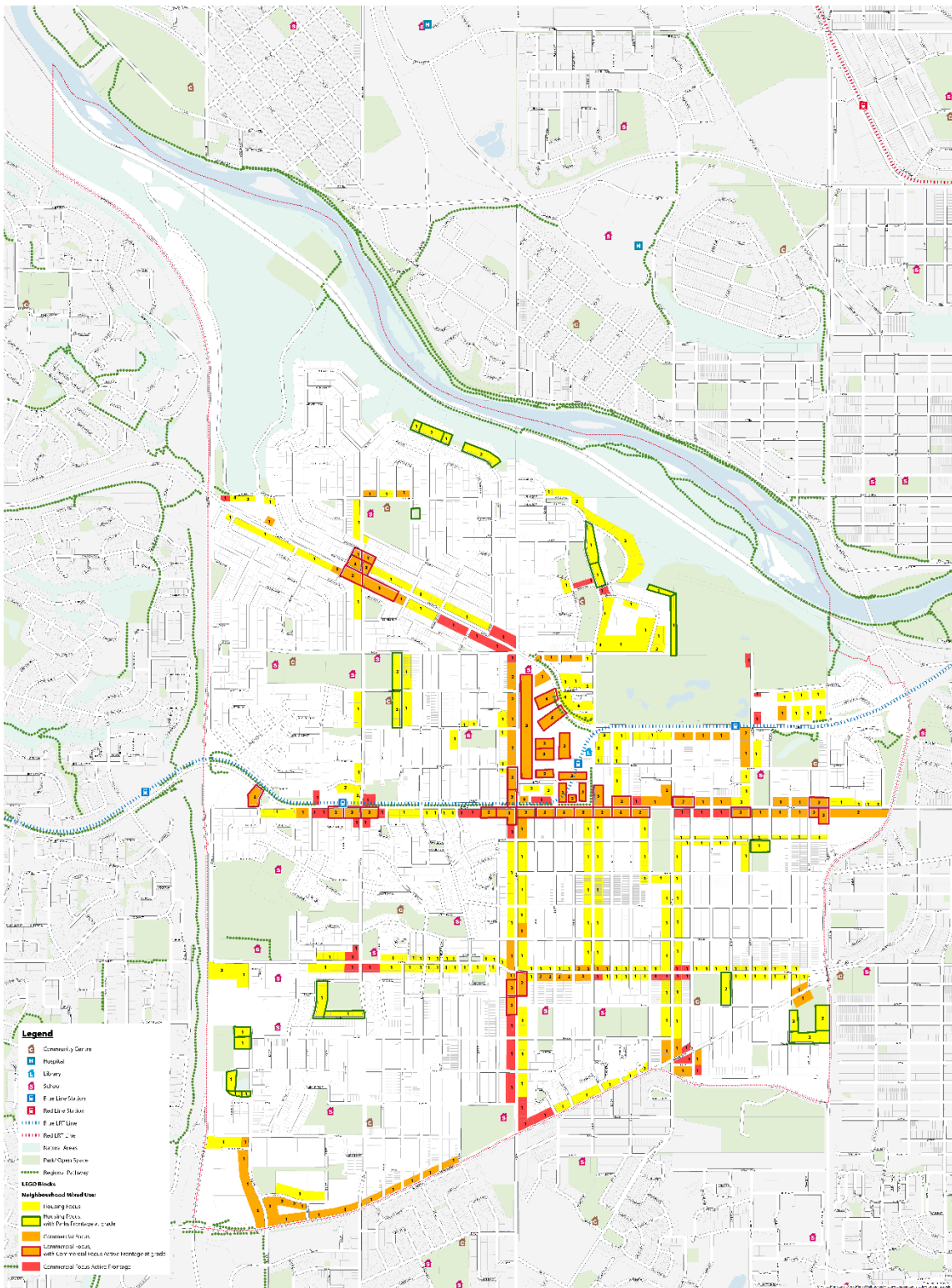
	Mid (2)	Housing Focus	
	High (3)	Housing Focus	
	Tall (4)	Housing Focus	
	Low (1)	Industrial	
	Mid or above (2)	Industrial Flex (Industrial at-grade with residential above)	
	Low (1)	Parks Frontage	
	Mid (2)	Parks Frontage (Residential Focus)	
	Mid (2)	Parks Frontage (Commercial Focus)	

**How did we use your input?**

This work resulted in the creation of a digitized LEGO concept (see digitized concept on next page). Following session four, the project team analyzed the input from the working group though the LEGO exercise, and identified focus areas for further exploration in session five.

The LEGO concept is one of many inputs into the project team’s analysis. The project team will also consider input from our internal experts from different areas, existing land uses, proposed developments, existing and proposed policy, technical feasibility, and other engagement results to develop the draft concepts. This input will be used to develop the Urban Form and Scale maps and the draft policy plan.

## Digitized LEGO Concept





## Working Group Comments Session Four

Table 1

Reference #	Comment	Rotation
General comment	Some parks frontage could be supported along the hill with townhomes fronting the street & slope adaptive on the back. VERY important to have the highest quality design that fits in with the neighborhood/street level	1
1	Improved amenity/café opportunity	1
2	Better pedestrian connection / safety if there will be towers	1
3	Focus the active frontage to the side away from Bow Trail	1
4	Adding active frontage	1
5	Supportive commercial	1
6	Development should be oriented towards the park	1
General comment	More affordable housing mixed into this community	1
7	Mixed views on the ability of development to be possible - but group doesn't want to take blocks away because they want to see more mix of housing in the neighborhood	1
8	Moving active frontage further up 45 St	1
9	Lots of discussion about the height of these buildings, it feels like "shoving density in the corner" to some, and a perfect quiet place w/ park amenity & view to others	1
10	Less than 26 more than 12 would be OK.	1
General comment	High level of design is required to create actual livable communities	
General comment	[blank]	1
11	Removing the active frontage	1
12	Remove one level of blocks to limit development to 12 storeys	1
13	Opportunity for school site redevelopment that is more urban + flexible with the use of the space.	1

Table 2

Reference #	Comment	Rotation
FLAG	ACTIVE FRONTAGE - retail hub of Spruce Cliff <hub of community> want this to be retail <active frontage> not so much parks frontage and opportunity for parks frontage	2

	-> Green - type of communities <- Opportunity to do a large development next to C-Train Station <Jake's Lodge>	
2	more density in the middle - taper off to the sides.	2
3	parks frontage - give space for cycling connectivity	2
General comment	More parks frontage, Development on the golf course	2
4	Better interaction with the space	2
FLAG A	Wanted <u>more active</u> frontage <changed from orange to red>	2
5	Urban park over Bow Trail	2
6	[CHANGE] Changed from 6 storeys up to 12 storeys	2
7	Opportunity to develop this underutilized park space - more picnic or dog park	2
FLAG B	Limited opportunities for commercial Increase to active frontage and more commercial	2
8	Outdoor amphitheater space - gathering space	2
FLAG C	Increase storeys from <make them taller>	2
9	Area for rec centre instead of density	2
10	Live/Work spaces for artists	2
11	Opportunities for housing integrated into the Church	2
FLAG D	Increase the density and storeys	2
12	* comprehensive development * high use and high density	2
FLAG E	Increased density and more storeys	2
FLAG D	Increased density and more storeys	2
13	Event facility - wedding venue	2
14	Too high for FLAG E = more shadowing on the street	2

**Table 3**

Reference #	Comment	Rotation
1	Sun angle - shouldn't shadow across the road - should be designed to allow sunlight penetration	1
2	Should have park & connections to bike path to North & South. Active w/ comm on top throughout area	1
3	12 storey resi[dential] already exists	1
General comment	senior's housing should be considered	1
4	Commercial cluster in residential area	1
5	Less than 26 but more than 12	1
6	Buildings around here should be stepped back after a certain height	1
General comment	No surface parking around mall site	1

7	<u>Change</u> - from orange to yellow rationale - side street is one way - hard for commercial access -won't get patrons from Bow Trail - focus on 17th Ave for Commercial	2
8	Residential should be above to support active frontage (but not higher than 6 storeys)	2
9	(Seniors) Community association building w/ park frontage & residential above - 3-4 Storeys	2
10	Residential area @ higher scale <u>needs</u> underground parking b/c streets are narrow	2
11	Should be 3-4 Storeys	2
Add to #2	- This area should not be a dead space -needs eyes on the street - potential for more emphasis on interaction ( w/ plazas/public space)	2
12	<u>Change</u> - need active frontage here to concentrate intensity/activity	3
18	Added +3 block to corner	3
13	<u>Change</u> - yellow to orange - connect to LRT w/ Commercial	3
14	<u>Change</u> - orange to yellow <- need more residential to support	3
15	Add - 1 More block to frame corner	3
2	Add comment - comprehensive development - need break up of block - need - one big site - need St. to have inner roads - should be a dense area but way more pedestrian friendly	3
16	This site of 37th should be designed to have higher interactions b/t businesses & streets	3
2	Add Comment - need green areas throughout here to bring people in - publically accessible space - hub of people to go to - not one building - multi use/public areas - interactive w/ green space residential	4
6	Add comment - need plazas/space to gather w/ in this block -> emphasis on design	4
17	Pool - multi functional space for rec centre w/ coffee shop. - integrated civic site - hub for people to gather	4
18(b)	Change - yellow to orange - no one would want to live on Crowchild @ ground floor ↑ scale to 12 storeys to add > people	4
8	Potential to add alley access to commercial area so they don't access off 17th - > pleasant for pedestrians	4
19	Change - back to orange from yellow - commercial on ground + residential on top	5
20	Change - yellow to orange - opportunity to provide > flexibility for commercial to connect 17 ave to 26 Ave	5
21	Added 1 + block for scale	5

22	Added 1 + block on 17th Ave	5
23	Change - orange to yellow -> need > people for commercial around it - orange would be too much in this space	5
24	Table divided over this street - half thought Ok but odd to be in middle of community - shifting to 33rd from 26th	5
25	potential for ↑ but ran out of time	5
General comment	Westbrook needs comprehensive plan from Matco to Mall for all of it - mall + matco should be employment hub	6
26	Add - corner to be taller +1 scale back to both sides	6
27	Needs to be comprehensive site	6
28	Added +1 block to ↑ intensity	6
2	Something like CMLC (can combine - example exists) to work w/ landowners to focus on employment hub - > important than West Village - need consolidation - employment hub/Campus enviro. To support housing - satellite campus for institution (i.e. U of C) (tech/education/etc)	6
17	Multi sport rec centre (i.e. Repsol/Genesis/West Side rec) w/ P3 partnership. (repeat comment) - this would be a catalyst for development. - w/ in heart of community -> added green block for ↑ intensity, multipurpose civic site	6
18	be careful w/ shadow @ corner	1 (return)
2	mall area - need nighttime occupancy - need > eyes on street	1 (return)
29	↑ will add too much shadow	1 (return)

**Table 4**

Reference #	Comment	Rotation
General comment	-beautiful neighborhood, love to walk around but there's nowhere to go	1
1	nice corner	1
1	lots of potential	1
1	weird intersection, difficult to access by vehicle, not spot for collisions	1
1	versatile corner	1
1	max line runs along here	1
1	easy to walk in this small area	1
1	parking lot right now	1
1	nice gateway site	1
1	not a lot of other housing nearby	1

1	some disagreement on height -> some think limit of 12, others think ~14 storeys	1
1	if you're going to add some height this would be a good spot	1
1	height provides some privacy but also shades the west sun	1
1	then have some mid-density housing to taper down into the neighborhood	1
[26 Ave]	active frontage all along 26 Ave	1
[26 Ave]	potential to be more European in terms of street experience - bike lanes; interesting; up to 6 storeys - already has a bike lane - sidewalk activation - putting people on the road	1
[26 Ave]	unique potential *denser but not corporate	1
[26 Ave]	potential to include community association	1
[26 Ave]	probably only enough density to support ~6 blocks of active frontage/commercial	1
[37 St]	hidden density potential along 37 St would be good - opportunity to go to Safeway	1
[Viscount Bennett Site]	would be nice to see something there	1
[Viscount Bennett Site]	a park would support higher density	1
[Viscount Bennett Site]	some higher density housing nearby might also be good	1
Flag1	tight street	2
Flag1	6 stories or less is better	2
Flag1	commercial to the street + residential to the laneway would be nice	2
Flag1	already not great for traffic, a lot of density could make it busier	2
2	Could there be pedestrian/cycling connection to 33 Ave	2
Flag2	added more residential -> focus will be elsewhere	2
Flag2	- overall there's a lot more density being proposed in the whole area + Westbrook/17th +33/17th +37	2
Flag3	more realistic -> active frontage is already over the street a lot so more commercial will balance	2
Flag3	want to make sure there are enough people to support the schools	2
Flag4	12 storeys is too high near a school	2
Flag4	bad corner, don't want a lot of active things distracting drivers	2
Flag4	if there is anything higher than 3 stories should be set back	2
Flag4	doesn't support that much active frontage	3
3	add some residential in the green	3
3	add some services/mixed -> maybe seniors/affordable housing but keep some green space	3
Flag7	should be commercial instead of residential	3

Flag6	Seniors housing is good but need some walkable amenities	3
4	close to the new BRT	3
4	do the city yards go to the Garrison Woods developer	3
[26 Ave]	29 Street -> might not have all 4 corner active	3
[26 Ave]	alleys through many of the lots of 26 ave	3
[37 St]	adding some low density residential along 37 street	3
Flag9	Swapped housing focus w/ active	3
F4	busy corner -> both max lines stop there	3
3	added more residential/parks front	3
3	if the area required it The City could look at adding more access from Crowchild	3
4	Potential to support additional access - could also add some density	3
Flag1/Flag5	general agreement	4
	some thoughts about adding more height	4
5/ 6	Richmond Rd is a bit busier, can support a bit more height	4
5/ 6	connects F1 - F4 areas	4
5/ 6	creates a bit more traffic calming	4
7	more transitions w/ green space	4
Flag1 + Flag5	very mixed w/ residential + commercial to support	4
[29 St + 33 St]	adding some density helps support commercial	4
[29 St + 33 St]	concentrate on thoroughfares	4
[29 St + 33 St]	more development -> would feel safer walking at night	4
[29 St + 33 St]	along 33rd -> could provide good access to C-train	4
Flag4	Swap orange + red; add density up to 12 - probability of the Safeway site having more added height	4
F1	could add some more height	5
[Viscount Bennett Site]	not a lot of opportunities for new things -> this is a big opportunity *	5
[Viscount Bennett Site]	like the affordable housing/seniors housing	5
[Viscount Bennett Site]	maybe maker space/tech space/tech coworking space	5
[Viscount Bennett Site]	perhaps some kind of satellite campus to draw students -> would also require more services	5
[37 St]	Max Line -> good to have some active frontage, etc. as support	5
F4	careful around amount of development at the corner -> Safeway, etc. Mall might develop more	5

	commercial might be better here because of the school *need professional services as well	5
General comment	seems like a lot of added density	5
General comment	focus on main streets -> want people to live on main roads	5
General comment	seems like this will happen anyways	5
General comment	also focus around max lines	5
General comment	separated bike lanes please (i.e. 26th Ave)	5
Flag1	should be developed	6
Flag1	a lot of traffic issues would have to be managed	6
Flag1	huge opportunity	6
4	removed housing	6
4	could be something	6
[Viscount Bennett Site]	well located	6
[Viscount Bennett Site]	could be supportive of seniors/affordable housing	6
[Viscount Bennett Site]	may be some height concerns from people across the street	6
[Viscount Bennett Site]	needs to be considerate (esp. for traffic)	6
8	good because of transit	6
Flag8	a bit more height along 26 Ave @ main streets would be OK -> higher on the west in general	6
9	please keep it green	6
[37 + 26 Ave]	traffic concerns	6
10	visibility concerns w/ parking w/ new development	6
11	Love this	6
Flag4	huge walking area - would prefer more active frontage	6
Flag4	high density of kids + walkers going to Safeway	6
General Comment	need to consider neighbors if anything were to be built @ Viscount Bennett	6
13	Killarney CA could include some kind of commercial element (maybe something like a coffee shop)	6
14	single family residential shouldn't turn into multi	6
Flag1	should be higher for sure, maybe not 26 storeys but ~14 storeys -> could be a good, cool urban village, gateway site	
General comment	Viscount Bennett -> urban oasis - should be comprehensively planned -> intensity is supported	

**Table 5**

Reference #	Comment	Rotation
General comment	Residential areas segregated from commercial areas in Calgary. Nice to be able to encourage street level development	1
General comment	51 Street & 39 Ave - flip the curved orientation & co-op - opportunity to open up and have parks frontage adjacent to current park	1
General comment	Current site Can Tire is not pedestrian friendly	1
General comment	active frontage could be suitable option in future around Can Tire area	1
1	Opportunity for mixed use development, perhaps a plaza -> could be	1
General comment	51 St & 37 Ave good opportunity for TOD area	1
General comment	Commercial Focus all along Richmond Rd.	1
General comment	Richmond RD opp. For more red active frontage	1
2	Opportunity active frontage-> better pedestrian experience	1
General comment	37 Street - huge opportunity for active frontage	1
General comment	28th Ave & 27 Street 0> opportunity for plaza area	1
3	Redevelopment of the church site that is for sale -> opportunity for higher density housing	1
General comment	17th Ave - No detached housing	1
General comment	45th & 26th Ave active frontage - should have density on top - provides community hub - 6 storeys	2
4	Development active frontage node - potential for coffee shop or wine bar.	2
General comment	26th Ave - could support up to 6 storey - but residential focus only	2
FC	Optimist - 6 Storey commercial + active frontage opportunity for people to have a place to go while they watch sporting events	2
General comment	26th Ave & 51 St opportunity for higher density - close to active park	2
General comment	26th Ave & 51 St opportunity to build higher density, luxury so that people can watch sports events from their balcony	2
General comment	26th Ave - 6 storeys works here	2
Flag1	reduce height because they thought too high for that block	2
5	Should be tall building scale for entire site	2
Flag2	I don't like this at all because it's close to a school	3



Flag3	This is a catholic school needs to be less active in other to maintain community feel	3
Flag3	concern with street level activity in school zone	3
Flag4	too much commercial be supported for population	3
General	heavy [of?] mix of residential along Richmond Road	3
6	Good opp. For multi family that transitions into the community	3
Flag5	don't think population can support that amount of commercial	3
General comment (51st)	Is not currently walkable street - the frontage needs to face the street	3
Flag6	amount of height will shadow the park	3
Flag6	commercial area may not support this amount of density.	3
7	the current mults in area future development close to Sarcee Trail, with active courtyard feel - opportunity for little mini plaza, for family friendly.	3
Flag7	take bc it's school property - concerns with congestion, parking lot entrance	4
Flag8	Parks frontage should only be shown on properties that share property line with park	4
General comment	51st - it already exists like this - 6 storeys - opportunity to face the street	4
General comment	20th & 51st - it's park access already - parks frontage would work well here	4
General comment	35 Ave -> Richmond - commercial focus corridor	4
Flag9	should be mixed use	4
8	Focus on setting back from Richard Rd	4
General comment	37th Street & 26th Ave -> opportunity for [blank]	4
General comment	26th Ave & 37 St - good opp for active frontage here.	5
9	Likely redeveloped in comprehensive manner bc/ its one land owner	5
General comment	near co-op - good opp. For 6 storey residential that transitions well into the community	5
General comment	35th Ave - 6 Storeys + make the area more walkable to connect to current Cdn Tire area	5
Flag10	active frontage on 51st Street - make the whole area more appealing for pedestrians	5
General comment	mixed use comprehensive site near current co-op site	5
General comment	Along 51St Street - needs to be more walkable. - currently not appealing to walk here.	6
10	Opportunity to have connection from 26th Ave to Richmond Sq for Pedestrians	6
Flag11	change to commercial active frontage - a lot of people at Optimist want services - linkage to signal hill is appearing for this type of development - people would come here for services	6

11	Future recreation site opportunity here	6
12	Park programming + park improvement to make people want to use it	6
13	want parks frontage here - but 3 storeys or less - why -> it's underutilized better interface w/ residential -> street furniture opportunity	6
	Co-op site facing 39th Ave should have active frontage	Last
3	Good opportunity for multi family housing up to 6 storeys - supports better affordability into the area	Last

**Table 6**

Reference #	Comment	Rotation
1	Fairly serious considerations in moving from current uses to active frontage	
2	Consider redeveloping into an integrated civic facility. Rec Centre? [include affordable housing development]	
2	corner of 17th Ave/45 St is a very active corner	
3	Have public seating plaza/seating for shopping area	
4	UP to 3 storey commercial in this Block beyond the one development at 17 Ave / Gateway Dr	
5	Use parks frontage to better integrate/activate with community association	
6	Integrate across lane to Park	
7	Major activity centre/Gateway to the next area east	
8	Mix of building heights, mix of building affordability. Possibility of Affordable.	
9	Close 6 Ave at 37 St for improved safety	
10	Move toward a safer pedestrian realm	
11	Area will never be safe. Don't bother redeveloping.	
12	Consider having active frontage open south, new uses for lane	
13	Fair amount of activity already given school. Mixed opinion about whether increased density on both east and west of 43 st	
14	Mixed opinion/opposition to development	
15	Change to active frontage from commercial	
16	Change to active frontage from commercial	
17	Needs to be a TOD Master Plan for this area.	
18	Road to connect 47 Street through park, develop along THIS, or maybe a public plaza.	
19	yellow to orange bottom block	
20	yellow to orange bottom block	
21	2 -> 1 block	
22	2 -> 1 block	
23	2 -> 1 block	

24	2 -> 1 block	
25	2 -> 1 block	
26	2 -> 1 block	
27	2 -> 1 block	
28	Discussion & disagreement about whether it's appropriate to have active frontage on Bow Tr. Also, disagreement on up to 6 Storeys or up to 3 storeys	
29	Needs to be walking route to Wildwood School if this school closes	
30	3 -> 2 Blocks	
31	Disagreement on height for South side of 17 Ave. Some feel up to 3 storeys with mix of uses would be appropriate. Others feel more density would be appropriate. Sarcee to 37 St.	
32	Consider lower heights immediately beside 45 St, step back. 17 Ave to Grove Hill Road	
33	Denotes commercial on 45, Housing on Georgia St, Stepped back form	
34	Red to orange	
35	Red to orange	
36	Do more to create community hub at this location	
37	Orange to red	
38	3 Storey to 6 Storey	
39	FINAL THOUGHTS 17 Ave/37 Street, lower scale (up to 12) might be more appropriate	