



Westbrook Communities Local Area Planning Project

Phase One: ENVISION Engagement & Communications Summary

Stakeholder Report Back – FALL 2020

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Project overview

The Westbrook Communities Local Growth Planning project includes the communities of: Wildwood, Spruce Cliff, Westgate, Rosscarrock, Shaganappi, Glendale, Killarney/Glengarry, Glenbrook, and the portions of Richmond, Scarboro and Sunalta that are west of Crowchild Trail.

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

The Local Area Plan (LAP) will fill gaps in communities where no local plan currently exists and replace other plans that are largely outdated.

Communications and engagement program overview

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

Some of the considerations that influenced our overall communications and engagement approach for this project are detailed below.

Phased program

The engagement process for multi-community plans has been designed as a multi-phased approach where we will collect input at key intervals throughout the planning process. For this project, this includes three phases of engagement where;

- In phase one we look to gain a high-level understanding of the strengths, challenges, opportunities and threats about future redevelopment in the area from the broader public.
- In phase two we will share the draft concepts that have been created and informed by the public feedback in phase one.
- In phase three we will share the final proposed plan and demonstrate how what we heard throughout the engagement process has been considered in the final plan.

Raising the capacity of the community

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

Increasing participation and diversity

Recognizing that planning can be difficult subject matter to navigate, we have employed different tactics and approaches to increase participation in the project. We also recognized that the Westbrook Communities are made up of a unique and diverse population and have customized our approach to ensure we remove barriers to allow for a diversity of participation.

Inclusive process

Throughout our engagement we are working to ensure an inclusive engagement process that considers the needs of all stakeholders and seeks to remove barriers for participation. We will do our best to make public engagement accessible and welcoming to all, despite resource levels or demographics that might prevent some from being included in the process. We will ensure that, at the very least, all citizens in the area are aware of the opportunity to participate and know that we are interested in hearing from them.

Participation interests & intensity

Our engagement program has been created to cater to the different participation interests and intensity that stakeholders are willing to commit to a project. This includes having a variety of communications and engagement tactics available so that people are able to get involved at the

level that best suits their needs. We selected a variety of tactics to correspond with the varied interest needs of the Westbrook Communities.

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

Westbrook Communities Working Group

Through a recruitment process, 39 members of the broader community and development industry were selected to participate in dialogue of the planning interests of the entire area. The working group will participate in (7) sessions where they bring different perspectives and viewpoints to the table and act as a sounding board for The City as we work together to create a Local Area Plan.

Grassroots conversations

Throughout our engagement program, we are taking a grassroots approach to create a sense of community, positive advocacy and community participation. We achieve this by empowering stakeholders to have conversations and ignite interest about growth and redevelopment with their fellow community members. This is enabled by employing two-way conversational tools online and having discussion pieces available through Public Engagement Sounding Boards located within the Westbrook communities. We also look to achieve this through 'Planners in Public Spaces' which gives the project team an opportunity to meet citizens in their communities. Our events include popping up in communities at existing events and high-traffic destinations to share project information and hear thoughts, in addition to scheduling regular 'office hours' in the community that are easily accessible.

Better aligning the work of The City

During our engagement process, we are looking at how to better serve citizens, communities, and customers through our program approach in a way that is cohesive, collaborative and integrated, and works together as "One" for "Calgary." Where timelines and resources allow, we ensure coordination and collaboration with other City departments and projects to ensure a One City/ One Voice approach. So far this has included partnering with projects and departments such as: Neighbourhood Streets, Parks and our City-Wide Policy team (specifically the [Guidebook for Great Communities](#)).

Phase One: ENVISION overview

Phase one occurred from Fall 2019 through Fall 2020 and focused on obtaining a better understanding of the local area and the Westbrook Communities, looking at all the factors that drive your community and make it unique. This helps the project team proactively explore ideas with your aspirations, concerns and viewpoints in mind. The feedback from this phase helps to inform visioning with the working group where we developed Guiding Principles for the project and started to draft concepts for the draft local area plan.

Engagement spectrum of participation

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

Phase one: DISCOVER & DISCUSS objectives

In phase one of engagement, ENVISION, we were looking to:

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

What did we do and who did we talk to?

Throughout phase one, we held 15 in-person events and meetings and conducted 55 days of online engagement, for the broad public and targeted stakeholders. In total over 340,000 people were made aware of the project through our communications program and we connected with over 7,000 participants online or in-person and received over 1,000 ideas and contributions across this phase.

A comprehensive communications plan was developed to inform the community about the project and all of our engagement opportunities. The following is an overview of all the channels The City employed throughout our first phase of engagement:

- 18 large format signs placed throughout the communities and at high-traffic intersections
- Community Association posts, website updates, news articles
- Councillor Ward email updates
- Mailed postcards
- Paid social media advertisement through digital ads and campaigns on Facebook and Twitter
- Email newsletter campaign through Westbrook subscriber list

The following is an approximate number of individuals reached through all of the channels during our first phase of engagement.

- Direct mail = 11,718 households
- Facebook (Reach) = 123,624
- Twitter (Impressions) = 170,262
- Digital advertising = reached 97,587 users an average of 5.5 times
- Community Association newsletters = 8 newsletters, 49,400 total circulation
- Bold signs & information boards = 18 signs with 2 runs
- Email updates = 423 subscribers

Planners in Public Spaces	Metrics
We planned a number of events at various locations in the plan area through popping-up	<ul style="list-style-type: none">• 10 pop-up events<ul style="list-style-type: none">◦ 450 people engaged• 5 Office Hour sessions

<p>in the community and dedicated office hours. This included:</p> <p>Pop-up Events:</p> <ul style="list-style-type: none"> • September 26, Killarney Glengarry AGM • October 5, Westbrook Mall - Kid's Fun • October 16, Westbrook C-Train Station • October 19, Edworthy Off-leash Dog Park • October 25, Bow Cliff Seniors Social Event • October 26, Optimist Arena • November 2, Killarney Pool • November 5, Co-op Richmond Rd • November 7, Shaganappi C-Train Station • November 16, Optimist Arena <p>Office Hours at Nicholls Family Library:</p> <ul style="list-style-type: none"> • October 18 & 25 and November 1, 8 & 15 from 1:00 – 4:00 p.m. • We had Sam Hester, a local graphic recording artist, in attendance to document citizen feedback. 	<ul style="list-style-type: none"> ○ 85 people engaged • 450+ people engaged in-person through 10 events
Online engagement & communications	Metrics
<p>The project launched online on September 23, 2019 with information about the project to increase awareness and capacity about local area planning. We also had a recruitment period for the working group in this initial launch phase.</p> <p>From September 23, 2019 to November 15, 2019 we conducted online engagement and collected feedback through a number of online dialogue tools.</p>	<ul style="list-style-type: none"> • We received over 175 applications to the working group • We received over 1,000 ideas and contributions online • We conducted 55 days of online engagement • We have had 7,384 unique visitors to the website (as of March 29, 2020)
Targeted stakeholder engagement	Metrics
<p>Community Associations</p> <p>Prior to the project launch we held individual introductory sessions for all of the Community Associations in the plan area.</p>	<p>2 Community Association Sessions</p> <ul style="list-style-type: none"> • September 15, 2020 - 5:30 - 7 pm • September 23, 2020 - 5:30 - 7 pm
<p>Commercial Landowners</p> <p>A session was scheduled for commercial landowners in the plan area, but this had to be postponed due to COVID-19.</p>	<p>3 Landowners/Developer Sessions</p> <ul style="list-style-type: none"> • July 30, 2020 - 2 - 3:30pm • August 5, 2020 - 9-10:30 a.m. • August 19, 2020 - 1:30-3 p.m.

<p>Westbrook Communities Working Group Throughout phase one, the working group participated in four focused workshop sessions. These are detailed below in the working group section.</p>	<ul style="list-style-type: none"> • 39 working group members • 5 workshop sessions
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About the Westbrook Communities Working Group

What is the working group?

The purpose of the working group is to serve as a sounding board to The City's project team and participate in more detailed dialogue about the broader planning interests of the entire area including: connectivity of the communities, transition areas and interface with a focus on big ideas and actions/opportunities for future growth.

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

How was the working group created?

At project launch, The City executed a recruitment campaign for citizens to apply to be a member of the working group, as a general resident or a development industry representative. Community Associations were given the opportunity to nominate and select their own representative. Through the recruitment campaign we received 175 applications. City Administration analyzed all of the applications received and efforts were made to ensure the selected members group included:

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

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

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

Who is on the working group?

The working group is comprised of a broad range of stakeholders and has 39 members. Membership is comprised of:

- 25 members representing the general community
- 9 members from Community Associations in the plan area
- 5 members from the development industry

To meet the members of the working group, please click [here](#).

What is the working group up to?

As part of phase one, the working group completed four focused workshop sessions. These are provided in more detail below.

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](#)

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](#)

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](#)

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](#)

Working Group Session Five: Focus Areas & Supporting Amenities

During the weeks of July 13 & 20, 2020, the working group participated in the fifth session online via MS Teams. At this session working group members participated in a discussion to:

- Take a deeper dive into four location specific focus areas and corridors to further discuss ideas regarding function and scale
- Provided ideas about parks and transportation amenities and infrastructure to support future growth in the area

Presentation from the session: [Session 5 Presentation: Focus Areas & Supporting Amenities](#)

To review a summary of feedback provided by working group members over the course of these sessions, please click [here](#).

What did we ask through engagement?

We asked people to answer the following questions to help increase the understanding of local assets, issues, opportunities and trends. This was asked both in-person and online.

Values

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

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

Areas for Improvement

Using the sticky note tool, citizens were invited to share comments and vote on the suggestions. We asked:

What kind of barriers currently exist in the community? What isn't working and needs attention? What are the pain points that currently exist? What are the burning issues related to current redevelopment in your community?

Hopes & Fears

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

FEARS: We want you to think about future threats. What problems or concerns do you have with future redevelopment? What scares you the most about change to your community as a result of redevelopment?

HOPES: We want you to think about big ideas! What great outcomes would you like to see from growth and redevelopment? What are your aspirations for your community through change?

What should things look like in 20 - 30 years? Who currently isn't being served well enough by your community, and what opportunities exist to fill those gaps? What would make your community better, safer, more accessible and enjoyable? Where do you see the biggest opportunity for growth in the community?

Show us!

Using an online mapping tool we asked citizens if they had a location specific opportunity or challenge to share with us and to show us on the map provided.

Using the marker they placed a pin showing us locations where they thought potential opportunities for redevelopment exist (blue pin) or where redevelopment challenges currently exist (red pin).

Calling All Kids

For this question, citizens were able to submit a photo online or provide a photo in-person. We asked kids in the plan area to draw us a picture.

We wanted to see what the kids in the Westbrook Communities love most about their neighbourhood, or what their hopes are for the future. We asked them to draw a picture and show us:

- What you think makes your neighbourhood a great place to live?
- What are your favourite spots and destinations?
- What big ideas do you have and what do you think the area should have in the future?

What did we hear throughout engagement?

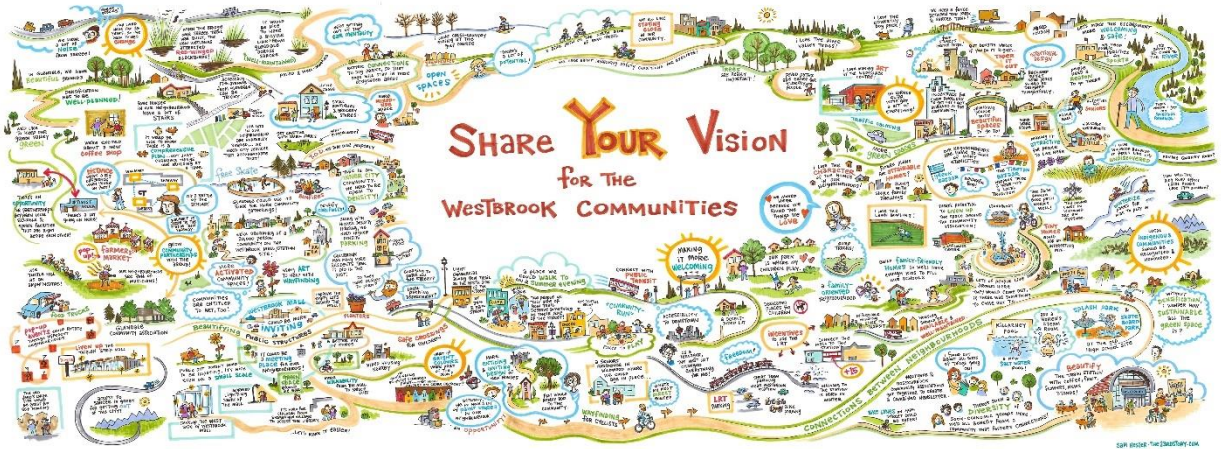
Overall, there was a high level of interest in the project and a wide range of input was received from the community.

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

- Citizens value the area's proximity to amenities and regional destinations (Bow River, Edworthy Park, Douglas Fir Trail, downtown etc.)
- Citizens value the diverse options of local businesses in the area such as food & beverage establishments, and a variety of shops.
- Citizens value the pathway system and dedicated bike lanes in the area making it easy to connect to parks and downtown.
- Citizens identified that the revitalization of commercial buildings & strip malls would help the overall esthetic of the area and help to attract new businesses to the area.
- Citizens shared concerns over a lack of engagement and inclusion in the decision-making process and a lack of trust for decisions made about their communities
- Citizens cite traffic safety concerns including dangerous intersections, speeding/cutting through communities, and unsafe pedestrian crossings.
- Citizens would like vacant lots and vacant open spaces to be developed in a timely manner in the Westbrook communities.
- Citizens hope for the Westbrook Mall area to be redeveloped/revitalized.
- Citizens hope for complete communities that include a variety of commercial, retail, and cultural opportunities in the area.

- Citizens shared concerns that increased growth and density will bring an increase in crime in the area.
- Citizens shared concerns over the loss of community feel/character as a result of increased densification.

The below image is a graphic recording of the feedback received at our Planners in Public Spaces session, by local graphic recorded Sam Hester.



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

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

Summary of input received

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

1. Values	
Theme:	Explanation and sample verbatim comments:
Citizens value their parks and green spaces	<p>Citizens value parks and green spaces for outdoor recreation within the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Glenbrook parks - I love the parks and green spaces in Glenbrook and surrounding communities!" - "Edworthy dog park is the best" - "Parks are good in the area. Keep them"
Citizens value proximity to amenities and	<p>Citizens value their convenient access to a variety of amenities as well as the proximity to downtown and the Bow River.</p>

destinations (i.e. river & downtown)	<p>Sample comments:</p> <ul style="list-style-type: none"> - "Like that the area is close to everything. 10 minutes to get to everything you need, like the Library, Walmart, coffee shops" - "Just close/far enough - We moved into Wildwood 12 years ago, and love being close to downtown for the city's cultural core, being close to the river valley for recreation, and also having good access to shopping and services".
Citizens value the walkability of the community	<p>Citizens value that they can easily walk to parks, schools and amenities in their community.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "I think it is important that my children can walk to school and in doing so we have met many neighbours" - "Walking distance to everything" - "We love the vibrancy and walkability of Killarney"
Citizens value a strong sense of community	<p>Citizens shared stories about how these areas offer a strong sense of community. They spoke about the strong relationships between neighbours. They also spoke about their community associations being very active and offering lots of ways to get involved.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "I love the neighbourhood and mostly my street because my neighbours are wonderful. We have a good relationship with about 12 different houses on our block". - "Gem of a Neighbourhood - We love our neighbourhood because people really care about each other. We know our neighbours and look out for each other. The CA is very active and works hard on behalf of residents. There are many opportunities through the CA to get together with neighbours". - "Neighbours help keep an eye out for each other esp. seniors"
Citizens value the diversity of local businesses (restaurants, shops, etc.) in the area	<p>Citizens value the diverse options of local businesses in the area such as food & beverage establishments and a variety of shops.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Local shops: Who can turn down the pie shop and the little hole in the wall convenience store?" - "Good to have businesses like Luke's --> family owned, not chains" - "many great restaurants along 17th and drug stores, car repair facilities"
Citizens value their proximity to public transit options	<p>Citizens value the easy access to public transit in the Westbrook communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"I also appreciate the easy access to public transit. I have access to 2 bus routes and a C Train which means I can leave my car in the garage especially to travel to Downtown".</i>

	<ul style="list-style-type: none"> - <i>"Pretty easy to get around on transit"</i> - <i>"For us in Killarney along 31st, we have amazing transit – accessible"</i>
Citizens value the pathway & bike lane connections in their communities	<p>Citizens value the pathway system and dedicated bike lanes in the area making it easy to connect to parks and downtown.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"I love the fact our community (wildwood) is connected by a dedicated bike lane. The lane is highly used in all seasons"</i> - <i>"The bike path along the west lrt on the train line is awesome and makes it so much safer for cyclists than having to ride on the road".</i> - <i>"I like that I can walk and bike to a lot of places".</i>

2. Areas for Improvement	
<i>Theme:</i>	<i>Explanation and sample verbatim comments:</i>
Citizens feel that the retail and commercial areas need to be updated/revitalized.	<p>Citizens identified that the revitalization of commercial buildings & strip malls would help the overall esthetic of the area and help to attract new businesses to the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"Cleanup and redevelopment of commercial areas - particularly along bow trail between Westgate and Wildwood, 17th Avenue, and Westbrook mall".</i> - <i>"37th St from Bow Trail to 17th Ave is a seedy strip ripe for redesign; too many payday loan outlets; the back of the mall is a dead area"</i>
Citizens have crime and safety concerns about the area	<p>Citizens shared various crime and safety concerns within the Westbrook communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"Bottle Depot 37 ST & 26 Ave Bus station --> people sit there and drink all day long/ safety concerns"</i> - <i>"Unsafe - lots of crimes/drug user - so many – concerns"</i> - <i>"Increase in crime. Ever since LRT station was built"</i>
Citizens find pedestrian access and walkability to be challenging in their communities	<p>Citizens desire improvements to the pedestrian realm in order to facilitate better walkability in the communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"Lack of pedestrian friendly areas"</i> - <i>"Potential for connectivity at the edges of the community to services. The challenge: not pedestrian friendly to get to".</i> - <i>"Greater thought need to be put into pedestrian movement between both sides of 17th. Make pedestrian experience more pleasant and safer".</i>
Citizens have mistrust of The City	<p>Citizens shared concerns over a lack of engagement and inclusion in the decision-making process and a lack of trust for decisions made about their communities.</p>

	<p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"Decisions are made and there is a lack of communication to citizens. Council told instead of consultations"</i> - <i>"It would be nice for the City to listen to local ideas during the engagement process every once in awhile and not dismiss them".</i>
Citizens feel that there are traffic safety concerns in the community	<p>Citizens cite traffic safety concerns including dangerous intersections, speeding/cutting through communities and unsafe pedestrian crossings.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"Speed on 42nd street is issue, limit traffic cut through to 17th"</i> - <i>"Spruce Drive often is a drag race spot for fast cars in the evening. This is happening in front of the community association and school".</i> - <i>"8 Ave / Spruce Drive SW is a dangerous intersection - drivers have extremely poor sight lines going WB on 8 Ave, and pedestrians are ignored"</i>
Citizens feel that there needs to be road infrastructure improvements in the area	<p>Citizens desire road infrastructure improvements to address traffic congestion and traffic safety concerns in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"lengthen the left hand turn lane on bow at 45th into Wildwood. It blocks eastbound traffic on Bow Tr E. This extends up to Coach Hill!"</i> - <i>"19th Ave & 27th St Round about is not being used safely, need to increase diameter of centre circle".</i> - <i>"Bow Trail between 26th and 33rd Ave needs a safety and noise barrier on 12th Ave. It will help with 1) Safety 2) Sound 3) Crime"</i>
Citizens have concerns about vacant and undeveloped lots in the area	<p>Citizens would like vacant lots and vacant open spaces to be developed in a timely manner in the Westbrook communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"Development of open space next to station. Pedestrian corridor Walmart <--> Station"</i> - <i>"The developer who left empty spaces around the Westbrook station as a place for social problems to grow should pay for increased policing"</i> - <i>"The undeveloped lot on the north side of Bow, just west of 24 st, needs to be developed or sold. It is an eye sore"</i>

3. Hopes	
<i>Theme:</i>	<i>Explanation and sample verbatim comments:</i>
Citizens would like to see more retail/commercial	<p>Citizens value local businesses and want to see more small/local retail and commercial offerings in their communities.</p> <p>Sample comments:</p>

options in their communities	<ul style="list-style-type: none"> - "Big Box Vs. Local and Small - I hope that re-development will not mean strip malls and giant parking lots. I hope that, similar to Inglewood, 17th, 4th street, smaller, walkable shopping and dining areas are considered that promotes local businesses, not just chains. I love walking to restaurants, shops, and connecting with local businesses". - "Westgate area is unique --> could be kind of like Kensington - boutique shopping, etc". - "... That we can increase the number of retail, commercial, and cultural opportunities within walking distance of residents in this community"
Citizens would like to see the Westbrook Mall area to be revitalized/redeveloped	<p>Citizens hope for the Westbrook Mall area to be redeveloped/revitalized.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Westbrook Mall is sketchy - need to upgrade that whole area. Better multi use" - "Development of area around Westbrook Mall. Finally, condos and commercial area. Vitalize area". - "Westbrook Mall - Redevelop the whole area - East Village idea?"
Citizens would like to see an improvement in the amenities available in the area	<p>Citizens hope for complete communities that include a variety of commercial, retail, and cultural opportunities in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "More walkable and variety of amenities that are enjoyable to walk to" - "More Commercial Amenities and Density around Westbrook LRT Station - Would like to see more residential density development to support increased commercial services in this area" - "Hope: Complete Community - That we can increase the number of retail, commercial, and cultural opportunities within walking distance of residents in this community"
Citizens have a desire for their community to be more walkable	<p>Citizens desire improvements to the pedestrian realm in order to make it easier to walk to key destinations and amenities in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Better pedestrian access to Bow Trail between 37 and 38 street" - "More walkable neighbourhoods. Leave our car at home". - "Reduced car dependence"
Citizens would like to see the parks and green spaces in their communities preserved	<p>Citizens want to see the parks and green spaces in the Westbrook communities preserved.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Preserve & increase bike paths, green space" - "Keep green space @ golf course + Edworthy"

	<ul style="list-style-type: none"> - "Green spaces and parks - I hope that ALL existing green spaces and parks will be left as nature based spaces".
Citizens desire safety improvements for the Westbrook Mall/Station area	<p>Citizens want to see improvements made to address safety and crime concerns around the Westbrook Mall/Station area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Safety improvements needed for Westbrook station area. Feels unsafe around Station and McDonald's" - "Safety around mall area and train station". - "Safety improvement - Ctrain station, Walmart, people loitering + obviously consuming alcohol and other substances"

4. Fears	
<i>Theme:</i>	<i>Explanation and sample verbatim comments:</i>
Citizens are concerned that redevelopment will compromise the character of their communities	<p>Citizens shared concerns over the loss of community feel/character as a result of increased densification.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Too much density pushed on communities by developers. Too many 4+ storey dwellings. Changed feeling no community feel". - "...Increasing density by building very tall infills everywhere destroys the existing character and feel of a neighbourhood..."
Citizens have concerns about adding more density in their communities	<p>Citizens shared concerns about increasing density and growth in their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Fear-Glenbrook - I am afraid the city will promote redevelopment and densification at the detriment to existing neighbourhoods and residents" - "Noise and light pollution - It's a quiet neighbourhood, and I worry that development and density will leak from the main corridors into the quiet streets". - "Don't put density by Edworthy Bluff"
Citizens have mistrust of The City.	<p>Citizens shared concerns over a lack of engagement and inclusion in the decision-making process and a lack of trust for decisions made about their communities.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - "Will The City actually listen? - Through over a dozen years of volunteering my time I find my time in general has been wasted..." - Densification - If you are not a direct neighbor to a rezoning or land use designation change, the engagement process discounts your input..." - "... My fear is that this is an expensive exercise in futility and that the city already has their minds made up on what they will do with our neighborhoods..."

Citizens are concerned that growth and density will cause more traffic issues in their communities	<p>Citizens shared concerns that increased density will bring more traffic congestion and added traffic safety issues in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"As re-development increases, traffic patterns will change. Concerned that 17th + 33rd/Richmond Road will need help"</i> - <i>"Density in a way that does not create traffic problems. Do not punish communities for opening the door to densification"</i>
Citizens are concerned that growth and density will bring more crime and safety concerns to the area	<p>Citizens shared concerns that increased growth and density will bring an increase in crime in the area.</p> <p>Sample comments:</p> <ul style="list-style-type: none"> - <i>"...I'm not a NIMBY but unfortunately have noticed a significant increase in crime since the low income building at 45th street and Glenmore opened..."</i> - <i>"...Too many rentals (safety concerns). Absentee landlords"</i> - <i>"...Unfortunately I'm now very worried about home safety in what used to be a safe, quiet area..."</i>

What did we do with the input received?

While work is still underway to develop the draft concepts for the local area plan, all data collected through this phase was analyzed by The City and shared with the Working Group. The Working Group and The City came together to prioritize the themes heard from citizens and this information was used to help develop guiding principles.

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

These Guiding Principles are:

Identity: 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.

Mobility Choices: Provide safe, accessible and connected mobility options including enhanced bike and pedestrian infrastructure throughout the entire plan area.

Community Gathering Places: 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.

Westbrook Station: Support the evolution of Westbrook station area as a safe and vibrant transit hub, and a destination that provides a diversity of services.

Diverse Housing: Provide more diversity of housing types for all socio-economic needs in proximity to key services and amenities to help achieve complete communities.

Open Spaces: Enhance open spaces, recreation facilities, and provide universal access to social services and healthy food options.

Park Spaces: 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.

Commerce: 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.

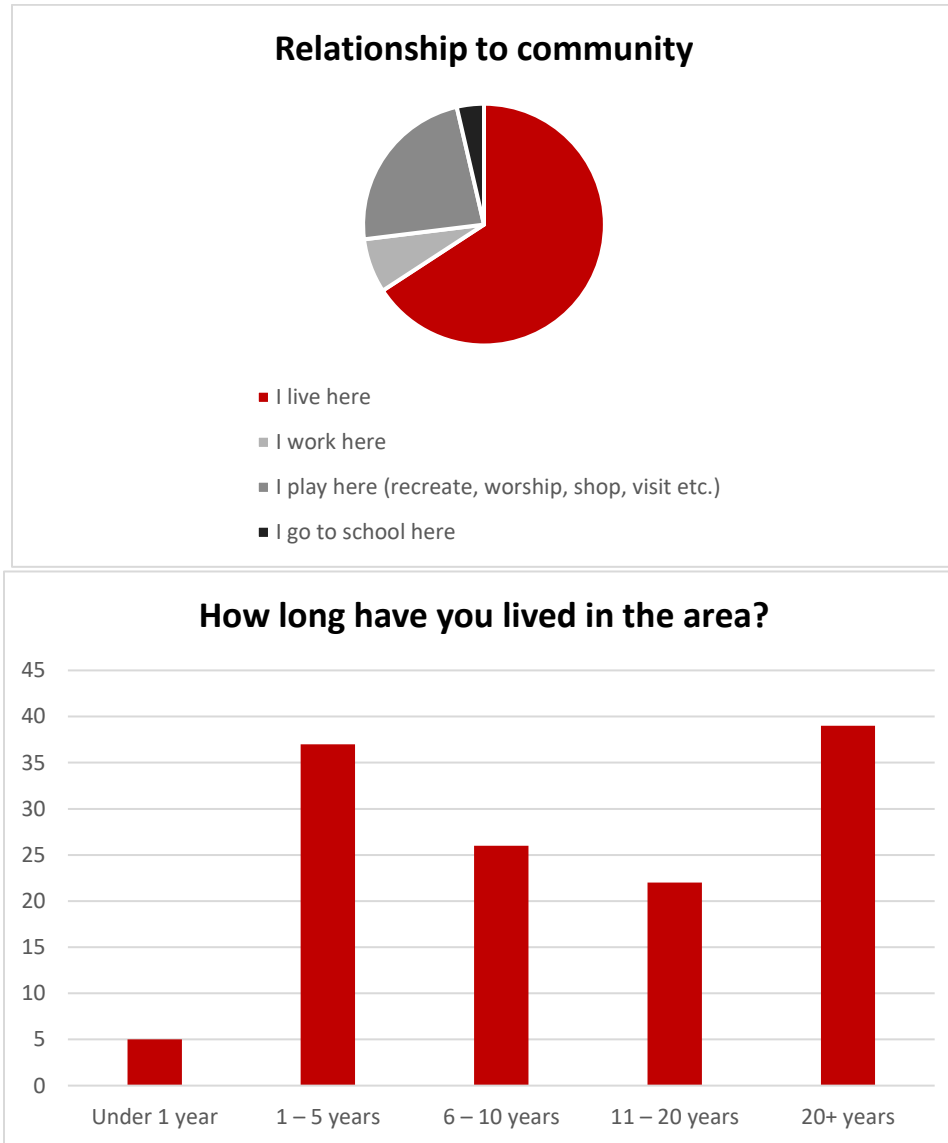
Project next steps

We will be back in the community for Phase Two: EVALAUTE in 2020-21. Phase two will include multiple engagement opportunities including in-person and online engagement to review and evaluate the concepts in the draft local area plan for the Westbrook Communities.

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

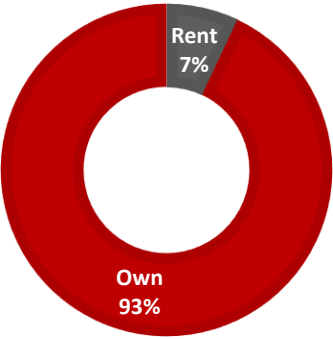
Appendix: Participant demographic information

Below is a breakdown of demographics from those who chose to respond to this portion of the survey online.

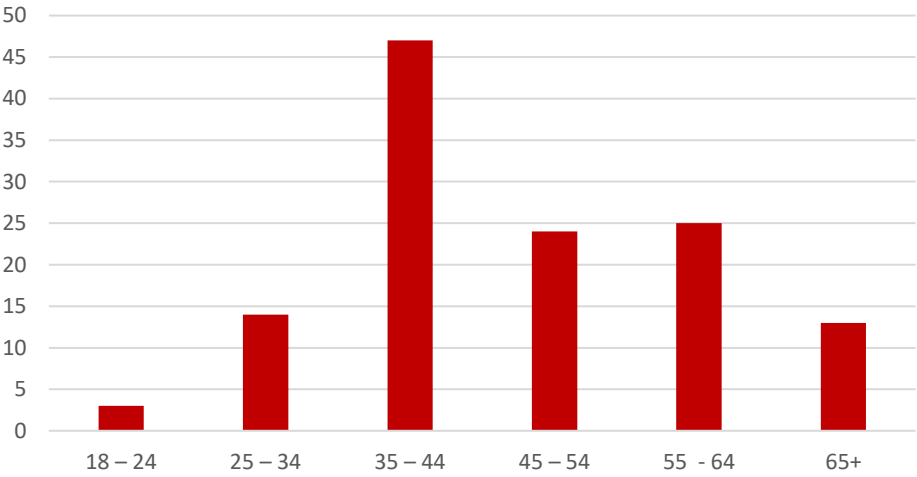


DO YOU RENT OR OWN?

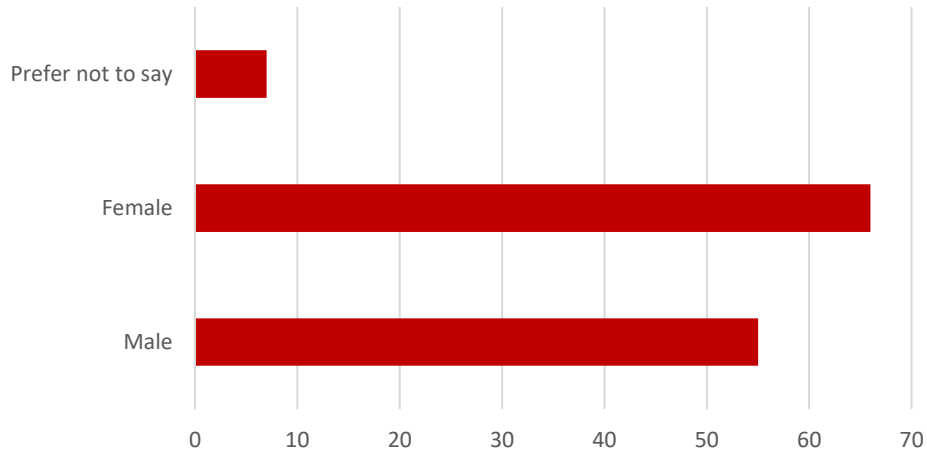
■ Rent ■ Own



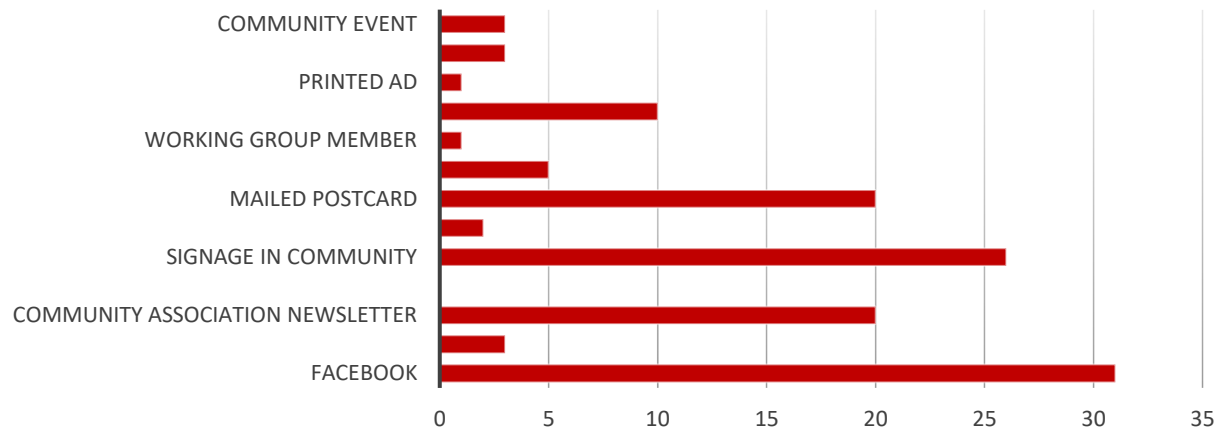
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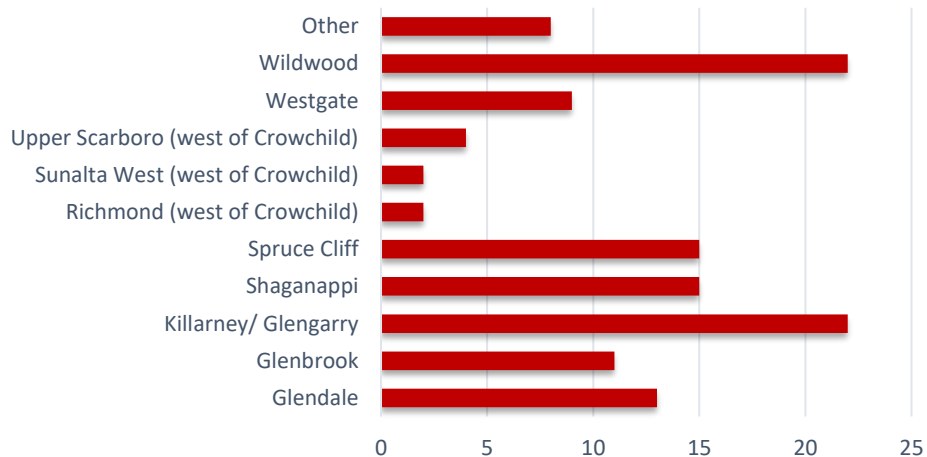
GENDER



HOW DID YOU HEAR ABOUT THIS?



WHAT COMMUNITY DO YOU LIVE IN?



Appendix: Public engagement verbatim comments

Verbatim comments include all written input that was received through the online engagement, in-person events and targeted stakeholder sessions. The verbatim comments have not been edited for spelling, grammar or punctuation. Language deemed offensive or personal identifying information has been removed.

Values
Very quiet. Got lots of errands in the area
Fairly dense, older homes and newer homes. Diversity of community members
Walking distance to everything
Bike path along Bow Tr to 85th has improved
Mostly bike in river valley
Like to go to Bowness Park --> reservoir harder to get to by bike
Safe community. Family + pet friendly.
Like that the area is close to everything. 10 minutes to get to everything you need, like the Library, Walmart, coffee shops
Close to Nature (Edworthy). Nice to walk in trees. Close to downtown
Like Wildwood the way it is. Location. Traffic isn't a major issue. Easy to ride bike to Edworthy
Generally easy to get around
like the open spaces vs living downtown
like the hiking trails - e.g. Edworthy, also by Glenmore Reservoir
People friendly and safe neighbourhood.
Like that it's generally quiet. Since the Ctrain came in, somewhat less
Pretty easy to get around on transit
Accommodation of all age groups. Kids to 100 age in place
Accessibility to services --> well served w/ Westbrook as well
Pleased w/ what we have
Have new medical services
Like that we live on a quiet street
Like the sloped curbs - makes it easier to carry stuff
Love Westbrook mall Children's activities - Easter/Christmas
Happy about opportunities about community building
Suburban feel yet close to downtown
Playgrounds are great. Walkable areas are great
Good schools in the area
Supportive of Calgary Housing. Ctrain is more challenge - visual presense of transit
Edworthy off leash is popular
Douglas Fir Trail - Future - what's the plan for maintenance etc?

I love the parks and wildlife, the rink and community centre
For us in Killarney along 31st, we have amazing transit - accessible
Close proximity to everything. Shopping, schools, etc. Easily accessible by car
Walkability on 17th. Would like to see more interesting retail like 17th
Westgate is a great community to raise kids. Like the French immersion school. Like the community centres
Current transit to downtown 112.
Schools
Good to have businesses like Luke's --> family owned, not chains
Proximity to downtown via Car and transit
Wildwood - quiet, schools, all good and inner city feel
Walkability to access green space is good - but could be better
Parks are good in the area. Keep them
Edworthy dog park is the best
Train - highest and greatest. Without it, it would be so hard to get around
Great neighbourhood cycling: Spruce Dr, 45th street, Quarry Road
Love the mature trees
Wildwood great for families
Accessible for transit - bus and train.
Close to schools, stores, parks
Great Parks!
Community volunteers - sweep Quarry Road, Douglas Fir. Would like to volunteer @ where trail was closed fr. Flood --> pathway off end of wildwood Drive. Needs stairs volunteers would build
Neighbours help keep an eye out for each other esp. seniors
Active community. Mix of ages (Wildwood/Spruce Cliff)
Wildwood has great community centre
The character of diverse housing styles, lot shapes etc that comes from older neighbourhood
Overall it's a nice clean neighbourhood
Pop up rinks, adopt-a-rinks. Bring community together every winter
Like to hike near river
Community feel. Close to everything downtown/hospital
Inner city. Good transit. Single family homes. Some low rise completes. Library Services.
Art Centre. Location downtown, river valley, central, schools, playgrounds
Easy to walk around. Easy to get downtown.
glad they built the LRT but some of the bus routes (Westgate) went away so access to transit isn't as easy e.g. 412 was useful, 93 is pretty far but could reroute 93rd around park -> 8 Ave, Westminster Dr
Like location, quiet neighbourhood

like access to bike path
I like WW [wildwood?] because [of the] feeling that it's undiscovered
great to be close to inner city + river
easy access to Sarcee to get out of the city
like the cycling on 26 Ave
Nearby amenities
Library nearby
Natural Beauty, Services, Aging in Place - We love the proximity to downtown (via bike paths, LRT, and Bow Trail). We love the natural beauty of the walking paths overlooking the river valley. We love the addition of the Calgary Lawn Bowling and Bow Cliff 55+ Clubs. The availability of shopping, dental, and other services all within walking distance means we can age in place in this lovely area.
Potential to be awesome. - Wonderful area to live. I would love for the Westbrook area to be much more walkable, easier ability to cross 17th avenue as a pedestrian or cyclist. Nicer storefronts across 17th avenue with better vibrancy.
Character - These neighbourhoods have always been family oriented. With our community halls, schools and playgrounds in the area, meant that kids could walk to them because they lived in the area. The lots are big and should stay that way. Lots shouldn't be subdivided because that would take away from the character built up in the area.
So much POTENTIAL! - I've always thought since I bought my home in Westgate in 2014..."This area just needs the amenities that are afforded to newer areas, like the ones in the south". Our lots are massive, amazing with a dog and a couple little ones running around. Amazing for hosting at home, and we even did our wedding reception at the Westgate Community Centre! There's no fitness centres close by for men (Spa lady won't allow me in), the mall is an eyesore, and barely surviving I would imagine, and we're the only corridor to downtown that has been forgotten. I say, ABOUT TIME. But it's not the homes. The homes are being bought by young families, renovated, and being new life! It's the area around the mall that requires redevelopment. It's a massive space, with little to nothing to offer. The Safeway does the trick in a pinch, if you can navigate the parking lot. Anyone been to the sushi restaurant over there? No? Me either. Duelling pianos and a cold steak sandwich anyone? Have a quick rip down 37th street, where you're sure to see your favourite trap houses, the same places our kids "Love to walk by to and from school". Time for a bulldoze, a fresh idea, and maybe instead of stuffing 10,000 more units into the area that's fallen, literally, through the cracks with age, we give those people who are here a reason to stay, and give others a reason to come join.
Family friendly - I live in Wildwood and love it's proximity to downtown and also Edworthy Park. I love that it is a family friendly neighbourhood with a small town feel. I think it is important that my children can walk to school and in doing so we have met many neighbours. I think Bow Trail is a corridor for vehicles and not much else. We love using Wildflower Arts Centre. We used to visit the library often before it moved. I don't love the new location and visit it rarely.

Glendale is parkland - Glendale has the most beautiful green space running through its heart. The gorgeous grounds at the community hall, the park going further west and ending at Sarcee Trail has lots of trees. Lots of quiet space too. Where the hall is was once the bottom of a lake, giving this parkland space a green valley rather than a flat community. Roads curve. People renovate homes, rather than just tear them down which makes it charming, interesting and inviting. Big lots with lots of trees, some great gardens and curving roads and a hill or two makes the landscape interesting. The community hall has increasing number of events for all age groups in spite of its small size. It's great to live.

Killarney has much to OFFER! - I've lived in Killarney for over 10 years, I belong to the community association. The area has some great play areas, green spaces and off leash dog park. What the area lacks is more small business and restaurants, n pubs but they city has only raised the taxes for small business making it unaffordable, and is one reason why the local drum shot closed its doors after 20 years on 17t have at 25Ast.

Limiting the chain restaurants and encourage more local independent ones, also with unique shops like in Inglewood should also be encouraged.

More traffic calming methods should be used on 17t have east and west and also in the streets off 17thave south and north from Crowchild west to 37thave. The community should explore the idea of a local business association and explore ideas to make the area more pedestrian friendly.

Lee - We moved to Glendale because it is primarily zoned for single family residential. We love the one lot, one home of Glendale. It provides safe streets, large yards and for a great community feel when you know all your neighbours.

Small community feel in the middle of the City - We have lived in Glendale for over 15 years. The small community feel is alive and well in this community where we know all our neighbors and have great interaction with everyone. The tiring part is the constant battle for restructuring and re-zoning. along 17th and along 37th, multifamily and commercial interest continue to try to creep in. The community association spends so much time fighting the city on these issues, they don't have the time organize many of the events that make this community what it truly is.

The greatest thing is that it is R-1 zoned, not too dense, yet it is just minutes to downtown, 17th Avenue nightlife and a quick skip to get out to the mountains. Those of us that live here love this aspect of our community and do not want to see the continued intrusion into making it a commercial or high density neighborhood.

Great Community - We are new residents to Glendale and love it. The lots are large and zoned for single family residential, one of the reasons we picked Glendale. We love our neighborhood with the parks, green space, hockey rink and overall community feel.

Living in Killarney - I have lived in Killarney for 5 years. I love the neighbourhood and mostly my street because my neighbours are wonderful. We have a good relationship with about 12 different houses on our block. We get together for neighbour parties, and have a group chat that is handy when someone needs a package plucked off their step while they are away, to borrow a cup of sugar, limes or whatever you happen to run out of. Our neighbours have even done some cat sitting for us! We enjoy the area because there are some wonderful places to eat along 17th avenue like Himalaya, Little Lebanon and and the Thai place. I love that the optometrist is so close, that I can go to the chiropractor on 26th ave and take my cat to the Killarney Cat hospital.

Just close/far enough - We moved into Wildwood 12 years ago, and love being close to downtown for the city's cultural core, being close to the river valley for recreation, and also having good access to shopping and services.

Glendale - low density enclave, retreat - We live in Glendale because of its R-1 zoning. Our community feels like a retreat or enclave from all the bustle in Killarney and Westbrook and the more developed inner city. We use our community center frequently and love our community preschool and parks and skating rinks and tobogganing hills. And schools!

I have a lot of ideas the city could use as products funding and research - Unable to afford patents or production I hope small royalties would still be assured in which case view my ideas at these links <https://www.linkedin.com/in/tylerbarcodephdx3>

My linked in above has media and link uploads as well as my general background, subnote as I would not be programmer or technician there's no need to fear ooh or ah at my diagnosis either. These are life changing concepts from quantum research on decay, to software and devices, as well as pastimes and upgrades.

Above

Quantum notes

Subnote on linkedin I mention Trump and Trudeau in the powerpoint video but my information was from a 3rd party source not direct information so it's not a particular point of view in either but more of an if and then.

What Calgary could do is patent the ideas if I'm assured a fair royalty. Not too high or low all I ask. And since monopolies are illegal then sell the similar rights to those who choose to buy. This creates a funding base at which the software also contributes as it's self-replicable. It then funds itself and the quantum research and as much charity as obtainable as well as city resources. If you hit roadblocks problem solve. Le jobs flux. But it's still a workable route. Add rules guidelines. Death and aging may be obsolete so where to from there... Rather than to assume can't do keep doing and the roadblock will alleviate.

I thank you for your time and consideration as well as the habitat offered by a great community. If any scientist dispositions on the research

It shapes gravity friction

And the math is variably complete within hours on a super computer... That's new bonds foods meds matters and sustaining fields is immortality. So if dispositioned.... To be questioned. Thx.

Spruce Cliff + Wildwood Owners - My husband and I are 32 years old and lived in the Copperwood development for 6 years before moving and buying in Wildwood. We still own our Copperwood Unit, but are so glad to have moved as we've experienced increase crime in the area in the last 2 years. Just last week, our building was broken into, and someone defecated in the storage locker they broke into. We have also been extremely disappointed in the amounts of homeless encampments going up along the Quarry/Douglas Fir trail and Bow River Pathway. This is where our dog used to love and play, but off the path there is human poo, garbage and needles. It no longer has the same feel as homeless people are taking over the area.

We've been enjoying Wildwood very much, and purchased our home in Windermere due to its proximity to the off-leash dog park (LOVE THIS), and the older neighbourhood and R-1 Zoning. We are willing to continue our involvement in the community to ensure it stays an R-1 zone and to keep our dog park.

Wildwood - We moved to Wildwood with our children. We looked for quiet, R1, and close to nature and bike paths. Our neighbors and sense of community is exactly what we wanted; especially when arriving home from a busy work day in a city. The walkability, dog park, community centre and creative/organic small businesses nearby make this a good choice for us. We value Wildwood for the simplicity of a walk on the Douglas Fir trail and for the respect neighbors have for each other here. I hope for a planning process that recognizes the value of the unique identity of each community. I feel concerned that we are positioned to accept the need for density when it impacts existing quality of life in a neighborhood thriving on family and community living.

Shaganappi - Pros: Close to elementary schools, ctrain, 17th ave & an easy trip into downtown. Love that we are close to Sauce and the Himalayan restaurant.

Cons: Salvation Army on 17th Ave is not neighbor friendly. They need to step up if they are going to be in a residential area.

Glenbrook - We love the community and how close we are with our neighbours. We bought our house because of the proximity to Graham Park (45th street and Graham Drive). This park is a major benefit/feature of the neighbourhood and is very well used (playground, skating rink, cross country skiing, soccer, frisbee, tobogganing, Neighbour day party, etc.) The skating rink (adopt a rink) in Graham Park is a wonderful community-building feature that brings the whole surrounding area together (volunteering and use) and allows neighbours to meet and build community. Parents are teaching their kids to skate on the same outdoor rink that they learned on, which is very special.

Future traffic, densification and the R-C1 community caught in the middle. - Glendale is a wonderful R-C1 gem with ample green spaces and interesting walks. The challenges we are now facing is the fact we are one of only a few 'gateways' from Sarcee Tr. to the downtown. With the Cities desire to densify at all costs (remove 5 houses and put in 100 unit condo), they remain steadfast that development west of Sarcee Tr and future opening of Stoney Tr will have no impact. I can only hope that The City is willing to change the shape of the box they think in (heaven knows they won't think outside of it) to achieve smart densification. I would hate to see this little gem turn into a parking lot for residents trying to get out of it or worse yet, a Marda Loop west.

Moving to Glendale was the best decision we made! - We moved to Glendale from another inner-city neighborhood to get a bigger yard/footprint for our young children and we got so much more! The sense of community the Community Association and local families have built since I last lived in the area (over 10 years ago) has completely transformed the vibe. The CA offers something for everyone - outdoor yoga, ladies night out, Halloween/Easter events, kids playgroups, and many additional opportunities to get out and engaged. I love the little pocket of lower density among many of the surrounding communities and I also appreciate the different price points of homes to allow all demographics to be able to come into and enjoy what Glendale and area has to offer. We love the parks/green spaces and mature trees. Fall in Glendale is the best time of the year, although it's such a walkable community we like to get out and hit the playgrounds during all seasons. Having quick access to Edworthy also adds significant value to our quality of life and has become one of our favorite weekend adventures. We feel very fortunate to be able to call Glendale and surrounding area home.

Open space, great community feel, accessibility balanced with quiet - Glenbrook, Glendale, Westgate, and Wildwood are fantastic neighbourhoods. You can be close to downtown without all the noise and congestion. We have great services and shopping often within walking or biking distance. We aren't overrun with huge houses on tiny lots so we get to see the sky and have lots of sunshine in our homes. It's easy to get in and out of these neighbourhoods because many streets are built on the grid unlike newer areas. Kids can play in yards since the lots are big enough. Many of us live in these areas because we value these characteristics and would like to preserve them.

Wildwood a very special & unique community - Fantastic place to live. There is a real sense of community with a very active community association providing a wide variety of activities for all ages helped out by residents participating in events such as the Wildwood cleanup. Genuine pride of ownership where residents take care of their properties (with the exception of a few rental ones!). Close to downtown with great public transport & easy access to the west. Close to elementary & junior high schools. A lot of green spaces in particular Edworthy Park, though need to tackle homeless issues. Within easy walking or cycling distance to shops.

Westgate - My wife and I moved to Westgate about 6 months ago. We love the big lots, the privacy and quiet, the large greenspaces, and the quick commute to downtown. The people in our neighborhood are also great - feels like a friendly community. We also love the quick access to pathways through Edworthy Park.

Killarney rejuvenating since 1906 - I've lived in Killarney for more years than I can count. Killarney is filled with old 1911 cottages & 1912 luxury houses; pre & post WWII homes. It cost \$25.00 for a 50' lot in 1945 hoping traumatized veterans would come home, fall in love, get married and raise a family; then there were more modern houses from the 70's and now luxury infills. We have big homes, small houses, affordable housing, shelters for people who are hurting and everything in between - we are the perfect 'complete community'. We get to know our neighbours; welcome new immigrants; we help each other when we're in trouble and rich kids grow up with kids with less; what could be better for raising a family than experiencing a diversified rich life. It's what Canada is all about! We live in peace, we have a civil society, we're trying to help each other and here's hoping we do a better job at it. I am so grateful to be a Canadian, a Calgarian who gets to travel and experience how the rest of the world lives. Our democracy sets us apart from the majority of the world. We should all pay our taxes with a smile and appreciate how fortunate we are. This is the kind of place I love living in. Let's not complain instead let's ask what we can each do to help make it work for all Calgarians; all Canadians. Joey Stewart, a perpetual perennial volunteer

Community - I love my large yard, the easy access to amenities such as locally owned shops and dog parks. I like that I can walk and bike to a lot of places. I also enjoy our central location in the city.

Glenbrook parks - I love the parks and green spaces in Glenbrook and surrounding communities! The playgrounds, skating rinks and open play areas are a big draw for young families.

Glendale as a community - People who don't know Calgary well say there are no communities in Calgary, not like the big older cities. Not true at all. Glendale is a rooted community even though it doesn't have obvious external signs. There are many people here that are second or third generation families, including people that have been elsewhere for work or education and come back to raise their own families in Glendale/Westgate. I lived in Westgate as a child, when it was a new community on the edge of town, and returned to a Glendale house when I had my own family to raise. The attractions are the parks, the big lots, the trees, the quick transport to downtown, the permeability of the grid streets through the neighbourhood, the fact that it's not a gated community, the community centre, the fact that I can walk in the neighbourhood at any time of day and feel safe, and the quick access to river parks and bike paths. I can think of few things less appealing than living in a designed community with only one or two entrance roads that get bogged down with traffic, and houses that all look exactly the same (I know Glendale started life that way, but after all these years people have put their own stamp on the houses and that is very appealing). I appreciate the tree planting the city has done in the parks after the snow disaster. These little parks are constantly in use.

Wildwood for all stages of life - We moved to Wildwood 12 years ago because Altadore was no longer a safe neighborhood for our children to walk to school (they had to cross Sifton Blvd), go to friends' houses on their own (they had to cross 16th St) and play road hockey (we lived on a corner and there was lots of short cutting traffic racing around the corner). These are all things we can do in our community of Wildwood now. We moved here to raise our growing family - we had two more children after moving - and plan to remain here. Once all the children leave home we plan to stay. My husband says he's never moving again.

TriGlen Plaza and Parks - The TriGlen Plaza (4708 26 Ave SW) is a small 1960s strip mall that we value a lot. It is within walking distance of our home, and we are able to access local businesses like a pizza shop and a dog grooming salon there. We also value the many parks and open spaces in our community - from Turtle Hill (45th Street north of Glenfield Rd) to Glenbrook Park off leash area.

Wildwood - We love living in Wildwood for the past 10 years. We have put a significant amount of money to renovate our 50s bungalow. We love the size and scale of the houses on the lots in our community and have paid a premium for the location and the R1 zoning. I would be very distraught to be surrounded by 3 story infills that block the light and destroy our urban canopy here.

We are regular dog walkers on Spruce Drive and have a special spot in our hearts for the blue spruce along the roadway. These trees are starting to near the end of their life span and we hope the City considers planting more in the near future to maintain the urban forest.

We do notice more drug and homeless activity at the field of Spruce drive and 35a street / hemlock cr. There are often cars dealing drugs on the small off shoot of Spruce Drive at the corner. The field and pathways around the douglas fir trail often have needles tucked away and are no longer safe for kids to play.

I would really like to see more investment in the douglas fir trail as the new construction just isn't up to planning standards. This is a wonderful area and should be showcased for the city. I would really enjoy seeing a fat bike trail along the river/Shaggannappi golf course one day. Also something really needs to be done about the sad state of the Westbrook station lands, this is embarrassing to have a barren dirt field there with no development after so long. It's looking like a reclaimed garbage dump.

Spruce Cliff - A Unique Gem - Spruce Cliff is one of the most delightful and underrated neighbourhoods in Calgary. Things to love:

-Transit - being so close to the C-Train and several major bus routes makes it quick and easy to get around the city.

-Cycling: Easy access to bike lanes and the Bow River Pathway helps with active transportation and exercise.

-Diversity: Mixtures of public housing, single family housing, and multi family housing lead to a truly diverse neighbourhood in many metrics (class diversity, racial diversity, etc.)

-Local shops: Who can turn down the pie shop and the little hole in the wall convenience store?

-Parks: Quarry Road Trail, Douglas Fir Trail, the golf course, and various small parks lead to plenty of recreational opportunities.

In short, it's a lovely neighbourhood, and I'd love to see us play more into our strengths. Ramp up diversity with increased public housing, multi-family housing, and accommodations for newcomers and minorities. Help commit more people to bike by building dedicated cycle tracks. Improve transit times with the C-Train and Max. Encourage additional shops with mixed use development. Build community gardens to increase food sustainability. This will further enrich Spruce Cliff as the diverse, unique neighbourhood it is into the future.

Love the lookout on the Douglas Fir trail - The look out on the Douglas Fir Trail is my favourite spot in the City. It s fantastic to see the emerald green waters of the Bow next to downtown!!

Vibrant and dynamic community - We love the vibrancy and walkability of Killarney, the beautiful old trees and parks/playgrounds, and the great sense of community among our neighbours. It's a great spot, well- connected to transit and close to most everything we want or need.

Parks - I value all the parks, trees and public nature areas in these neighbourhoods. They all need to be preserved, especially when densification is being discussed. If lots are getting smaller, the value of community green spaces goes way up as individual residents don't necessarily have their own yards.

Green space - I love that Glendale has lots of schools so many of our roads are slow and that makes things safe for pedestrians and cyclists. The bike path along the west lrt on the train line is awesome and makes it so much safer for cyclists than having to ride on the road. Optimist park is a huge asset - it is great to have so much green space that connects by overpass to the rotary-mattamy bike path. The community association has done a great job of beautification with the gardens and park. Lots of opportunity for more art. The art along the chain link fence at the former arts school in glendale was so nice to see all of the colour.

I value the ability to enjoy indoor and outdoor living in a bungalow - I value the freedom to have a deck and a backyard with a garage. I do not want to see zoning changes to allow lots to be split so there is all structure and no yard. Modern planning principles stress upward development and densification. This might be true for commercial corridors, but neighbourhoods need spaces to breathe and for people to enjoy outdoor living with their homes. All too often our lots are split and this goes away. This is not a healthy trend and we will pay the consequences in the years to come. Please keep the residential scale the same for these much loved communities. There is plenty of commercial space available for high density opportunities.

We moved to Wildwood in 2010 because we value R1 - We enjoy the fact that we have a yard we can enjoy with trees and sunshine. We used to live in both Arbour Lake and Tuscany and wanted to get away from a neighborhood where the next house is 2 feet away and surrounded by three story walkouts that see your every moment through your windows and in your yard. The reason we chose Wildwood is because it is R1 and we likely would not have to move again due to a monster vinyl wrapped palace being constructed next door. We value the security R1 gives us from imposing development that diminishes our living experience. The walkways and connection to nature is easily accessible and we are relaxed by clear views of the tree canopy through all of our windows. We work downtown by day and look forward to diffusing from big city lights and highrises when spending time at home. These neighborhoods are like oasis in a overly built world that is quickly becoming Calgary. We need more green and less consumption. Please do not saturate this area with unsustainable density.

Walkability to amenities in neighbourhood. - I appreciate the ability to walk to a nearby store for groceries or a local pharmacy or a branch of the Public library. I also appreciate the easy access to public transit. I have access to 2 bus routes and a C Train which means I can leave my car in the garage especially to travel to Downtown.

Ease of Access & Benefits of Design of Older Neighbourhoods - Like the ease of access to many locations in and out of Calgary while benefiting from the designs of the older neighbourhoods: garages in alleys so front yards to interact with neighbours; large trees; larger lots; schools within walking distance.

Gem of a Neighbourhood - We love our neighbourhood because people really care about each other. We know our neighbours and look out for each other. The CA is very active and works hard on behalf of residents. There are many opportunities through the CA to get together with neighbours.

Value of face to face hello with neighbours - I value the chance to walk my dog and say hello to my neighbours as I pass them in their front yards. I value the chance to garden and sit on the lawn while sitting under a sixty year old blue spruce. I value the trust the community has in taking their kids out for Halloween. I value the space and privacy when I need it.

Community Connections, Schools, and Green Space! - I love that we are connected to our neighbours in the area, that people look out for each other, and that we have a yard! I love to garden and having a larger space to grow lots of veggies and have flowers is something I value in the area. I like that I feel safe walking through the community and that it is close enough to downtown to be accessible, while still having a quiet vibe. Schools that are in the community and can be walked to are also a part of why we love the area.

Great Glendale a wee bit better? - We've lived in Glendale since 1979. Our kids were able to take advantage of the parks and activities including Turtle hill tobogganing, outdoor ice skating and hockey, tennis, T-ball, Beavers and Cubs, soccer and the mini playgrounds (though the elements in these have grown quite lame).

Walking to school is an important thing too, which is being lost to school busing and kids being driven to school leading to schools surrounded by cars, trucks and SUVs all sitting, idling for half an hour or more. Not an environmentally good thing.

I know we face pressure to develop more density, but the complexity and sensitivity of injecting this into an R1 neighbourhood is nothing less than flammable. We have already had to deal with development pressure on 17 Ave and will likely experience more on both 17 Ave and 37 St.

Personally, I think modest multi-family is a good option, but nothing over 3 stories and preferably at least half should be 3 bedroom; the key being multi FAMILY.

In considering development of these main street corridors, it would be important to try and make them feel more a part of the neighbourhood and less isolated on the busy, noisy periphery. To address this, I suggest the lane-ways behind the existing homes be paved and developed as both the main entrances and have any associated green space for the new units. This would be a good way to increase the density with hopes of attracting more families for our schools and great recreational facilities.

Cycling Friendly - I love the fact our community (wildwood) is connected by a dedicated bike lane. The lane is highly used in all seasons. I also love the walkability of our neighbourhood, and access to transit. I hope that additional traffic concerns are addressed (for example, speeding on Spruce Drive) to encourage more people to get out and feel safe on their bikes.

A Great Location - We've lived in Glendale since 1988. Our kids went to school here. My son played hockey and baseball here. We are not far from where I grew up in Killarney/Glengary. My husband was in the forces here so he did not have a long commute and I only had a 15 minute walk to my work. We loved how everything was so close. Glendale has nice size lots and back yards for the kids to play. All the amenities are close so we don't use our vehicle a whole lot. The LRT is great for going downtown. We love to go for walks and see the green spaces around and meet new people

Youthful Demographic - The latest City census has Shaganappi's number one demographic being in the 25-35 age group, with the provision of a thriving neighbourhood school, diverse land use opportunities; R-C1, R-C2, R-CG, MC-1 and 2, DC at Jacques and Westbrook for the provision of towers. Four good restaurants along 17th, with emerging commercial. A responsive CA. Overall an excellent opportunity for long term community building with the support of people that live there.

Our family's Glenbrook values - We asked our kids what they love about our neighborhood. This is what they shared...

- that we are really close to our school
- that we are safe
- that they take care of the neighborhood
- that we have friends and know everybody
- that we can hang out at the park and be safe
- that we can go skating at the park with our friends
- we like our street on Halloween

From the parents... We have lived here for 10+ years and have seen all 4 of our children grow into a neighborhood where everyone knows everyone. We do not worry about our kids walking to school, and they have made many friends just by being outside, helping others and hanging out at the park. There are a few things that we as a family really love doing here. Halloween on our street is a big deal. We get 200+ kids every year. The rink that we get to set up in the park is also an all time favorite for us. All of our kids learned to skate there and every year it brings together many households from many communities both in setting the rink up, maintaining it and skating. We also love that we are close to the train, the new ring road and to all amenities. Our tradition is to go for wings in Saturdays as a family, sled on turtle hill or walk to the dog park along Sarcee. Thanks for allowing us to charge this!

Urban lifestyle alongside Nature - I have lived in Shaganappi for about 3 years and have enjoyed watching it transform into a vibrant, moderately densified neighborhood. While we enjoy the quiet, serene residential nature of the streets around the park, we are equally excited about the redensification around 17th ave and the introduction of new businesses to the neighborhood, and subsequent development of a new, walkable 'high street' area. we also enjoy the walkability to the C train station and mall, library, wildflower art center and pool. I have always appreciated the strategic location of this neighborhood vis a vis its connectivity to key routes like crowchild and bow trail, as well as its proximity to the downtown core, all the while still maintaining the wonderful connect with nature- the trails by the river, the creek area in shaganappi park, as well as the golf course. it is truly the best of both urban and suburban living. In addition, the community association is small, but active and a close knit approachable group with our best interests in the forefront.

Natural beauty for all ages - I love the fact our neighborhood has houses with character. Homes have seen many changes and upgrades over the years, trees and yards are developed with mature landscape and space for kids, dogs and even gardens. Love having alleys with accessible garages, leaving front yards to be inviting. There is a mixture of all ages which adds to the safety, appreciation and support for each other from newborns to seniors aging in place.

Urban Lifestyle and Community - Killarney has been my home for 5 years and I love the balance between urban living and cozy community. It is a great location with easy access to parks, the riverway, playgrounds, and downtown as well as many small businesses that accommodate all services one could need. There is a nice balance between urban energy and community serenity. I love going for walks with my dogs through our calm neighborhood and then being able to eat at the numerous cafes and restaurants located nearby. You can relax at a Shaganappi Park or relax at New Castle Pub. The people in this community are wonderful as well. All the small business owners and staff recognize you and are grateful for your business. It is special. Killarney is a good community that could be great with this project.

Access, Diversity, Nature - I love the parks and mature trees in the area, as well as the many walkways and bike routes, accessing the river and downtown. I also really appreciate the fact that there are people of all ages, backgrounds and different types of families living in Killarney in particular. The Playground and the Aquatic Centre are very well used. It is wonderful to have a public golf course close by. It is easy to take the train or the bus downtown, but if you drive there is still lots of parking available.

Shaganappi golf course is great - I enjoy the area very much for proximity to downtown, lots of area parks (Edworthy, the dog park, the Douglas Fir Trails), for being part of a vibrant community, for the Calgary Lawn Bowling Club, and in particular I love Shaganappi golf course. Shaganappi Point golf course provides an outdoor recreation option beyond pools and gyms, and though the mayor may complain it may not make money, but what city facility does or is supposed to. Rather we are lucky enough to have a choice of what we can do. But golf is a particularly social game and is great for seniors to engage with people as well as for kids to learn a sport (my kids learned here, and I am not sure where else they could). It is a reasonably priced option for what can be an expensive sport. The course should be used more, and I would like to see it promoted to schools and seniors. Beside golf Shaganappi is also great for skiing in winter (when we have snow), and is a wonderful wildlife haven – you see deer, coyotes, geese. It is a much-needed and valued green space. I also think it adds greatly to the aesthetic value of the area as well as to the value of homes around the golf course. I believe it will be well used for years to come.

Friendliest Neighbourhood - I lived in Brentwood for 13 years before moving to Shaganappi / Upper Scarboro. By the end of my time in Brentwood I knew my immediate neighbours, and a handful of the neighbours who lived more than 1 house away (probably a total of 10 - 15 people). Within 1 year of moving to Shaganappi / Upper Scarboro, I knew probably 30 to 40 percent of all the people who lived within 6 blocks radius, and since then I've gotten to know even more. Our Community Association has very high engagement within the community, and we have some of the most committed volunteers I have ever experienced. In the winter, people come from all over the city to skate on our rink, which is entirely volunteer created and maintained. We have 2 off leash parks within our community, and that is one of the main ways that I've met so many of our neighbours.

Community Engagement - The Shaganappi Community Association has a very engaged membership. Over 50% of households are either current members, or held a membership within the last 2 years. Instead of a monthly community newsletter, the members can subscribe to email topics and receive community news that is of interest to them, when it happens. Great turnout for social events, community clean-ups, and land-use meetings helps build a sense of community. Close proximity to parks, schools, bike paths, restaurants, shopping, etc make this neighbourhood one of the best in the city.

Traffic, traffic and more traffic - Shaganappi is a great community with excellent access to facilities like an elementary school, LRT station, Westbrook Mall, many great restaurants along 17th and drug stores, car repair facilities. However, the City needs to address the crossover traffic on 26 Street between Bow Tr and 17 Ave. More area development including high density objectives, has and will continue to increase traffic flow on 26 Street. Many many driver don't stop at the stop signs at 26 St and 14 Ave and speed as well. In the interim, more police enforcement may help.

Nature and Neighbourhood feel - We value the parks and also the close neighbourhood feel of glenbrook. It is a relaxed family-focused area where kids are able to be outside and know their neighbours. We value the fact that the buildings are more spread out and under 3 stories, as that reinforces the open-feel of the neighbourhood, and makes it a safer environment for kids. The parks, greenspaces and trees are a major feature of value to adults and kids. We deliberately picked an older neighbourhood as it did not have large/tall buildings that block the sun. We want our kids to grow up playing in nature and being outside. This would not be possible if we lived in an area of large densely packed multi-story mixed use buildings.

Trees, yards, parks and gardens make for a community feel - We moved to Wildwood because of the reasonably sized houses and lots, as well as for the proximity to the inner city, to public transit, and for the bikeability to the inner city. There were lots of trees, yards, park spaces, children's parks, walking paths (Douglas Fir), bike friendly access to the river paths, community gardens and the type of neighbours who take pride in their lots whether they have gardens or neat landscaping. We have also been incredibly impressed by the amount and the quality of involvement of the people in the Wildwood community association - in particular the gardening group/ talks and the tennis association.

Sustainable lifestyle - I love living in Wildwood for many of the reasons others have mentioned: green space and parks, easy access to downtown, and a strong sense of community with our neighbours. I chose Wildwood partly because I feel I can live a sustainable lifestyle here. I have a small house, I grow vegetables in the large backyard, my kids can walk to school, and I can get to work easily by bike or transit.

Shaganappi Park and Community Events - Outside of the great people and community in Shaganappi, one of my favorite things is the park and the creek trail. I love, especially in summer when everything is fully grown. For a moment you can feel like you aren't in the city. I hope to see this park and area preserved and possibly expanded on or improved for years to come.

I have really appreciated the effort that this community puts into holding events. Both the formal ones organized through our community association and the side events that community members simply take on to bring people together.

The skating rink that volunteers work tirelessly to create is an incredible thing, care, work, effort, and love that goes into that project is a very rare find these days, the community wouldn't be the same without it. I value community and love events or initiatives that combat isolation.

Although Proper Shaganappi doesn't have many businesses that I am aware of, I appreciate local businesses in the area such as Village Flatbread, Casis Bistro, Jwebb, Maple Foods. It was sad to see the market close down. I hope to see more diverse business options in the future.

I appreciate and value the communication from our community association. I like that there is a system in place to help me hear about the things that interest me in our community.

Ridge property's & access - It says a lot about the Spruce Cliff Community that most of the properties that line the park ridge and golf course are multi unit developments ... views shared by many

Shaganappi has everything, just need development to start. - The Mainstreets plan allows for mixed use along 17th, high density adjacent to Westbrook station and overall lots of commercial as well. There is a good mix of R1, RC2, RCG for lower intensity options. We are close to everything and have great parks and rec facilities supported by hard working volunteers and the city of calgary. Would love to see all the things on plan come to life, if we only we would stop constantly trying to change the plan.

Younger families revitalizing the aging community - We moved to Rosscarrock 10 years ago. We made the decision to live here because of its proximity to downtown (where we work) and the walking distance to LRT. We are not suburban people and we value the conveniences of inner city neighborhood and the charm of wide streets and old trees. When we first moved here, it was rare to see any young families or small kids. Nowadays, that has changed. It is a welcoming trend and even our neighbors who are in their 60s commented that "it is so nice to see young couples moving here and having families; it felt that the community is coming back to life as it was in the old days". Families like ours can hardly fit into a 900 square feet bungalow, not to mention the additional renovation costs to bring the often half-century old property to date. The options to live in a 2-story made our dream of living in a inner city neighborhood reality. A lot of our friends choose to live in the suburbs because the extra-footage they need for their growing families, and if we continue to restrict the inner city neighbour land use, more and more young families will move to the suburbs, which will result in more burden to tax payers to get the infrastructure needed for those new communities and will make the inner city communities even "older". Don't take me wrong, we appreciate and love the non-cookie cutter houses spread across the community, but that includes both old houses and new infills. To prevent our community from aging, we need to have plans that promote diversity and provide options. Rosscarrock is one of the only two communities (or 2.5 if you count some of the lots in Spruce Cliff) in Westbrook zoned R-2, and as a resident here for 10 years, I do not feel my neighborhood is unsafe because of that, as some of the other comments suggested, or feared rather.

Shaganappi - I have lived in the area for over 30 years. I love the trees and quiet and the closeness to downtown and major roads. I like the park and my neighbours. Lately traffic has increased on the major roads but I think with new construction further out in new areas that this will reduce.

Areas of Improvement

Speed along Bow Trail/Sarcee

Transit access direct up 29th Street to Shaganappi Stn. Is this transit route happening?

Parking is a concern. Easier to have parking on both sides of the street, others harder. Some of the infills in the area have parking but it's designed so inefficiently people don't use it

35th street --> one side of the street has redevelopment other side doesn't

Lack of pedestrian friendly areas

Turning on streets can be dangerous if people park 3 ft from corner of intersection. Maybe limit parking at corners for 15 ft or something.

Lack of parking can lead people to parking on the street too close to intersections which make walking less safe

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Schools in the area are over capacity --> need more capacity

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Absentee landlords
Safety concerns around Westbrook Mall and Bottle Depot
Proximity to 37th. More crime which happens as density increases. Concerned about drop-in
Walmart is a land bully. City should expropriate some of the parking lot to facilitate re-development
More lighting, esp. Poplar Rd.
More lighting at Sr Centre
Bottle Depot 37 ST & 26 Ave Bus station --> people sit there and drink all day long/ safety concerns
Close to lots of services --> mall, restaurants, etc
Paved alleys
17 Ave: Glendale CA trying to advocate for densification along 17 Ave in a realistic way - density but not create traffic overload on 17th Ave. CA requested LU rezoning for properties along 17th Ave to accommodate densification but not risk of the (?)... nothing has been done
More playgrounds
Unsafe - lots of crimes/drug user - so many - concerns
Keep people safe - what is the balance?
If people don't feel safe - look at why. Communicate back to the community
Walkability - what is the right balance between green space / commercial
Never not want the C-train - but is more crime loitering for the wrong reasons
Getting enough people involved with community associations
Getting enough people involved with community associations
Cycling on busy roads - dangers
Increase traffic speed
Driver education --> needed in the area - increase in the traffic
Proper engagement --> actually listen during engagement
City needs to be more consistent in making decisions regarding planning (example: shortcut traffic discussion have different outcomes in Shaganappi and Glendale)
Traffic from 17 Ave redirected to neighbourhood streets in Glendale after LRT construction
Why did this proposal fall apart - share that with the community? - Mateo @ Westbrook
More garbage on cans - neglect on 17 Ave
Quarry Road Trail -> could it be paved? (Should it?)
Crime in the area
Safety concerns when taking transit
Some improvements could be made to snow clearing on sidewalks
Changes to the bus routes very unhappy my bus will no longer come to my neighbourhood
Speed on 42nd street is issue, limit traffic cut through to 17th

Glenmore --> very backed up all the time --> traffic is
Safety in the Westbrook Mall and Region. No addiction. No alcohol
Why does blue line usually have 3 cars in evening rush? Red always has 4
Seems to be less sense of place held by local residents
W side of 37th St & Bow Tr Cross-walk is dangerous --> should be closed/use E side
Increase in crime. Ever since LRT station was built
Bow Trail East doesn't connect to Crowchild South or Crowchild N to Bow Trail West
What are the plans for Quarry Rd? (Last 20 feet aren't paved) --> Bottom of path near Mattamy/Rotary Green Way
Clean up open space that was left behind by the school --> some trees, etc to make it more pleasant to spend time
More street lighting
More parking at Spruce Cliff Community Centre
Decisions are made and there is a lack of communication to citizens. Council told instead of consultations
Getting up to Sacree is challenging north/south. East/west is great. Train has helped.
Winston Drive / Sacree - no sound fence near park
Cost of living I a "don't like"
Development of open space next to station. Pedestrian corridor Walmart <--> Station
Construction problems --> traffic problems
Traffic calming no needed on Richmond Rd and 25th street around that area. Make it really hard to turn left
Poor ped. Safety and general need for improvements to intersection 26th St and Bow Tr. Left turn EB Bow Trail is a problem
19th Ave & 27th St Round about is not being used safely, need to increase diameter of centre circle.
Market conditions
45th St + Bow Trail --> Fatal collisions because people turn left on green light (not flasher) --> turning onto 45th N from Bow E seems to be a disconnect w/ traffic data (there's a vigil there)
No parking at Westbrook LRT / Library - makes it difficult to use LRT
Traffic problems in the area - Shaganappi Trail was never expanded. Could have addressed that.

The traffic of trucks on 45 St is bad. 45 St and Glenmore Trail is closed. Hope this is permanent. That is good because trucks cut through 45 St all the time instead of stopping(?)
Transit to U of C is not efficient
Better bus system. Bus should come more often. Unreliable. Sometimes doesn't show up
Nicholl Family Library is a disappointment. Too small, the collection is very limited. Does not offer the services of Shaganappi library - bad move.
Traffic lights - pedestrian lights are not bright enough. Unsafe
Curb extensions on 29th Street don't make sense --> there are always cars parked there anyways
Paving back alleys isn't fair. Levy. Petition. Cost (too much)
Paving back alleys isn't fair. Levy. Petition. Cost (too much)
37th & 46th Ave large traffic problems. No turn signal
Blending new with old. Integrating higher density in a sensitive and sensible manner.
Road structure not adequate for commercial develop at 47th and 17 Ave SW
Facilitate transition from R1 to R2
Winston Drive / Sacree - no sound fence near park
So much helicopter traffic
Most people obey 30k/hr eg Hemlock Cres/8 Ave - 50 km/h is too fast, could it be 30 km/h; esp. when parked, cars block view
Crime + safety concerns around Westbrook Station
Increased transients and drug use in the area. Needles in the alley, etc. Increased graffiti tagging
Increase of crime in the area - drug deals, fights, etc
What's happening @ Westbrook Station/Mall not safe / attracts undesirable activity.
Rinks should be maintained and should be open throughout spring
Increased crime due to LRT - already see more transients in area
We all worry of the rising number of homeless. We fear they are not able to survive the elements and may start a tragic forest fire oneday
We would like to see more multi-use housing (seniors, families, lower incomes, etc) on the Westbrook LRT land.

Pain point is that These communities seem to have become just a pass through route on the way to Coach Hill and Other new communities.
AMENITIES! Westbrook mall needs demolition, so do a few of the surrounding building that are barely able to keep paint on the front doors.
Potential for connectivity at the edges of the community to services. The challenge: not pedestrian friendly to get to.
Densification is demanded by the city. For an older, large lot area, we need a planned approach to preserve the best aspects of the area.
More traffic calming measures in 30 kph zones, especially along 30th street SW between 17th and 19th ave.
A pain point in Glendale is future development height on 17th ave that doesn't fit in the context of the neighboring single storey homes
Concern on building height of future development on 17th Ave - it should attempt to fit in the context of its single family neighbours
The crime has become bad and we've been robbed 4 times now. We have security but people are sneaky!
More support for small local coffee shops, and businesses over chains. Restrictions on monster homes and homes lacking in the neighborhood.
We are lacking community resources and gathering places. For example - a small coffee shop/outdoor area to meet people
The area is perfect to attract more business investments for the IT and other sectors. I would like to see more office spaces being built.
More bike racks, both at strip malls/businesses and community centres.
Make the sidewalks and intersections along Bow Trail from 37th St to 45th St safer.
Any R1 property having adequate parking should be allowed to rezone to R2. No lengthy, costly review process. Maybe a small filing fee.
All recreation green spaces should be FULLY protected by 30 km/hr speed limits. We have too many straight-aways on which speed.
The Quarry/Douglas Fir trail + Hemlock Cr Street parking need attention - parking on both sides = danger/traffic
Would love to have a designated area where a farmers market could occur.
Jacques Lodge site needs to be addressed. This has been sitting for years. Turn it into a park while waiting for development.
Add a walking gate into the golf course on the west side.
It would be nice for the City to listen to local ideas during the engagement process every once in awhile and not dismiss them.
Love to see luxury brownstones on 17th ave SW.

Lack of progress in development of Westbrook mall area has lead to an overall decrease in quality of life in surrounding areas (crime, etc)
24th ST towards Crowchild Southbound is needs a speed reduction or a different strategy. The speed is 50, yet cars are driving almost 100.
The developer who left empty spaces around the Westbrook station as a place for social problems to grow should pay for increased policing
The maps and description are confusing? Richmond and Scarboro are not being considered as a whole but only parts are included in this plan?
Update and modernize the Westbrook Mall to make it a more desirable shopping destination for the whole community!
Taking too long to redevelop Westbrook station & Shaganappi Pt areas. Ped bridge over Bow Tr waste of money as xwalks at 33rd & 37th St
Close crosswalk across Bow Trail on west side of 37th St SW as too many near misses from drivers going N & turning west onto Bow Tr
Cleanup and redevelopment of commercial areas - particularly along bow trail between Westgate and Wildwood, 17th Avenue, and Westbrook mall.
Pathway access could be improved throughout the communities.
Rezoning to encourage new some builds in the community.
Develop more fitness, shops, restaurants, and commercial areas around Bow Trail, 17th Avenue and Westbrook Mall.
Westbrook mall should definitely be redesigned and reconstructed to a modern mall, at least comparable to Market mall.
1) if 17th and 37th are to become "Main Streets." there needs to be much better pedestrian accessibility from the North side of Bow Trail
I reside in Killarney and I'm hoping that this enhancement project includes upgrading the shopping malls in the area. Stores like LUKES
Pedestrian and bike access over Sarcee trail, into and around signal hill shopping area is cumbersome.
Frequency of transit and variety of transit routes needs to be improved
Bike corridor along Richmond Rd into Marda Loop
It does not feel safe around Westbrook and area. Hope redevelopment will clean up area so my kids can use the LRT and mall without fear.
Westbrook mall/train station area needs to be developed. Removing a school and replacing it with a dirt field is an example of bad planning
This part of the engagement tool doesn't work!!! You can't see posted areas for improvement!! Needs to be fixed
26th ave and 49th street cross walk needs a pedestrian crossing light! Drivers don't stop for kids waiting at the corner!!
The shopping centre on 26ave and 37st could use a revamp!
Greater local, neighborhood commercial opportunities.
increased public safety in the area of the mall. Or tear it down.

We need a decent daycare on the train line, or better yet, in our neighbourhood. We have an elementary school and transit, but no daycare!
Thoughtful development of Westbrook station area is desperately needed - and not some ridiculous soccer dome proposal. Its prime real estate
The undeveloped lot on the north side of Bow, just west of 24 st, needs to be developed or sold. It is an eye sore
Bow Trail between 26th and 33rd Ave needs a safety and noise barrier on 12th Ave. It will help with 1) Safety 2) Sound 3) Crime
Thumbs up and maybe taller residential buildings or condos
Building complete streets is a major opportunity area for this part of the city
Residential and commercial densification, especially along major corridors
Just general revitalization is needed. This area feels like it's declining and could use a pick me up.
Walkways between houses not maintained. Pavement is heaved, cracked, and overgrown. Not accessible by wheelchair, some strollers. Trip hazar
Parking continues to be an issue in the area regardless of signs. There are too many rental properties without ample parking and C-train.
8 Ave / Spruce Drive SW is a dangerous intersection - drivers have extremely poor sight lines going WB on 8 Ave, and pedestrians are ignored
Convert the bike lanes on Spruce Drive SW to be parking-buffered cycle tracks. Could be done cheap by moving parking and adding flexiposts.
Get rid of the beg buttons at Bow Trail and 33 St SW. This is a high pedestrian traffic area - walk light should be automatic.
the douglas fir trail used to be a crown jewel in Calgary. After the landslide it has become a poor arts and crafts project. Please restore!
the horrible chain link fence at 37th on the Bow Trail median is falling down into traffic! Such an old eyesore.
lengthen the left hand turn lane on bow at 45th into Wildwood. It blocks eastbound traffic on Bow Tr E. This extends up to Coach Hill!
Spruce Drive often is a drag race spot for fast cars in the evening. This is happening in front of the community association and school.
The Douglas Fir Trail is such a incredible space that adds so much to making Calgary a great place to live.
Close left turns from 37th northbound to Bow Trail west bound. There are regular near misses on the crosswalk.
It would be great to see the main streets become more positive walkable spaces (more grocery stores, unique retailers).
Several intersections would benefit from a redesign for pedestrian safety. Particularly the intersection of 17th Ave and 26th Street SW.

26th Avenue SW between the stretch of 37th Street on the west side to 28th Street on the east should be have more low activities commercial
The closure of the library in Spruce Cliff was a massive loss to the community. Put residents ahead of the people that just commute through!
The city invests in landscaping (eg West LRT areas, traffic calming bump outs) then doesn't maintain them, leaving areas of unsightly weeds
37th St from Bow Trail to 17th Ave is a seedy strip ripe for redesign; too many payday loan outlets; the back of the mall is a dead area
Need zoning plans that make denser developments relevant in the broader area. Transit oriented development should taper to single family.
There are 15 homes EMPTY on our street in 2 blocks. Does Calgary have an "unoccupied" building tax? Foreign investment surcharge? Other?
The horrible white light cobra head LED streetlamps have to be turned down on Spruce Drive. They are blinding and flood backyards with light
The excavation and repaving of streets in front of infills are creating bumps and dips and drops in the paved roadway. Hard on the back.
Bury the high voltage power lines underground on Spruce drive
Edworthy park roads (dog park and river park) are full of potholes. The steep down hill has meltwater and spring water that freeze on road.
The city needs to listen to resident concerns and not push densification at all costs. Residents are not being listened to in this regard.
What isn't working is the push for increased density at all costs. The process is broken for legacy neighbourhoods yet sprawlers get low tax
You are pushing out the resident owners who made these neighbourhoods great for the last 30-60 years. McMansion and infills not the answer.
What I wouldn't give to be able to walk to a pub and drink an ice cold beer in Wildwood. soooo thirsty...
make it taller residential buildings or condos
Crosswalks on Spruce Drive. Please paint crosswalks on the street intersections of Spruce Drive. People do not stop for kids and the elderly
How about a bark and beer pub or coffee shop on the ridge in the Edgeworth dog park. Like the Connaught park restaurant idea.
Define the beach area at Edworthy by the bridge. Would be great to have an area in the summer where you can set up lawn chairs by the water.
I believe that we need more shops, restaurants, and grocery stores that residents can walk to within 15 minutes from their homes.
Replace the club house at Shaganappi with one that incorporates a restaurant that takes advantage of the stunning view of downtown Calgary.
Please modernize and clean up Westbrook Mall & Station area. That mall could be great and keep residents from shopping elsewhere.

Please focus growth to the Western part of Shag community (26 Street to 37 Street SW). That area of Shaganappi could really use some love.
designate an area where the typical rules of setback, parking, and other restrictions are lowered such that new ways of living are possible.
Better retail development at the strip mall across from Spruce Cliff Community Centre. It's not a walkable area.
Identify new plots to develop. Do not change single family zoning.
An overarching development plan as was proposed when the transit line was completed should be in place before development begins.
Develop the area to the north of Bow Trail by the golf course! Why is it still sitting vacant? Same goes for the field by Westbrook LRT.
Greater thought need to be put into pedestrian movement between both sides of 17th. Make pedestrian experience more pleasant and safer.
Better balance in the social housing components of the community -property mgmt./ operator model with a rental structure to fund maintenance
learn from past mistakes, building silos that segregate / concentrate by ability to pay does not produce good social outcomes for anyone
Spruce Cliff has several sites underdeveloped for current zoning that are owned /occupied by gov't/ agencies -"old" in the lifecycle -plan?
Traffic noise & behaviour - "smart growth" stated that inner neighbourhoods quality of life would not be sacrificed to those traveling thru
-Intersection of Bow Trail + 45 Street (very unsafe for pedestrians), especially kids crossing to attend the 2 schools on south side of Bow.
-Encourage, promote and enhance cycling, and cycling connectivity (for example, difficult to exit from cycle lane near Westbrook station)
-I hope all re-development will strongly consider walkability, and connect transit to promote alternate forms of transportation.
Westbrook station-I feel as though cars should not be permitted. Busses are held up by cars, when they should have preferred access.
-I feel as though the pathway through Edworthy park is too narrow for a heavily used area.
-Edworthy Off Leash Area-People are not picking up after their dogs, and this is causing problem. Innovative solutions exist elsewhere
Increase policing and social services outreach in area around Westbrook Mall. Force developer who has left the area empty to pay.
Give 17 Ave at 45 St SW left turn lanes both EB and WB or accommodate left turning traffic from 17 Ave EB to 47 St NB
Bow Trail ... 26th to 45th needs a Memorial Drive feel - trees crowding the street and reduced speed?
the Shag Village site was assessed as part of the Olymic bid - what happened to that report? current operating contracts expires 2021- plan?
It would be great to see more picnic tables, gathering places, and beautification of business areas.

Removing chain fence on bow trail and putting in trees instead. Making the mall two stories with better shopping.
The area around the Westbrook station has a lot of potential but is a bit of an eyesore, would be nice to see some grass and trees.
Would be awesome to get some designer involved to make the area more green and attract more businesses. Sort of like Britannia plaza.
Traffic circle on Kilkenny Rd To stop cut through drivers from Richmond rd or no entrance from Richmond rd.
I live walking distance from the mall area but I never walk there. It's all big roads and parking lots and I don't feel welcome/safe on foot
There are any wonderful small businesses in the area. Would love more small mixed use developments mid neighbourhood for walkable amenities.
Convert parking space along the south side of 26ave SW into a green area and plant trees. This will cause the ave to be more greener
Take the yellow cement blocks off the Richmond rd SW between kerrydale rd and 32st SW. It's so unnecessary cause traffic
get rid of that constant low frequency "hum" thats been going 24/7 for years- be nice to have a good sleep
Include extensive prior City visioning in Shaganappi; separate policy set in 2008, 2009, 2014 & 2017. We keep doing this over & over.
W Shaganappi has a land speculation problem; prevailing view that rezoning creates quick market demand (without infrastructure investment)
There needs to be an asphalt concrete between the 39St to 38St by the 17ave. It gets very muddy when rain falls,& everyone slips when snowed
Many more police officers in and around Westbrook Mall and Westbrook station. There is constant social disorder and crime in this area.
Improve the open, undeveloped area around the Westbrook Transit Station with something that will attract people to the area and reduce crime
Need a marked crosswalk connecting Cedar Cr Park to the west entrance to Quarry Road Trail .
Public park on jauques lodge land.
Mixed use (in select areas only) NEEDS to fit in with the surrounding neighbourhood. Not too tall or big!!!!
Safe crossing of Bow Trail for children who want to walk to a catholic school from Wildwood: pedestrian overpass at 45th St.
Don't allow high density units to creep through areas without extensive specific engagement. Residents need meaningful engagement!!!!
Add cleared pathway from optimist arena to glenmeadows school. Kids cutting between ball diamonds through lots of snow
83 Sunalta ARP should be removed from the Terms of Reference - updated in 2009 with the W LRT (wrong doc) and Sunalta can't comment here.

Fix the pedestrian walk lights at westbrook & 33rd to run automatically not having to push the button always.
Allow lay-by parking along 17th ave to ensure that retail businesses can survive!! Parking and circulation is essential
Allow greater relaxation for front drive garages and smaller front setbacks. Both of these will draw people in from the suburbs .
Planned density changes should be considered in the context of what is actually there not a previous plan that was unbuildable or unfeasible
Shaganappi golf course in the winter - make a skating area on the ponds, the club house could be open with fire pits, XC ski area etc.
Why can't schools be used for daycares or small businesses focused on kids (eg. Sportball) after school hours?
The City has overruled resident feedback on heights, density, setbacks, etc... in several "engagement" processes. Many of us have given up.
Trench the high voltage overhead power lines on spruce drive to bring redevelopment investment to the area and collect higher property taxes
Pave More Alleys
Suggest considering proper zoning for each community area, I don't like the fact developers are getting relaxations that is against ARP.
Please consider to leverage the existing MC2 lots without turning the current RC-1 or RC- 2 lots into Multi family units
Too many bike paths and with low utilization rate, hence, very uncertain why they should be in place at the very first place.
Please have a functional walk path and sound wall along 12 avenue, the bow trail area
Use McKenzie Towne format - commercial and high density core (LRT already, build up Westbrook), with density reducing as you go out.
Do more with Community Associations, including relaxing zoning around them (commercial and high density).
Fully replace the fence under Bow Trail pedestrian overpass with something more sturdy. The current fence has holes and is an eye sore.
Am I wasting my time - I have been to many meetings on the various developments of our neighbourhood and we have been asked to put in our thoughts and concerns. Then they all seem to be dismissed by the city and they do what they want anyway. I wonder if they are just trying to push them through to gain extra revenue in taxes without any thought or compassion for the neighbourhood and the people who live here. I feel like I am wasting my time.
Westgate - I love that the city can not be bothered to clean the roads in the area. I also love that the city is not giving proper funding to the police department. The amount of break and enters and car prowlings is incredible. Such a wonderful place that you are fear for your safety at all times
Thief's paradise! - I've been in Richmond for about 10 years and I love that my garage has been broken into 3 times. I love that my truck has been rummaged through 3 times. I love that every single neighbor down my back alley has had their garages broken into at least once. I love that our backalley is so rough it's hard to drive on with a half ton.

Westbrook is Blight on the Westside - Time to clean up westbrook, get some police at ctrain station and start cleaning that mess up . I like living on the westside but Westbrook is a hellhole . Spend some money on policing the westside before its too late

Shaganappi no longer safe - I love the inner city location of Shaganappi but it has become a gathering point for criminals who use public transit to access it. Break and enters are dramatically up - drug addicts and bottle pickers rummage through back alleys and accost residents constantly. Westbrook station is an unmitigated disaster with bleak gravel fields and no realistic vision to move it forward. It's been over 10 years. Get it developed so there are more people and police around and the crime problem diminishes. Hold the developer accountable. If they can't afford to do anything with it - sell it someone who can.

Spruce Cliff Concerns - The public transit and C-train station at Westbrook Mall has created growing concerns for public safety and crime. My home was broken into during 2013. Since then, increased alleyway traffic for people looking for bottles in blue bins/carts (mandated by the city). Drug/alcohol use has increased around Westbrook Mall esp. around the Wallmart. They also had to bring in security guards to the public library. This library is NOT in a safe location for children. I have seen drug use in a public park in the area. The undeveloped gravel field by the C-train station is unacceptable. Please make this into a public park with security cameras.

Future traffic, densification and the R-C1 community caught in the middle. - Glendale is a wonderful R-C1 gem with ample green spaces and interesting walks. The challenges we are now facing is the fact we are one of only a few 'gateways' from Sarcee Tr. to the downtown. With the Cities desire to densify at all costs (remove 5 houses and put in 100 unit condo), they remain steadfast that development west of Sarcee Tr and future opening of Stoney Tr will have no impact. I can only hope that The City is willing to change the shape of the box they think in (heaven knows they won't think outside of it) to achieve smart densification. I would hate to see this little gem turn into a parking lot for residents trying to get out of it or worse yet, a Marda Loop west.

HOPES AND FEARS

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Safety around mall area and train station. Mall upgrade to make it more appealing
Bottle depot on 37 & 26 old strip mall needs to be upgraded/rebuilt --> safety/crime in alleys
Wildwood walking to river --> ancient tobogganning hill could benefit from stairs (like in Crescent Heights)
Old seniors housing near Shaganappi Point - near there could be an opportunity for affordable housing
Need to better use train line. Density. TOD
Preserve athletics fields (e.g. Optimist)
Would like a pub within walking distance from Westgate
Crowchild redevelopment progressing - wonder how bikes will be incorporated
Should focus on empty sites - put timelines on development (e.g. to get work done earlier)
Killarney pool more aquafit for seniors + adults
Would be nice to have a movie theatre close
Right turn access from Westbound Bow to Edworthy Park Road (high traffic area)
Dedicated bike trail access to the river at the West of Wildwood - unsafe road
Crosswalk light @ 40th Street should be timed for pedestrians - it takes too long --> pedestrian buttons
Make it more inviting to hang out longer
Better pedestrian access to Bow Trail between 37 and 38 street
Snow is plowed onto sidewalks blocking it
I hope the community becomes more kid friendly (I am a kid)
More outdoor rinks - especially for kids/teens!
Bow Trail SW: hard for pedestrians to cross 45 and 37 streets.
45 St: kids need to cross that street to go to school --> safety issues. 38 St too close to subsidized housing. Safer crossings between 33 and 37th Street. More light too
Developed areas - developer interests shared back to the community. Give access to the space until developed.
Richard Rd (W side of Crowchild) should be part of: plan area, school catchment area
More walkable neighbourhoods. Leave our car at home.
More markets in the community
Making the area more pedestrian and bike friendly
Bigger Red Centre is needed - more activities combined. Gym
Area around Westbrook station should be developed
Shaganappi: area East of the Golf course. It should be developed. What is happening there should be communicated.

City should do a better job of communicating what is happening w/ development of large sides - area Westbrook Station close to
30th Ave lefthand turn - turn signal
Larger/more popular stores at Westbrook Mall
More community activities
Like City program like Aftercare - funding cut back :(
Promote walkable/bikable neighbourhoods * promote local businesses
More areas that are sheltered from high traffic would be good - kids to ride bikes
Please bring density to the LRT @ Westbrook Station. That station was built and a high school was moved to allow densification. Make it happen.
Safety improvements needed for Westbrook station area. Feels unsafe around Station and McDonald's
17th Ave need better turn (left turn) lights for traffic flow
17th Av SW - pedestrian safety necessary
More playgrounds!
The increase of speed on Currie Development esp. the business district
More strategic thought from developers (infills)
Densification has been challenging
Safety improvement - Ctrain station, Walmart, people loitering + obviously consuming alcohol and other substances
Since the whole other side of the street has been restricted they've all rented --> what if they all sell at the same time and get redeveloped --> would be frustrating for a whole street to be under construction at once --> also if every single lot turns into a 4plex
More commercial activated so we don't have to get into the car
Walkable activated retail space
Exterior compliments to the community
Onsite parking for LRT
Safety - 45th/Spruce - why is it a 4 way stop? Should consider a traffic circle
Developers all missing the demographics of the area - what about seniors? Low rise access to outdoor spaces
More dedicated space extension for teens - possible extension of more transit patrol onsite at Westbrook. Never visual. What is the balance?
More transitioning living services - as kids leave home. Multiple phases of life - that consideration
Transit oriented space with mix of retail - increase the density - make it multi use
Extra traffic since online deliveries.

Westbrook Mall - Redevelop the whole area - East Village idea?
Consider more of a High Street along 26th Ave
Need to improve bus transit. Even the train (at off times) is a long wait 15-20 mins
2 floors retail space / and residential space. More activated space
Shops near LRT stations. Safe walking routes
Parking for Ctrain station
Nice to have the 4-unit buildings on the corner lots
Reopen 45 St Exit off Glenmore
Extend pubs and shops along 17th - more and further
More or larger fenced-in dog parks - with lights!
Affordable transit for low income or students
More jobs and places to work is good
Development of area around Westbrook Mall. Finally, condos and commercial area. Vitalize area.
Maintain a vibrant community (Shag/Scarboro/Sunalta West) that people want to live in due to what the neighbourhood have to offer - on 17th Ave becomes a place of unique shops, restaurants, nice to walk along.
Mix of housing types
Incorporate shortwater and low impact design. Community parks
Environmental stewardship
Spaces for education and community groups
Like Killarney Pool. Extend hours for public swimming, more times to practice outside of lessons. Limited on weekends
112 bus should continue (no need for big buses, could be small buses)
47 St Westwood Dr. Too much density with 4 storey residential and commercial mix. Don't take in to account future re-zone for duplex, etc
Pop-up rinks. Community gardens in vacant lands
Fear: project near 45 station did not take into account parking flow and traffic concerns
Westbrook mall redevelopment
17th & 47 Crosswalk is unsafe sketchy
Westbrook Mall is sketchy - need to upgrade that whole area. Better multi use
Pollinator parks
Public environment incentives
Increased tree canopy
More trees increase tree density to offset greenhouse gases and noise
Reduced car dependence

More trees/beautification of main streets
Preserve the river valley
Please do something family-oriented on corner of 33rd St & 17 Ave SW. We heard soccer dome??
Preserve & increase bike paths, green space.
Electrical charging centres in city parking lots. Sustainable energy for Westbrook and entire city.
Diversified economy
Westgate area is unique --> could be kind of like Kensington - boutique shopping, etc.
Too congested 17 Ave , 45 St & 47St, LRT tracks, proposed crosswalk Westwood Dr, traffic flow interruption
Bigger nightlife, more local businesses
Increase in street parking in Glenbrook
Glenbrook: Jam packed parking -> local parking assessment?
Charge to park on streets
Better transition from low-density residential to higher density (contextual)
45 Street bike lane - make safer
Maintenance of bike connection across Sarcee to Glenmore
Cul-de-sac near CA site - opportunity for development
more interesting/well-designed commercial
Would be nice to have health food store
Old Jake's Lodge Site would be great for 55+ housing
Without densification I wonder how sustainable all the green space is
bike paths: would be nice to pave to maintain Quarry Road for winter
Power lines in Wildwood are an eyesore
Bow Trail & 45 st - some people make U-Turns + backs up East bound Bow Tr turning to N bound 45 st - no U turn sign could be good
Keep green space @ golf course + Edworthy
Is there a plan for the plot of land @ Spruce Dr & Sarcee?
West side of Westbrook Mall is underdeveloped + unpleasant
Would be nice to see a covered walkway between LRT & Mall/Safeway, with elevators, not just stairs
need more greenery around Westbrook Mall e.g. big planters like what they did at Tim's on 17th Ave + 38th/39th
need a parkade on north side of Westbrook Mall for LRT parking or by Walmart + connect by covered walkways
45 Street Station: Would like parking nearby. It's a far walk in the winter time, and they cancelled the #19 to get there. Need better access to LRT
Increase corporate office attraction. More diverse job opportunities nearby
More walkable and variety of amenities that are enjoyable to walk to
Paved alley

Maintain sense of community - community character
Walkability on 17th. Would like to see more interesting retail like 17th
Bow / 45th St more inviting - more hub
Trees and greenery - It would be nice to see more trees and greenery in the neighborhood. There are a number of street without any significant trees which gives the street a bleak feel.
Families - The city has an opportunity to make this area a child and family friendly area, with recreation, child care, improved access to the library, improved pedestrian access across busy routes, access to healthy/local food and restaurants.
45 street - Permeability is one of the most important ways to mitigate traffic congestion, by giving people more choices of route. Please do not close off the 45th street exit from Glenmore. It puts the South end of Glamorgan at a traffic and fire/ambulance access disadvantage!
Love Newcastle Pub! - We love riding to Newcastle Pub for food and a pint. It would be great to see more mixed use in Shaganappi, Spruce Cliff and Wildwood. Not to mention some entertainment at Westbrook Mall / LRT area. How cool would a micro brewery / distillery be!!
We value social opportunities at mixed use coffee shop and restaurants - We really love the growing opportunities in Westbrook to have a bite to eat or meet friends and family. It would be great to see more mixed use in the R1 neighborhoods. The current strip mall in Spruce Cliff is great but could use a face lift. Maybe an outdoor patio would help at JJs.
<p>Is Wildwood too R1? - We have lived in Wildwood for over twenty years and, like many residents, enjoy the quiet, friendly and "cozy" feeling of our R1 neighbourhood. The flip side of the coin is that, other than the Community Association and churches, we have no amenities at all. No stores, no cafes, no pubs and generally nowhere to walk to that is a social hub. We don't even have a park that's not either a school playing field or a play ground. For most people going anywhere to shop or for entertainment means getting in the car. For many, Wildwood is a lovely place to walk in but not a good place to walk if you want to get some milk or have a cup of coffee.</p> <p>As the city has grown Wildwood has become almost "inner city" with easy access to downtown. This makes it an attractive place to live for those working downtown but, because it is exclusively single-family homes, not affordable/practical for most people. Surely a few basement suites or similar won't make too much difference to the character of our neighbourhood.</p> <p>I challenge Wildwood residents to think outside the RI box and at least consider the possibility that our neighbourhood could be enhanced by a little less R1!</p>

purpose built rental accommodation - there needs to be a significant evolution in these Westbrook communities based largely on the desirable locational value to aspiring community residents, often couples and singles, who prefer to live in established inner city areas. We need to look beyond outdated land use designations and the current setting where you often find very small homes on large lots, where the land value itself has considerable appeal and value but the physical structure does not. As demographics have changed and household sizes shrunk, there is a large need to offer some opportunity to create new rental housing stock, not in high rise suites, but in ground oriented forms. My view is each community needs to nominate some land where this type of building can flourish, including communities that are very low density such as wildwood. When locating these new rental homes, they cannot be driven to the perimeter, or in the areas selected to 'sacrifice' because they are already damaged by traffic and congestion. As a participant in this process, I intend to advocate for a much greater access than we currently have to purpose built rental housing. One very strange feature of society today is opposition to 'renters' as a subclass of citizen is seemingly the last remaining place where people feel comfortable broadcasting prejudice in an open public forum. We need the city staff steering this process to get on board as well!

'Frozen in time' community planning - I'd like to have a broad discussion of an idea that is often encountered in public meetings, though far less so in discussions among planners and builders. This idea is that the community plan can be 'frozen in time' and that somehow it is the job of council to 'protect property values' and that R1 is a land use form that is under siege and needs 'conservation'. I favour a much more flexible approach to changing the built form of our home communities. I do not believe that 'old' necessarily equates to character, or that single detached dwellings are in short supply in a city with the massive size of Calgary. There is a concept often encountered in public meetings where a member of the public suggests that when they purchased their home it was a solemn commitment that the community would not change and that society somehow owes it to the property owner to conserve the land use as it was when they bought into a community. This suggests that somehow, 60-70 years ago that the art of community building and urban planning was advanced enough that it need not change as the city has changed in size to now approach 1.4 million residents from a fraction of this in 1960 when many homes were built. There are many opportunities to bring in new ways of building vitality into our inner city communities that I intend to support throughout this process.

Assumptions of change - Why is there an assumption that these communities have to change. This seems a bit forced on some communities who are doing well with their own refresh and revitalization. Is something wrong with the way the Westbrook communities are currently growing. These assumptions to drive change in a blanket approach are not discussed in the context of the project but they are stated as objectives in the preamble. What is the motivation to put the cart before the horse on all of these communities at once.

Wall Barrier between 12 Ave and Bow Trail - Between 26th and 33rd street, 12th Ave is heavily exposed to Bow Trail. 12th Ave that runs parallel to it has a much used dedicated bike path that is ~2m away from Bow Trail traffic. There needs to be a barrier for safety reasons and to reduce noise that comes from vehicles on Bow Trail and the C-Train. That section of Bow Trail between 26th and 33rd is notorious for speeding and loud accelerations. I know there may be a few people worried about their "view" of the golf course, however I believe something low and/or transparent can be built for safety and noise purposes that would work for the community. The wall will also hopefully minimize people entering the community that preferably should not. You will be surprised how a small barrier can displace unwanted people traffic which unfortunately is a major issue in the community. How many break ins and shopping carts dispersed everywhere does it take for the city to try to make a change? That segment on 12 Ave needs changes for several reasons: 1) Safety 2) Noise 3) Crime

Hope for seniors to age in place - A lot of life-long residents should be able to age in place in the community they know. My hope is that backyard suites really take off and the City doesn't restrict the size and placement of these. More Senior-friendly businesses and services stay close (moving the Kirby Centre out of reach was disappointing). Safety and accessibility for seniors. Way less focus on kids as they are out in the suburbs and likely won't come back to the inner city until they are in their 20s or 30s. I would love to see a vibrant and accessible community of engaged seniors volunteering to keep their neighborhoods safe and vibrant.

Life-span living - Would love to see facilities that mix all stages of life: mixing child care with seniors care. Access to food and physical activities for all the residents!

Climate Change impacts - Can we build grey water useage? More community gardens? More trees? SOLAR PANELS ON ALL NEW BUILDS!!!!!!! We can be a place that demonstrates how to retrofit for climate change and demonstrate innovation for other neighbourhoods in YYC. Let's do this!

Hopes and fears - Hopes: Giving people a reason to live here. It's obvious that the area is going to boom in the next little while. It's the last direction the city can grow. WEST is the only way now that the east village is well under way. From the GSL dealership, all the way to Sarcee, the West corridor should be the next desirable, family afforded area to live in. We have the public transit in place, we need the gyms, the stores, the restaurants.

Fears: No development will be done, but 10,000 more units will be added to the area, and nothing for anyone to do. No arenas, no gyms, no mall worth visiting, no ability to walk to a developed area of 17th ave.

Hopes - Hope: move away from a car centric world. Each community should have a heart and centre, with a village sense of goods and services that build community and people. A change in hard surfaces such as concrete or asphalt for roads. Noise from major streets? Some sort of noise dampening, especially on the walls around Sarcee Trail and the LRT bridge. Light pollution is ended, but the area is still safe. I love the drainage/water management areas at the LRT bridge. They are actually beautiful! And have encouraged red wing blackbirds to nest. I would love to see areas like this in the community. Parkland, although beautiful is just this side of sterile in how the trees are managed. No wetland/drainage areas, no shrubs or food forest for the critters. A romantic image of an English estate, without diversity or variety. I hope to see more native plants!

<p>Glendale Family - Hope - that Glendale is able to maintain its R1 zoning - we love Glendale and raising our kids here and choose it because of its R1 zoning and community. Adding density is ok, but it should be done thoughtfully and the overall community feel is that it should be done on the outskirts. Fear: That the entire community and/or TOD area will get blanket re-zoned in a push for density and that all of Calgary will look the same. Density increase is ok, but it should be done on outskirts and not with a 400m circle around the LRT station.</p>
<p>More Commercial Amenities and Density around Westbrook LRT Station - Would like to see more residential density development to support increased commercial services in this area</p>
<p>Crime in Spruce Cliff - My hopes are that the crimes in Spruce Cliff can stop, and I think this can be remedied by cleaning up the Westbrook Mall area. My hopes are also that Wildwood remain the beautiful old and classic community that it is, and that our dog park remains untouched and undeveloped. I fear that my unit in Copperwood (Spruce Cliff/Hemlock Cr) will continue to go down in value as the area gets busier, and the crime continues.</p>
<p>Hopes - My hopes would be the following concepts: Pedestrian-centric, backyard suites, tiny home concept, a gym, childcare facility, place for a farmers market, supporting small businesses, co-working space.</p> <p>Westbrook Mall has so much potential but it is such a dumpy area. I don't allow my kids to walk to Starbucks because I'm concerned about some of the characters that hang around there.</p>
<p>Thoughtful changes to zoning - We love living in Glendale. Sometimes we miss the amenities we previously enjoyed in our last community (Altadore), so we are open to development in this community, but not at the expense of the things that make the community so wonderful like the lack of parking challenges (which was a constant battle in a higher density area). I also hope the city keeps Glendale as a R1 community, as I think it facilitates a more varied demographic. Right now, people can get into this wonderful community with solid quality house, large yard and access to a fabulous transit network at the same price point as far suburb starter homes. I see a lot of older R2 community homes get picked up by developers and then rebuilt/resold at premium prices, preventing someone with a more modest budget from getting to enjoy all inner city Calgary has to offer.</p>
<p>Green spaces and parks - I hope that ALL existing green spaces and parks will be left as nature based spaces. Parks benefit all residents, whereas developing these areas benefit only a select few (mostly developers). Engaging with others at parks, playgrounds, skating rinks and community centres are what form a sense of community amongst residents, especially children. Green spaces with multiple community amenities are of immense value and should be left alone!!!!</p>
<p>Commercial Redevelopment - Hopeful for commercial redevelopment along Bow Trail between Westgate and Wildwood, 17th Avenue, and Westbrook Mall to make more fitness, entertainment, restaurants, shops, etc more walkable.</p>
<p>Westbrook mall should be redesigned to a modern shopping facility - Westbrook mall should be redesigned to a modern shopping facility, at least comparable to Market mall. This place is out-dated, lots of homeless and smokies around that area...</p>

<p>Fears & Hopes - Growth & redevelopment should only happen in areas where it will benefit & not ruin a community. Redevelopment of the area by Westbrook LRT station is a positive.</p> <p>Green space must be preserved at all costs. The benefits are too numerous to mention. Edworthy Park, the river valley & Shaganappi golf course immediately come to mind.</p> <p>There is a major fear that the City will ignore the opinions of residents. The nanny state & increase density at any cost mentality of the City is at odds with the active community of Wildwood which is doing all it can to keep it a vibrant & high quality place to live.</p> <p>There should be design & height restrictions on new rebuilds. The local Community Association should have the final say on this. Photos of what, in my humble opinion, are examples of a good design & an ugly big box are included if I can figure out how to do it!</p> <p>Concern over any redevelopment, be it rebuilds, backyard or laneway homes that could have a negative impact on neighbours. At present people only think of themselves & respectful consideration of others is a thing of the past.</p>
<p>Good design - In my humble opinion (!) a well designed new build with lots of character [includes image]</p>
<p>26th Ave - KILLARNEY - I hope that the commute of kids and adults is given more consideration when making changes. 26th ave is an extremely busy and having the speed limit changed would make it much more safe</p>
<p>Family Friendliness - My hope is that the west side of Shaganappi community becomes more family friendly. As soon as you are east of 26th street things become much better. Killarney is also another neighboring area that is extremely family friendly. However the Shaganappi section between 26th and 33rd street is definitely not family friendly. So much through traffic of cars and people. My hope is for that small segment to evolve to being more like the east and south side.</p>
<p>Hope: Complete Community - That we can increase the number of retail, commercial, and cultural opportunities within walking distance of residents in this community</p>
<p>Hope: Less Carbon-Intensive Future - I'd love to see this neighbourhood become increasingly carbon neutral by encouraging cycling, transit, walking, multi-family dwellings, and increased use of green space and community gardens. This neighbourhood should be a model for the future of comfortable, green, community-oriented living.</p>
<p>hope for more recreation links to river valley - it would be great to have cross country skiing and or winter fat biking on the south shadowed side of the river pathway. It's closed in winter due to the snow so lets make best use of it! It's sad we have to drive to the mountains for recreation when we have a perfectly good river valley just steps away from Wildwood, spruce cliff, shaganappi, and scarboro</p>
<p>hope : edworthy park to become paddling hub for canoes, kayak and SUP - would be great to have a drive in access to put in drift boats for fishing, canoes, kayaks etc. at edworthy park.</p>
<p>Hope! new restaurants around Westbrook Station - I would hope for more restaurants and a high end grocery store / farmers market at Westbrook Station. This could be a really cool pedestrian space for all of these neighborhoods.</p>

Transit oriented development around Westbrook, pedestrians first! - We have a fabulous opportunity at Westbrook to create a flourishing hub. Love the idea of a farmers' market, could see many other great uses for this space.

I prefer to walk whenever possible, when I run errands that way in the neighbourhood I often have to cross large, overcrowded parking lots to get to the store. Let's move those parking lots underground/behind the store and widen sidewalks to encourage community building development.

Keep the area accessible - A variety of transit modes need to be supported. I love that I can easily take the train, bus or bike from my community to downtown and local parks. My hope and fear is that we have an abrupt development that stalls, like the dead space at westbrook that we will have to live with for decades before something useful and beautiful happens. Also, I hope the area doesn't become very gentrified. There are already some very large houses going in and many people want to stay RC1. I would like to see us zoned for legal basement suites close to the ctrain line, as well as promoting laneway homes. That would include beautification of the lanes to make them more accessible for those dwellings. More people in the area could help curb the break and enter surge that is apparently happening right now.

Hope: bury the horrible power lines along spruce drive - My hope would be to relocate the high voltage power lines on Spruce Drive to be underground.

Hope for more buildings like the Corus building - I like the mixed commercial building on 33rd and 17th would really like to see more on the Westbrook station lands

hope - more live work play around Westbrook - I hope for more mixed used development at westbrook and along 17th Avenue. It's so close to being awesome. The main streets will help but we need a focussed effort at the LRT lands.

Hope Edworthy Park and dog park are kept natural - Keep this essential green space wild. Would really be a shame to see this green space disappear. The walking paths are marvellous and the views up to the tress from other areas of town are a much need break in the city skyline from the development and lights surrounding us.

Focus on Westbrook - So great to see a City team put to task to make Westbrook great again! Let's do Westbrook Station right with plenty of mixed use. Maybe a mini entertainment district right next to the LRT. Office residential would be great with some clean-up of the mall. Such a great spot to develop. Not sure why it hasn't been tackled sooner. I never understood why we developed West Springs and Aspen before a multi acre plot next to the LRT just outside of downtown.

Hope for transit linkage to Banff - Why not have a mountain gateway terminal to Banff transit at Westbrook or Shaganappi

Hope for increased vibrancy - Hope for increased vibrancy, meaning increased places to walk to that allow for increased interactions between people and less reliance on cars. This means more businesses and amenities are built and green spaces are maintained. It also means ensuring safety so that people feel safe walking day and night.

Make Jacques Site Great - There is an opportunity for the Jacques site to be something great in our neighbourhood. I hope that it will be so.

shaganappi catalyst? - there must be a way to have the area around the LRT station built into a valued community hub. Until then, other ways to catalyze growth in shaganappi need to be considered. One immediate option would be to allow rowhousing to be built on all corner locations throughout. This would instigate some investment in parts to the community that have declined.

Why is increasing density a "need"? - Like other posts, we consciously chose Wildwood as our home almost 10 years ago when we were starting our family. We chose Wildwood explicitly because of its' R1 designation as we valued the neighbourhood feel and community pride that is apparent. These characteristics were important to us, so we were willing to pay a premium over communities with multiple property designations. The mindset that higher density is a "need" should be challenged and not blindly accepted; higher property valuations means higher taxes, so higher density properties at lower individual values does not necessarily equate to a larger tax base. I believe the city needs to respect the wishes of the residents within communities and not force change; let the existing rules apply and the market will decide. If there's a real desire for zoning changes, it will happen from the grassroots. The amount of rejuvenation that has gone on in Wildwood under R1 zoning is beyond impressive and continues at a high pace even with the economic downturn; this indicates the market demand for single dwelling, full lot development is very high. In our decade here, we have seen the number of young families grow almost exponentially; rejuvenation is happening, allow it to continue.

More work should be done to ensure transparency on councillor/city/developer relationships and whether there are any conflicts of interest when zoning changes are enacted with little regard for the democratic process.

I hope for increased walkability in Spruce Cliff, Westgate, Glendale - All these communities would benefit from mixed use development at Westbrook Station. They need access to local entertainment and work opportunities. This could be developed at Westbrook with some high density housing. 14 new communities were just approved by council, with this I do not believe there is an imminent need to densify the existing neighbourhoods. Let the market decide with the residential zoning already in place.

Long term development of Westbrook - I hope in the long term for the area in and around Westbrook Mall to be developed to create a hub for the surrounding communities that is vibrant and features a greater diversity of amenities. Allow this to be an area that attracts people, including small business opportunities akin to areas like Inglewood. I believe there is potential for this area to be developed to create another vibrant community based destination in Calgary, particularly due to its proximity to Westbrook LRT station.

Encourage Cycling/Walking - I hope that any redevelopment will strongly favour alternative forms of transportation, and not be "car-centric" like we see in many new developments.

Development for All - I hope that all redevelopment will be considerate of the needs of all community members. For example, seniors, children, lower income individuals, etc.

Big Box Vs. Local and Small - I hope that re-development will not mean strip malls and giant parking lots. I hope that, similar to Inglewood, 17th, 4th street, smaller, walkable shopping and dining areas are considered that promotes local businesses, not just chains. I love walking to restaurants, shops, and connecting with local businesses.

Responsible Transit oriented area - I hope that the city will address the serious social problems and associated crime around the Westbrook mall and empty spaces near station. This should be one of Calgarys premier development opportunities. Instead it is being run down and becoming a difficult place to live.
Hopes and Fears - My hope is that the city turns the Richmond golf course into a community park. My fear is that the city will sell it to a developer, taking away green space and turning it into high density housing. My hope is that the city will calm traffic and add lite crosswalks to Richmond road. My fear is that they will widen it putting yet another main drag through the heart of our community, making it even less walkable and more busy. My hope is that the city will include the value and space for RC1 lots in their redevelopment plan. My fear is that they will increase density while not giving proper thought to the effects this has on current residents. My hope is that the city will look at the effects their property tax increases have on those living in the community. My fear is that the city will continue to increase taxes forcing seniors from their homes. My hope is that the residents of these communities really do have a say in the decisions that are made. My fear is that this is an expensive exercise in futility and that the city already has their minds made up on what they will do with our neighborhoods.
Fear of gentrification and hope for inclusive density - I fear that all the affordable housing will be replaced by upscale infills and the area will lose all its diversity. My hope is that the Westbrook area develops in a way that allows for people of all walks of life to continue to live near the jobs, amenities, and transit that make the area great. Happy to see more apartments, townhouses, laneway houses, social housing, etc. to maintain this mix. The local shops and restaraunts can only benefit from denser population too. The area around the mall and station is a good site for higher density developent since there is so much empty space between mall parking and the old EMHS lot. What kind of inner-city neighbourhood has that kind of sprawl? With more people living around the station the area would likely feel much safer. I hope that this can be a neighbourhood to which young families can afford to move and in which seniors and differently abled people can access everything they need without cars. I hope that the Westbrook station transit hub can better connect the broader neighbourhood through better local connector transit, safe bicycle storage, and a pleasant walking periphery. I fear that Westbrook Mall and station and surrounding area will remain a giant paved moonscape. I fear that the car will always rule this city at the expense of everything else. I fear that NIMBYism will shut out development that helps vulnerable communities. I hope to keep living here!
24 hour /evening occupancy - Westbrook LRT area site needs uses with evening/night time occupancy
Hope - Invest in the street improvements with the related development. Streamline process to redevelop single family homes. Address the social disorder which is occurring at Westbrook. Encourage redevelopment there. Tax incentives etc.
continue to improve accessibility of buildings and neighbourhood sidewalks - As above

Access, Community Space, and more Small Businesses - What I hope for Killarney is to continue to improve the access for all forms of transportation, more central community space, and opportunity for current and new small business to flourish. For transportation, I hope to see more bike paths (as proposed), improved walkways (as proposed), and better speed suppression in the communities. I see far too many vehicles trying to speed through roads not designed as a throughway in the community (Example: 33rd Street) or running stop signs. Something needs to be done with the open field by Westbrook Station. I have been here for 5 years and only seen changes to the weeds. That is at the heart of the community and I hope a great central community space can be created. This area would be a wonderful opportunity for new small business to set up shop as well. I do hope some of the old buildings in the area get a reno, but I do not want to see the small businesses in those locations leave. Those business owners provide to the great community spirit.

I Hope R1 neighborhoods are allowed to stay R1. - Watching the explosion of new 2 story duplex's and now row houses in Rosscarrock and Killarney has been disappointing. No parking, constant noise and traffic on residential streets and no yards. These communities are being destroyed to benefit developers looking to make a quick buck stuffing as many people into a single lot as possible. Please do not allow this to happen to Westgate and the other R1 areas.

More Local, Small Businesses and increase walkability - I would like to see 17th Avenue between 37th and 24th become a street full of thriving local business (as well as other types of business) where the people in the area can walk for all of their needs and wants. Other organizations that attract people such as theatres, art galleries, music venues, sports centre would also be wonderful. Right now, it seems a bit unsafe to walk at night to take the train, etc, and I am concerned that this area might continue to attract crime and drug use, especially around the Westbrook Station. Currently 17th Ave is not particularly pedestrian friendly, although the crosswalks and intersections with traffic lights help a little bit. It would be cool if we could incorporate something into the landscape that would reflect the heritage of the area and provide a unique experience for residents and visitors. Maybe something like a town square around Westbrook or a pedestrian only area.

More access not less - liveable - park space ratio to population density [includes image]

Lane conversion to Street - hope the lane behind the strip mall at Spruce Cliff Centre is converted to a street - it has long site lines to garbage dumpsters and back of shop activities etc. also would help eliminate cut through traffic in the south parking lot - next cross streets are 8th Ave and 3rd Ave . - a bonus would be to bury the overhead power lines so trees could be planted.

Recreational pathways - We love the Douglas Fir walking pathway and very much enjoy going down to Edworthy park to walk, run, bike, or rollerblade the river paths. We recently had our first child and would love to see a pedestrian path (separate from vehicles) to have the opportunity to safely walk down and then up the long road to Edworthy park with a stroller. Similarly, it would be great to have a stroller friendly side walk/ walking area that is car free along the dog park just below Sarcee Trail. The walking paths in among the trees are fabulous! Currently (due to the stroller) we are limited in our use of them.

Hope: a neighbourhood welcoming to all - My hope is that Wildwood can be a welcoming community for all, especially residents of all ages. I moved here as a young professional, I have young children now, and I hope to live here for the rest of my life. I think a small amount of new mixed use or commercial development could improve the quality of life. It would be nice to be able to walk to get a carton of milk, a coffee, or a library book without having to cross a major road. If the day comes when I can no longer drive, I fear having to leave the neighbourhood because services are too far away. Some higher density housing might also help seniors stay in the neighbourhood when they want to downsize.

Hope for a true urban neighborhood - The empty space in front of the Westbrook LRT station has been vacant for years and it is rumored to be redeveloped into a multi-use high rise building that connects to the station. I welcome the plan, if it is true. With urban land in scarcity, a big lot that connects to transit station is a rare find, and the City should make sure it is put in to good use to attract more residents, local businesses and make it a place where the surrounding communities can enjoy. The proximity of the space to downtown make it highly attractive and I truly hope the City leverage the location and the transit hub to revitalize the rather eyesore area and promotes future growth.

If the city wants 3 story row/multi everywhere why don't they just say so? - The guidebook defines limited scale as everything under 3 stories, I really don't see anyone in the area accepting that 3 story multifamily buildings should be allowed on all current R1/R2 sites. Instead if the city wants to allow for this on corner lots why don't they just change R1/R2 zoning to allow this on corners? No need to do all sites at all. Why not focus density on large sites especially those that are vacant?

I hope the final plan reflects resident feedback - I know the guidebook has general ideas for districts and tools but they need to be supported by residents and land owners in the area in order to be implemented. Zoning should be for the benefit of the community not just to meet "ideal" that may not be the right fit for specific communities and lands.

Hope: Shaganappi Golf Course is Included - Not sure why area residents take 100% of the burden of these densification exercises, when the City has an opportunity to build density to scale adjacent to an LRT station AND apply some of the proceeds to, say, convert a basic 27 hole course into a very good 18 hole course (on the portion with the protective covenant) with a money making clubhouse supported by the station. Incremental property tax 100% within the City's control. And possibly a more successful golf course.

37 St & 17 Ave Intersection - I hope there is a full redevelopment of the intersection at 37 St & 17 Ave. That area has a good mix of car and pedestrian traffic and deserves a face lift and a fresh injection of commercial development.

Services not keeping pace - My worry is that we are increasing density without ensuring that the corresponding services keep pace. If this neighborhood is meant for young families, where is our daycare? Are the plans in place to make sure there will still be room in the elementary school when there are a bunch of high rises? How about eliminating some of the cash queuing places and putting in some stores?

Fear: Lack of Change - That the community is resistant to change (i.e. densification) that would otherwise support local businesses, keep schools open, keep transit routes / decent transit frequencies.
Don't Let Westbrook Mall & Station Area Decline More - Can someone please update this mall and draw in more stores like Luke's on 26 Ave? It is not safe or inviting, so I shop elsewhere. I'd like to keep dollars in our neighbourhood but redevelopment would be necessary for that to happen.
So much POTENTIAL! - I've always thought since I bought my home in Westgate in 2014..."This area just needs the amenities that are afforded to newer areas, like the ones in the south". Our lots are massive, amazing with a dog and a couple little ones running around. Amazing for hosting at home, and we even did our wedding reception at the Westgate Community Centre! There's no fitness centres close by for men (Spa lady won't allow me in), the mall is an eyesore, and barely surviving I would imagine, and we're the only corridor to downtown that has been forgotten. I say, ABOUT TIME. But it's not the homes. The homes are being bought by young families, renovated, and being new life! It's the area around the mall that requires redevelopment. It's a massive space, with little to nothing to offer. The Safeway does the trick in a pinch, if you can navigate the parking lot. Anyone been to the sushi restaurant over there? No? Me either. Duelling pianos and a cold steak sandwich anyone? Have a quick rip down 37th street, where you're sure to see your favourite trap houses, the same places our kids "Love to walk by to and from school". Time for a bulldoze, a fresh idea, and maybe instead of stuffing 10,000 more units into the area that's fallen, literally, through the cracks with age, we give those people who are here a reason to stay, and give others a reason to come join.
<p>Killarney has much to OFFER! - I've lived in Killarney for over 10 years, I belong to the community association. The area has some great play areas, green spaces and off leash dog park. What the area lacks is more small business and restaurants, n pubs but they city has only raised the taxes for small business making it unaffordable, and is one reason why the local drum shop closed its doors after 20 years on 17th have at 25th.</p> <p>Limiting the chain restaurants and encourage more local independent ones, also with unique shops like in Inglewood should also be encouraged.</p> <p>More traffic calming methods should be used on 17th have east and west and also in the streets off 17th have south and north from Crowchild west to 37th have. The community should explore the idea of a local business association and explore ideas to make the area more pedestrian friendly.</p>
Roundabouts - education for drivers
More dedicated space extension for teens - possible extension of more transit onsite @ Westbrook, never visual. What is the balance?
Wildwood - Do not mess with it
Kill the infills - destroys the community connection
Making Bow Trail larger east of Sarcee
Expanding Bow Trail into my home
Taxes hurting my parents income
Dislike crime / breakings. Some areas around neighbourhood don't feel safe
Lack of accessibility will result in less vibrant community - people won't come here

Shaganappi - negative impacts of densification, traffic - need better signage. People speeding commence on 12 Ave. Accidents. Sign for 'No access to Bow Trail' needed on 27th St & 28th St.
17 Ave SW: Mobility, bike mobility, think about south side of street too, not just north. Too many rentals (safety concerns). Absentee landlords
As re-development increases, traffic patterns will change. Concerned that 17th + 33rd/Richmond Road will need help
Corner lot Bow / 37th Street concerned over private development in area
From Glenbrook - concerned about Residential route via cul (?) build of
Glendale: 17 ave is already at capacity - densifying it too much will make it worse, consider that
Allow for land owners preferences - large lots, gardens, pets and kids
Please do not force increased density
What are the character areas? How will they be separated with policy?
Is the bridge over Shaganappi over the river still happening
Bow Tr & Sacree Tr Intersection can be slow (car)
Traffic off 45th St could get worse - becoming more of a challenge
Concern about splitting lots & secondary suites. Parking. Water pressure
Remove portion of Sunalta in plan so businesses are in other area (industrial area)
Still a need for parking in buildings even though it's a good idea. Need to help the transition to transit use or car share if reducing parking on site
Massive gentrification making housing more unaffordable
City of Calgary rec facilities need to be maintained and funded
Density in a way that does not create traffic problems. Do not punish communities for opening the door to densification
Stick to plans and don't have patchwork application / site effects
Westbrook Mall stays the same
No businesses on 12th Ave SW - no parking. Business should only on 17th Ave
Safety and crime reduction
Keep density to 3 storey building or less. Think about parking for multifamily buildings
Increased density. Increased vehicle traffic.
Importance and protection of current green space. Please protect green spaces!
Get West Village developed but unlikely to be a residential area
47 Street has limited access and exit will not work with development proposal
Becoming gentrification. Lack of diverse residents, income levels, beliefs, etc
Too much density pushed on communities by developers. Too many 4+ storey dwellings. Changed feeling no community feel.

Don't put density by Edworthy Bluff
Empty houses are well kept but no neighbours
Richmond - maintains R1 zoning. Keep infill away
Wildwood - neighbours concerned w/ increase in density - liket the tree canopy - new houses going up w/o trees
<p>Maintain Character of Neighbourhood - We echo the following thoughts. Seeing what's happened in Marda Loop and other communities crowded with infills - especially with Calgary's economy at a low - we think it would be a mistake to fill Westgate with disproportionately large multi-family boxes. The City needs to get its priorities sorted - allowing 14 new communities on the outskirts while potentially overbuilding multi-story housing around the core and nearby areas (and with occupancy in downtown offices at an all-time low) seems contradictory.</p> <p>"While I fully agree with densifying the inner City and leveraging the amenities and infrastructure that exist, there are also pockets of R-1 that should be protected, such as Wildwood.</p> <p>A key component in creating a vibrant City is maintaining choice and a blanket change to R-2 in Wildwood would force the evolution into infill duplexes as the supply of buildable R-2 lots in communities like Killarney and Rosscarack reduces. Therefore removing inner City single family alternatives and consumer choice.</p> <p>A more appropriate way to increase density is to use main street principles and increase density along major corridors, like Bow Trail or 45th Street and maintain a lower density options within the bulk of the community.</p> <p>Planning principles often overlook the things that people value most such as safe streets for kids to ride bikes and play street hockey. Increasing the density in a blanket manner across the whole community would compromise those values that residents of Wildwood demand."</p> <p>Protect lower density communities - While I fully agree with densifying the inner City and leveraging the amenities and infrastructure that exist, there are also pockets of R-1 that should be protected, such as Wildwood.</p> <p>A key component in creating a vibrant City is maintaining choice and a blanket change to R-2 in Wildwood would force the evolution into infill duplexes as the supply of buildable R-2 lots in communities like Killarney and Rosscarack reduces. Therefore removing inner City single family alternatives and consumer choice.</p> <p>A more appropriate way to increase density is to use main street principles and increase density along major corridors, like Bow Trail or 45th Street and maintain a lower density options within the bulk of the community.</p> <p>Planning principles often overlook the things that people value most such as safe streets for kids to ride bikes and play street hockey. Increasing the density in a blanket manner across the whole community would compromise those values that residents of Wildwood demand.</p>

Westgate - Westgate is what is becoming an increasingly rare and precious thing in this present era of ugly and harmful densification - a comfortable, safe, green place to live. Rather than this ongoing systematic destruction of what once made Calgary a superior place to live, Calgary should be preserving this lifestyle where it exists and creating many more new neighborhoods of a similar design. A future city of drone-like hive creatures is hardly preferable to what was once the norm in Calgary.

Hopes and fears - Hopes: Giving people a reason to live here. It's obvious that the area is going to boom in the next little while. It's the last direction the city can grow. WEST is the only way now that the east village is well under way. From the GSL dealership, all the way to Sarcee, the West corridor should be the next desirable, family afforded area to live in. We have the public transit in place, we need the gyms, the stores, the restaurants.

Fears: No development will be done, but 10,000 more units will be added to the area, and nothing for anyone to do. No arenas, no gyms, no mall worth visiting, no ability to walk to a developed area of 17th ave.

Homes like in Killarney that build no feel in the neighborhood - I have walked through Killarney for years with my dog on his daily walks and have watch the character of it be destroyed by the new infills. I think there needs to be a meeting on what the neighborhood should look like as far as homes go. Killarney is ugly as far as I am concerned. There is remnants of old homes, and then the new infills that try to please everyone in one home. A wall of brick then some steep roofs, along with metal siding and a flat roof. No feel and just maxed out for square footage. Lets have some character policy

Please don't subdivide everything! - The push from the city in recent years is for subdivision and redevelopment of all inner city, R1 lots. When I asked Even Woolley about this he said the census showed Wildwood population was aging and population density decreasing. The census doesn't tell the real story though. The demographic is changing naturally! There are over 70 kindergarten kids in Wildwood School and over 200 kids in U6 community soccer! Most of these kids have younger brothers & sisters. Thirty-somethings continue to move in and have kids. We moved to Wildwood for the small community feel. We love our larger lots and the ability to park in front of our houses. Folks show pride in their homes and run-down rentals are few and far-between. Not every neighborhood needs to be high population density or provide starter-homes. Developers who make small fortunes building infills and new people to the city who want to live inner-city at existing communities' expense should be second priority. Please support existing resident's who have laid down roots and already pay taxes here as a first priority!

Growth??? - Many people assume growth is good.... I've lived here for 50 years and seen growth erode the quality of life here.... More traffic more crime... Guess we can't stop that but can we manage it better?

Wildwood - I hope Wildwood and the Douglas Fir Trail can remain a clean, community focused and safe space for all to enjoy. I worry that the terms development and density are being used as synonyms. I hope this process will honor the nature of the individual communities.

Will The City actually listen? - Through over a dozen years of volunteering my time I find my time in general has been wasted. Many hours/days spent on 'West LRT Land USE Study' which the City only uses when it benefits their cause and is only a document when communities or residents refer to it. I can only hope that at some point in my life time the paid City staff begin to listen to the countless number of volunteers who come up with good ideas and not the grand ideas the City is looking to implement.

Messing with a good thing - The city rezoning 37 St has basically ruined the streets near 37th street. Would you want your kitchen window to face a 5-story apartment building that blocks out all natural light?

My fear is that the city will continue to rezone neighbourhoods like Glenbrook and Glendale and make them as unappealing and hard to get around as Marda Loop is now. I would hope that the city just leaves well-enough alone.

Having said that, my hope is also that something is done with the mess around Westbrook LRT station. Knocking down schools to put in the LRT was one thing, but leaving the land looking abandoned for 7 years and counting is pretty disappointing.

R2 Zoning - Keep Glendale R1 zoning.

Fear-Glenbrook - I am afraid the city will promote redevelopment and densification at the detriment to existing neighbourhoods and residents. Areas like Killarney and Marda loop are WAY too dense. The roads are a nightmare because of all the digging associated with infills and you can never find a parking space because there aren't enough off-road options for residents and businesses. I hope Glenbrook does not end up looking like this!! Increasing density by building very tall infills everywhere destroys the existing character and feel of a neighbourhood, and increases traffic on narrow roads, which is dangerous in neighbourhood where many kids walk to school. These tall infills are also very short sighted in terms of long term residential solutions, as many owners can not "age in place" in a multi-story building.

Fears & Hopes - Growth & redevelopment should only happen in areas where it will benefit & not ruin a community. Redevelopment of the area by Westbrook LRT station is a positive. Green space must be preserved at all costs. The benefits are too numerous to mention. Edworthy Park, the river valley & Shaganappi golf course immediately come to mind. There is a major fear that the City will ignore the opinions of residents. The nanny state & increase density at any cost mentality of the City is at odds with the active community of Wildwood which is doing all it can to keep it a vibrant & high quality place to live. There should be design & height restrictions on new rebuilds. The local Community Association should have the final say on this. Photos of what, in my humble opinion, are examples of a good design & an ugly big box are included if I can figure out how to do it! Concern over any redevelopment, be it rebuilds, backyard or laneway homes that could have a negative impact on neighbours. At present people only think of themselves & respectful consideration of others is a thing of the past.

Bad design - In my humble opinion (!) a badly designed big ugly box of a rebuild. [includes image]

Low income building - I'm not a NIMBY but unfortunately have noticed a significant increase in crime since the low income building at 45th street and Glenmore opened. I've heard of multiple neighbours who have had thefts, and my car and garage have been broken into this year, and the police officer O spoke to said they've seen a lot of 'activity' from that particular building. Unfortunately I'm now very worried about home safety in what used to be a safe, quiet area.

A place to drive through - Afraid main roads (Richmond rd, 37th street, 17th ave) are expanded and our community becomes a place people drive through

Community participation - As new infills are built in our community I see young families/professionals moving into the neighborhood but not at the community association meetings or out at the community events.

Revitalization?? - The idea presented in the description box for this section- that all of these areas will benefit from change because they need "revitalization" is blatantly incorrect. These are vibrant, lovely communities. Yes there are some obvious areas for improvement (like the empty field at Westbrook station) but the majority of these areas are not in need of significant intervention or ANY redevelopment. To be clear, any reduction of existing amenities (parks, community buildings, playgrounds, green space, parks) is NOT a benefit to the community and is not "revitalization". It is a detrimental activity that affects communities in the short term and the very long-term. Residents in these areas chose these neighbourhoods because they are vibrant communities with open spaces and great amenities (community associations, parks, skating rinks) already. The character of the neighbourhoods (which includes how "dense" they are) should be preserved.

Fear - Community becomes impersonal - Some neighborhoods have more rentals and less owners and seem to be more transient as a result. I fear that outcome for all our communities if redevelopment means lots of new infills and apartments. Part of the desirable nature of our community is the large lots with small, well loved bungalows.

Height of Buildings - I can certainly appreciate efforts to better our community. My concerns are the height of the commercial buildings set out for the Westbrook Mall area. I believe the plan is for 2 - 12 story and a 30 story building. This will add far too much traffic, inadequate parking and block the sun for blocks.

Fear: Future redevelopment will be as horrible as the Nicholls Library - In my view the relocation of the community library to Westbrook Station was a complete failure. The new location is cold, echoey and poorly designed with a staircase to the second floor that is so narrow that two people can't cross comfortably on it. The large population of children from Shaganappi Village that were a constant presence at the old Shaganappi library now have to brave the walk across 6 lanes of traffic on Bow Trail to get to the library. I wonder what those kids are doing with their time now. Anyone who needs to drive to the library can't find a place to park because LRT users are occupying all the parking spaces. I have witnessed a senior lapping the parking lot in search of a disabled parking space give up and leave...many people in the area are commenting that they now drive to Signal Hill library instead because it's more hospitable. And it is never a good sign when your local library needs a full time security guard on duty. I feel sorry for the Nicholls family whose generous donation was wasted on this project. I hope future development in the area is not so poorly thought out.

Increase in rental density - I believe in redevelopment however I don't agree with putting multi units in the middle of our neighbourhood that are rentals. We need people living in the community that want to invest in it not people who are here to stay and use the community for a little while. We already have enough rental units and don't need anymore!

Fear: Staying the course - I fear that this community will be closed minded and want to stay the course, when it urgently needs densification and mixed use. Public housing, rental housing, cycling, walking, etc. should be encouraged. It's not the 1950s anymore, so this neighbourhood needs to modernize.

Westbrook station shows the inability of our councillor to get things done - Westbrook station is the most embarrassing inner city plot of land. Transit oriented design of what? a barren lot full of garbage. If high- rises can't be built at least start with some commercial entertainment. Paskapoo slopes is being developed prior to a transit hub ready to go! Come on city of Calgary, put pressure on the developer already. It's well past time to get this going.

critical density not essential - Spruce Cliff does not urgently need densification. It could use a bit of mixed use, but pounding in more intense development is only going to add to congested 6 lane roadways forever spewing exhaust and noise. Limit growth to the scale that is already working here. Do not turn it into a Marda Loop or Altadore planning disaster because some people think it's the urbanist trend of the decade.

fear bow trail will be a high speed freeway to ring road - with more density bow trail will be even more loaded with cars trying to get up the hill and out of town. it's bumper to bumper and several light waits as it is. If we densify this area and add the west side redevelopment this will become gridlock like Vancouver or Toronto.

Fear: I will live in a fishbowl of oversized infills - I am worried Wildwood will change to high density housing where tall infills will surround my house. It will feel like the infills are crowding out the small bungalows and sight lines will all look down into my back yard. I love this neighbourhood because of it's connectedness and respect for each neighbour, however this will all go away so greedy developers can maximize their profits in a press ganged land use redesignation for more tax dollars.

Fear: densification will diminish quality of life in Wildwood - Densification of Wildwood can only go so far with one road in and one road out (45th St) Spruce Cliff is already feeling the burden with the left hand turn lane from 33rd (Spruce Dr) onto Bow. It is a two light wait at times to turn left. If we double or triple density this will not get better. The current grid system works for the density we have. It's worked for 65 years with no problems, that's why people want to live here now. Don't break what we have by trying to fix a problem that isn't there (available housing). Put density at the hub (Westbrook Station) not out in the limited access communities. This comes at a cost to those currently living in these communities. Let us keep the character and lifestyle of Wildwood, Glendale, Shaganappi, Spruce Cliff, Glenbrook, etc. Maximize brownfield development in this city before imposing re-planned zoning ideals. Victoria B.C. has been very successful with this.

I fear the city planners will completely destroy quality of life for R-1 - I fear this omnibus planning method is another way to try and defeat active community associations who fight to keep R1 neighbourhoods to the same scale they are currently at. This whole project seems scoped to lump high density and low density communities together in order to diffuse blame when arbitrary re-zoning occurs with no consequence to the councillors who fail to represent the areas they claim to serve.

It seems the flavour of the day to densify population in R1 communities at a cost to the quality of life for those who live in smaller homes with decent sized yards. Is it a crime to have a quality of life where your kids can play in your own backyard? Current planning trends make it seem to be. A 60 X 100 lot should not be divided for more structure and less green space. Healthy living should strike a balance between indoor and outdoor living space. People who choose to live in 50/60's bungalows get this healthy lifestyle and do not want this way of life to change to large plastic multi story split lot houses with no yards. Focus mixed use development in the proper areas. Please do not blanket rezone entire neighbourhoods with a hammer approach to planning.

Densification - If you are not a direct neighbor to a rezoning or land use designation change, the engagement process discounts your input. However at the same time if that same type of rezoning/land use has already been completed within a few blocks of your home, that is considered a reason for the land use change/redesignation to be "OK" across your back alley. So essentially residents have no say as these changes creep across their neighbourhoods. They had no say when it was 5 blocks away, and they still have no say when it occurs next door, despite significant engagement, push back, neighbor petitions, etc. The mayor and most city councillors want densification with no regard to the opinions of neighbors. This has gone too far.
maintain setbacks - i fear front yard setbacks will change to allow bigger houses closer to the front curb. This shadows the houses next to development and encloses the street view.
Continued Thoughtful Planning (if required) for Shaganappi - Other than Westbrook Mall area and Jacques site (that desperately need thoughtful re-development), we have lots going on in Shaganappi and I fear more re-development zoning would change the community's great character, etc.
Noise and light pollution - It's a quiet neighbourhood, and I worry that development and density will leak from the main corridors into the quiet streets.
Rushed development and densification - We are already seeing developers purchase properties and move to develop areas without there being a long range plan in place. I fear that we will end up with a series of projects that aren't cohesive and don't work together to support the community. Changing zoning bylaws changes the feel of a community and the people it attracts. We love this area because of the quiet feel brought by R-1 zoning. We hope to keep the integrity of that.
lawless park - increasing the natural area park feels unsafe, -parks, police, nor bylaw seem to patrol ... city restrictive use signage makes it a safe haven for questionable behaviour in the areas behind the signage.... city only responds to SR 311 request from someone brave enough to venture in... yet area promoted as the available green space to support the park space ratio for a healthy community population density/growth
Fearful of Budget Cut Implications - I am concerned about the cuts to the municipal and provincial budget, and what that will mean for communities. For example, the skateboard program being cut. The "pop-up" events are an excellent opportunity to connect with communities without having to built permanent infrastructure. I'm saddened that this popular program will no longer exist.
Fear that Shaganappi Golf Course will be sold - -I fear the golf course will be sold (like the Richmond road one) and that area will be sold to developers. I appreciate that it's used all seasons (CC Skiing).
Perpetual Construction - constant area construction is exhausting - noisy & disruptive - the assumption that the majority are at work 9 - 5 and noise does not therefore matter, large vehicles & equipment on residential streets, one year across the lane, next year to the south , year following to the north, then across the street ... makes greenfield neighbourhoods where the street is built out and done for quite a few years very attractive ... the offset of a coffee shop that you could escape to for a break... yet to materialize, and the commercial / social services that exist close their doors by 6PM and go home to their nice quiet community leaving the community to feel vacant/unoccupied.

Hopes and Fears - My hope is that the city turns the Richmond golf course into a community park. My fear is that the city will sell it to a developer, taking away green space and turning it into high density housing. My hope is that the city will calm traffic and add lite crosswalks to Richmond road. My fear is that they will widen it putting yet another main drag through the heart of our community, making it even less walkable and more busy. My hope is that the city will include the value and space for RC1 lots in their redevelopment plan. My fear is that they will increase density while not giving proper thought to the effects this has on current residents. My hope is that the city will look at the effects their property tax increases have on those living in the community. My fear is that the city will continue to increase taxes forcing seniors from their homes. My hope is that the residents of these communities really do have a say in the decisions that are made. My fear is that this is an expensive exercise in futility and that the city already has their minds made up on what they will do with our neighborhoods.

Fear of gentrification and hope for inclusive density - I fear that all the affordable housing will be replaced by upscale infills and the area will lose all its diversity. My hope is that the Westbrook area develops in a way that allows for people of all walks of life to continue to live near the jobs, amenities, and transit that make the area great. Happy to see more apartments, townhouses, laneway houses, social housing, etc. to maintain this mix. The local shops and restaraunts can only benefit from denser population too. The area around the mall and station is a good site for higher density developent since there is so much empty space between mall parking and the old EMHS lot. What kind of inner-city neighbourhood has that kind of sprawl? With more people living around the station the area would likely feel much safer. I hope that this can be a neighbourhood to which young families can afford to move and in which seniors and differently abled people can access everything they need without cars. I hope that the Westbrook station transit hub can better connect the broader neighbourhood through better local connector transit, safe bicycle storage, and a pleasant walking periphery. I fear that Westbrook Mall and station and surrounding area will remain a giant paved moonscape. I fear that the car will always rule this city at the expense of everything else. I fear that NIMBYism will shut out development that helps vulnerable communities. I hope to keep living here!

Over supply of Retail - vacant sites - Concern - Hearing that mixed use retail /residential is the "idea" that will fund ongoing operating costs for the developments - the community has lived expericnce of vacant retail with the negative "image" that creates. , If "all" residential development have the same idea, this strategy will fail. Retail needs competitive rent rates to survive - the unfair burden of operating costs / higher rents to carry the rest of the site does not seem like a viable plan for thriving buisness long term... look to the Westbrook LRT / Library building - coffee shop out of business in part due to high rent & not enough area population to support it. eg - Spruce Cliff history - bank that became pawn shop. Poverty demographic of 30% inside the community boundaries yet local retail offerings market to a higher income demographic - if market area is to be larger- need infastructure to deal with the traffic this generates on the community streets... few willingly live on a street that is burdened with cut thru /in-out traffic.

..... - Fear - that the Shag Village site will follow the path of neglect that Spruce Cliff / Hemlock Cr endured before it is redeveloped.

Natural progression not forced density - My fear is density being forced into existing family residential communities. Let the communities with larger lots change or not as the market dictates. Many older residents and new buyers purchase in our area because they appreciate developed yards, room for kids and dogs to roam and room to grow food. One size does not fit all, some prefer new all house with no yard and others desire the benefits of our older residential neighbourhood lots.

<p>Fear- giant buildings in residential areas - I fear an influx of giant multi-story mixed-used buildings in areas currently occupied by single family houses. No one buys a house, hoping that a 5 story mixed use building will go in next door or down the street. All new builds should need to fit in with their surroundings!</p>
<p>Fear: insensitive development - While I am open to some change, my fear is losing the character of the neighbourhood. R1 zoning does not stop speculators from replacing small bungalows with giant single family houses that fill the lot and dwarf the neighbouring houses. Some of the giant new houses have been on the market for a long time, which makes me think that no one asked for them.</p>
<p>Stall - speculation & land banking - fear that this exercise of "idea" of area land use intensification on more than a site by site basis will drive speculation / land banking (with years of no development or site maintenance in the holding period) - especially between the idea & council actually approving the changes. think there is also a risk of stalling the small incremental increases - as developers have told us the financial viability in this type of development is found in buying lower zoned lands and capturing the value of up zoning.</p>
<p>Working Group an Attempt to Redefine Stakeholders Beyond Landowners - If so, is this appropriate? Or as with the recent direction of pipelines consultation, is it attempt to diffuse interests sufficiently to make the regulator, and in this case, City administration the final arbitrator for interests involved, including favoured special interests? I wonder if developers are fully aware of this, and the impact it might have in a manner similar to the impact on the energy industry? In support of this fear; noted that owning land is framed as a potential conflict of interest in the Working Group Terms of Reference. Traditional consultation on land use has treated it as a direct interest, will all area homeowners be required to declare this potential "conflict" as required by the TOR?</p>
<p>Fear: Central Planning via Districts, vs District Plans Admin by Planning? - Are we trying to trying to solve an administrative/implementation problem through incremental planning policy? Why not try continuity of staff and engagement by area, accountable to and supported by the Ward Councillor? Will incremental funding be available for infrastructure upgrades? If so, how is that allocated by competing district interests? By Councillors, or perhaps by administration? How does administration advise competing interests on Council?</p>
<p>Fear: Working Group Selected By Administration No Transparent Criteria - Each CA has one representative - no evidence to date that these were appointed by their CAs. Balance of working group representatives are selected by City administration, without clear criteria and transparency around reasons applicants were eliminated from consideration.</p>
<p>Fear: Are We Just Creating More Zoning Dead Zones? - The Working Group is framed in its Terms of Reference as a visioning exercise, but at this stage with no commitment to staff, policy or funding to implement the vision. The two guiding policy visions are already set, with the framework of the new guidebook for great communities complete on conclusion of prior engagement already complete. So nothing beyond that has been promised by the new visioning exercise. Shaganappi is on the front lines of 4 prior planning visions over the past 12 years. Prior vision exercises in Shaganappi resulted in a ~\$300 MM + City investment in making the Westbrook Station Area worse over that period than it was before; now a CPTED wasteland. Prior planning have resulted in a chronic non-resident landowner issue, particularly on the West side of the community in expectation of further zoning upside, or over-zoned land resulting in un-fundable projects. The community might reasonably have no expectation that this 5th visioning project will have better outcomes.</p>

<p>Why is the city trying to reduce the role of community associations? - By implementing the local area plan, resident and CA feedback will be reduced as its now in a "plan area" not community. I see this as overreaching by the planning department in order to fast track projects that are perceived as "the right development" whether or not the impacted residents agree.</p>
<p>Why is planned density is required for funding? Can we stop re-re-zoning?? - This was the context of main-streets and we have not seen any funding as a result of significant up-zoning. City should allocate capital then work on zoning. Additionally it seems that the city is continuously zoning land just creating more uncertainty for people.</p>
<p>Safety and garbage - homeless and garbage are a serious issue at the westbrook LRT station creating a hazard near a library for families.</p>
<p>High voltage power lines on Spruce drive - Fear the power lines will cause damage or harm due to an accident or weather. Also keeping private redevelopment investment away</p>
<p>Rezoning concerns - Fear that this will turn out to be another project that lead to higher density with the expense of drawing out single home residents</p>
<p>By laws override ARP - ARP Is being under looked by the Administration when it's come to new developments, and worry that at the end of day developers and City Planning are only basing by law as their guiding principle without seriously taking the collective understanding of ARP or neighbours inputs to the development permit process.</p>
<p>Vehicles - Spruce Cliff is now a high density area, and pretty much all units have 2 vehicles, clogging the streets, and making exits from driveways potentially dangerous on the narrower streets. On some streets, the 50kph limit is dangerous. Overall, vehicles are a problem, and the bigger the vehicle the bigger the problem. There must be a solution to this in the future.</p>
<p>Fear: City Planners Continue to Work to A False Premise - ... that zoning and visioning creates incremental investment in density.</p>
<p>More planning, zoning and engagement - why? - The Sunalta West/Upper Scarboro/Shaganappi communities have seen enough planning exercises over the past ~10 years. It began with the Westbrook ARP, then the West LRT, then the Jacques Lodges site rezoning, then our portion of 17th Ave SW Main Streets plan, and also included planning for the Crowchild Trail corridor. Now we have the Westbrook Communities Local Growth Planning project! Get the idea... We are probably the most "participatory" community and community association as far as these sort of City of Calgary undertakings is concerned. What do we have to show for this effort - undeveloped Jacques Lodges and Westbrook Village sites? Both are not happening partly due to the change in economic conditions over the past 4 years. However, if the plans for these two main areas had been more realistic and practical, development might have still occurred. In regards to the Jacques Lodges site, community expressed many times that the TOD guidelines imposed upon the site were not going to work but no one really listened (idealism over practicality). As for the Westbrook Village site, perhaps there is too much higher quality inventory of this type of development opportunity that this was never going to be an early development as hoped for in the 2009 ARP. I urge the City of Calgary planning department and City Councillors consider accepting less than ideal plans but ones that will see these undeveloped sites begin to have a heartbeat again. We do not need to have more urban planning theory imposed upon our communities. I am all for sensible urban development but high density on a small footprint only works in the right place to make living street levels. However, it does make for good numbers if someone wants to report on increased densification without reporting on how it is achieved.</p>

Moreover, increased density is happening very naturally within our communities including along 17th Avenue, 33rd Street and Bow Trail, under existing guidelines.

Glendale Family - Hope - that Glendale is able to maintain its R1 zoning - we love Glendale and raising our kids here and choose it because of its R1 zoning and community. Adding density is ok, but it should be done thoughtfully and the overall community feel is that it should be done on the outskirts. Fear: That the entire community and/or TOD area will get blanket re-zoned in a push for density and that all of Calgary will look the same. Density increase is ok, but it should be done on outskirts and not with a 400m circle around the LRT station.

I want to age in place in my house - I want to be able to spend the next 40 years in my bungalow. I have great relationships with many neighbours and the community has similar collective values that bring us together. We respect each other and all contribute to a community of trust and respect. These values go away under densification. I have experienced this first hand living downtown. The creep of densification does not need to enter these legacy neighbourhoods. All it does is displace relationships between souls and forces large insular developments and greed driven infills that keep people to themselves. The strength of the west has always been people caring for one another in communities. I feel the design of planners and refining for max density is completely destructive to these connections when scale and space are not considered. Please do not ruin a good thing by removing the common values of our community. Families that contribute to the economy and stay in a City seek the security of established neighbourhoods not the churn and burn of rapidly changing, overstuffed densification.

Hope: a defined planning principle protecting parks and greenspaces - I really believe that a fundamental principle of this planning work should be that "NO park space/ green space will be included in the scope for possible development". Parks and green spaces are inherently very valuable and go up in value EVERY time there is ANY increase in density.

Please!!! Do not reduce ANY parks or public green spaces in any of these neighborhoods! They are an investment in quality of life for all residents!!

Hope: Equitable Process. Fear: Nothing Will Change. - Across the inner city, up-zoning has impacted property values very positively for those who put the least into the community. Their property becomes ripe for redevelopment, and the less they've invested, the greater the return. Those who have committed to the area with upscale home development may suddenly find a 5-story building looming over them, driving their property value down with no compensation. In Shaganappi for instance, the West LRT Land Use Study recommended no change in the area's zoning. Yet the City forged ahead with its own vision, essentially dismissing that study, along with some clear intentions of the later Area Redevelopment Plan.

Elsewhere in the inner city, corner lots are being turned into 4-unit townhouses. The adjacent home to the development now has four units looking over their backyard, definitely decreasing their property value, again without compensation.

In general, the City seems to turn a blind eye to the Municipal Government Act, which does not allow such zoning changes to adversely impact property values or quality of life.

This is just one of the reasons the will to engage with the City has fallen dramatically. Feedback offered on heights, density, setbacks, etc... has all been overturned. The general impression is that the engagement process might result in influencing trivial issues so the City can say it gave something up, but there will be no effect on anything of substance. A feeling of manifest destiny has taken hold - and that has driven many good people to the sidelines.

SHOW US!			
Comment	Category	Longitude	Latitude
8 Ave is really wide. Cars drive really fast here.	CHALLENGE	51.04501975	-114.14320161316041
I really like the view of the Calgary tower while walking and biking East on 8th Ave.	OPPORTUNITY	51.04489738	-114.14474817655127
The sidewalk feels really close to the cars on 17th Ave. It's also really narrow on the south side.	CHALLENGE	51.03753833	-114.15176931532712

Water drainage is a problem here, especially in the spring when the area becomes a giant puddle. I feel it could be a real opportunity for allowing native plants to grow and thrive and creating a more natural ecosystem.	OPPORTUNITY	51.03278428	-114.15226910098485
All of the recreational green spaces should be protected by a 30km/hr speed limit. People drive WAY too fast on 5th Ave	OPPORTUNITY	51.050024	-114.150883
I would love to see the golf course reduced in size or eliminated altogether. It is such a shame that such a wonderful part of the city is restricted to a few people who play golf or cross-country ski. My preference is for mainly a park but some development would be okay.	OPPORTUNITY	51.04491761	-114.1238012554154
Access to, and parking at, Edworthy Park is terrible. The steep hill is very dangerous as it is narrow , twisting and shared by bicycles, pedestrians and vehicles. A separate & well-graded cycle/walking path is needed.	OPPORTUNITY	51.06208859	-114.15617170541636

The empty lot above the train station is a missed opportunity to bring the community together. A multi use space/park would make the area safer and bring the communities nearby together.	OPPORTUNITY	51.03871752	-114.13718250409079
Why is this space just sitting here? Is it supposed to be a park? Feels like an empty lot that just collects garbage.	OPPORTUNITY	51.0384089	-114.13655210492394
Surely the owners of Westbrook Mall can re-evaluate their contribution to the community. I love that there is a Walmart and Safeway but I never walk through the mall because nothing is in there. Get creative and start re-using this space.	OPPORTUNITY	51.04279334	-114.13905838671914
Burnt out dilapidated homes should not exist for long periods of time within residential communities. Either renovate or knockdown.	OPPORTUNITY	51.03928254	-114.13153556162399

Missed opportunity with this space as well. I know it is private property, however, the Salvation Army should be creative in figuring out how to best serve the community with this space.	OPPORTUNITY	51.0384424	-114.13102683296461
Why has nothing been done with this land yet?	OPPORTUNITY	51.04256291	-114.12009983792107
Let's get this golf course outside of the city. It doesn't serve the majority of community member, only those who golf. Perhaps keep part of it as a driving range. But let's add so much more to it..... Fenced dog park, skating rink, running track, basketball court, BMX trails, baseball / football field, a place for a new gym, a wading / splash pool in the summer, climbing wall. The Douglas Fir trail is so fantastic, let's build off that!	OPPORTUNITY	51.04460203	-114.12553086768207
A wonderful golf course. Please dont change a thing about it. One of the few profitable golf courses in the city.	OPPORTUNITY	51.04405347	-114.12703614849023

It was disappointing to lose a small commercial building with the construction of the LRT, especially because this is exactly the kind of development that should be close to a train station. Land near the 45th Street station should be redesignated to allow for commercial and mixed use development.	OPPORTUNITY	51.03814169	-114.15232260525809
Please do not add more commercial buildings to this area. They are not needed nor are they wanted by the residents of nearby communities.	CHALLENGE	51.03795588	-114.15226416178953
This is a wonderful dinner theater.	OPPORTUNITY	51.04398411	-114.14025722010423
Westbrook mall is so out-dated, and SW needs a more upgraded version of Market mall or Chinook!!!	OPPORTUNITY	51.04111126	-114.13850241172497
We prefer that this land can be used as a green space but with playground facilities, instead of a fenced private area.	OPPORTUNITY	51.0420222	-114.1217715349599
The playground should be upgraded at some point.	OPPORTUNITY	51.04018751	-114.12099458296954
Why keeping such a wild empty lot? Why not extend westbrook mall or a bigger recreation center?	OPPORTUNITY	51.03914241	-114.1361203143638

The library should make better use of the empty lot around this building and make itself bigger. We just never go to this library location and drive to Signal hill because it is not parking friendly and not big enough for family.	OPPORTUNITY	51.04047491	-114.13593567028023
Continuation of sound barrier should flow through park fully rather than change to chain link fence.	CHALLENGE	51.04029895	-114.16414976096766
Sidewalk right next to the road and the houses have fences feels dangerous to walk on it.	CHALLENGE	51.01967879	-114.15031774987563
More shade trees	OPPORTUNITY	51.02528542	-114.16303648425574
The city recently removed a number of trees from this park and nothing has been planted to replace them. Also this playground equipment is ready for an upgrade based on the heavy usage it gets from the local community p.	OPPORTUNITY	51.02081758	-114.1546898201036

<p>Spruce Drive is neither safe or friendly. Far too over-designed it encourages speeding. With no marked crosswalks and streets approaching from one side only, many motorists ignore pedestrians attempting to cross. Adding crosswalks and a crosswalk sign at each intersection would help motorists be aware. Narrowing the street and filling in the empty boulevard would be a good start to make this feel like the residential road it is supposed to be.</p>	OPPORTUNITY	51.05235923	-114.15042451150212
<p>Road is narrow with no room for cyclists or pedestrians and many blind corners. Many people drive far too fast despite the speed limit being 20 km/h. It is unfortunate because it is too dangerous to cycle with young children, and there is no other access to the river valley pathways. Better enforcement or speed bumps would make this much safer and more enjoyable.</p>	CHALLENGE	51.0559372	-114.15923260485044

It's been several years since the High School was demolished to make way for the C train. If a developer can't be found then why hasn't this land been developed as a park, plaza or even an open market?	OPPORTUNITY	51.03818466	-114.13589570671402
A family friendly paved pathway connecting Wildwood to the river valley pathway is sorely needed. Quarry Road Trail is an option for older children but the gravel pathway is not ideal for small children, many adults are also uncomfortable riding on the gravel. A more direct paved pathway for cyclists commuting from or through Wildwood towards downtown would also benefit. Another benefit would be that added activity would reduce the nuisance crime and litter from the homeless camps scattered in this area. with more activity	OPPORTUNITY	51.05081024	-114.13245014230637

The design and alignment of this intersection makes this dangerous for pedestrians crossing Bow Trail. Vehicles turning left from 45th Street towards Bow Trail eastbound are often unable to see pedestrians on the crosswalk, with near misses a regular occurrence.	CHALLENGE	51.0487976	-114.152716791418
The owner of the Westbrook mall clearly has no interest in the mall's upkeep. The city needs to work with them to see this space properly maintained.	CHALLENGE	51.04340308	-114.13955610412914
This intersection is dangerous for pedestrians. The northwest corner needs to extend further, as it is pedestrians have to step out onto 45th Street to be able to see if it safer to cross.	CHALLENGE	51.04986623	-114.15278683600143
If the owner is not interested in developing this land then they should be required to convert it into a public park or green space until they do.	CHALLENGE	51.04298236	-114.11836386658227
Edworthy park desperately needs updating. The pathway is far too narrow for the amount of people using it.	OPPORTUNITY	51.063479	-114.15455208497453

<p>Since the East Village redevelopment, homeless camps have increased in the area between the Bow River and Douglas Fir trail. More needs to be done to patrol the area and remove these camps and the illicit activity that often accompanies them so that citizens can feel safe using the pathways in the area.</p>	CHALLENGE	51.05097028	-114.13017267486076
<p>Keep the golf course! It is the best public golf course in the city, giving those people who can't afford private courses the opportunity to play the game. It is also a wonderful place to cross country ski in the winter months - a sport which is under served in this city. In both these capacities, this facility is used by people from all over the city, not just the local area. As such it brings people into our area who will support local businesses.</p>	OPPORTUNITY	51.04369399	-114.12504395832639

Love that the Calgary Lawn Bowling Club has moved to the community! Joining the club has enriched my life and brought many members of the community together in activity and fellowship. Lawn bowling is a fantastic sport for all ages.	OPPORTUNITY	51.04731874	-114.13556679032946
Add a pedestrian crossing light at intersection of 26 ave and 49th st. Drivers don't see/stop for kids crossing here	OPPORTUNITY	51.0304597	-114.1577071465693
Better pedestrian crossing options needed at Bow trail and 33rd. The overpass by the safeway is too far away and forces walking in a busy parking lot. Residents who used to go to the spruce cliff library now have to cross 5 lanes of traffic (with small kids) to get to the "replacement" library.	CHALLENGE	51.04157268	-114.13558171228834
The wildflower arts centre is wonderful. This is an example of a great community amenity that could be replicated by the city in other areas (like Westbrook mall)	OPPORTUNITY	51.04658514	-114.13586638188838

Love the new turtle in turtle hill. A great example of naturalized "art" that is fun for kids and still maintains the beauty of nature.	OPPORTUNITY	51.03213405	-114.15371452660332
The trees planted along the road here are nice. Expand this into the empty gravel area behind it- it is wasted space that could be nice	OPPORTUNITY	51.04221322	-114.13624771662512
GREEN space, shared gardens in a courtyard environment suitable for children/professional singles and elderly citizens looking for affordable housing.	OPPORTUNITY	51.03951506	-114.1376791215361
This ctrain station is a major crime hub. We need a police presence and many many more transit police to stop the waves of homeless drunks and drug addicts pouring out of this station.	CHALLENGE	51.03884722	-114.13633106955349
The pathway is cosed here in the winter due to ice and snow. This could be easily maintained as a winter fat bike trail combined with Edworthy park and Shaganappi x country ski tracks.	OPPORTUNITY	51.04844391	-114.1222725254188

This open field and the trail in the trees has become a hot spot for drug dealers and homeless camps. There are needles all over the ground. Maybe clear the brush away in between the trees and thin it out so bad people can't hide here.	CHALLENGE	51.05192596	-114.13678863101087
The side trails for the douglas fir have never really been optimized after the slope sliding. The new ropes and bridges are hap-hazard and poorly constructed. A small amount of investment here would make such a beautiful park with so much to offer.	OPPORTUNITY	51.05496869	-114.14610949880833
All of these intersections should have crosswalks painted. Cars speed by to work and nobody stops for kids going to school.	OPPORTUNITY	51.05212493	-114.14534549325286
The left hand turn lane into Wildwood is very short and backs up Bow Trail in the fast lane when there is cars wating to turn. IT could be a bit longer which would make it safer and allow traffic to flow in both lanes instead of the left lane getting plugged up.	CHALLENGE	51.04882605	-114.15337049408896

keep the gate open here for access to x country skiing. Help the club with snow making machines. We loves this offer. It makes Calgary more bearable in the winter.	OPPORTUNITY	51.04487667	-114.13034819747703
thin the trees here to enable riverside lounging and to keep the drug users away. Clear visibility would go a long way to deter unwanted activities.	OPPORTUNITY	51.06429354	-114.15450807610297
Support JJ's to have an outside patio.	OPPORTUNITY	51.04835017	-114.13610700248887
Plant trees along the roadway here it looks very industrial and freeway like. Odessey Pizza was awesome, a great patio could be here if there was a traffic break.	OPPORTUNITY	51.04542066	-114.14198899960235
Add landscaping and trees to the open boulevard here it looks like frozen tundra.	OPPORTUNITY	51.03790871	-114.14021065805899
The sidewalk here is so narrow a wheelchair could barely pass. It is unnerving to have traffic speeding by at 80 Km/hr with only 2 feet wide of pavement. (just west of the dairy queen on Bow E/B)	CHALLENGE	51.04642189	-114.14643315778463

Have enclosed bike lockers with security cameras for e bikes. I feel crime here deters people from leaving their bikes.	OPPORTUNITY	51.04004994	-114.13646524031046
The map and advertising sign for the BRT is so bright and always flashing. It is distracting to traffic and makes the area feel like Vegas. I can't begin to understand how the residents in the area feel about this.	CHALLENGE	51.03003502	-114.14107273604616
Love the bike shop here. More should be done to refine this space and support an outdoor patio. Trees could be planted along the roadway to be a buffer.	OPPORTUNITY	51.04822789	-114.15372240144791
Another bridge would be useful as it would allow more bike and walking traffic to get to Foothills Hospital, University of Calgary and SAIT. The Edworthy park bridge is often crowded in the summer and there is conflict between pedestrians and bicycles.	OPPORTUNITY	51.05600048	-114.14140535692285
There could easily be x country skiing at the park a better winter offer is needed in the City.	OPPORTUNITY	51.06440098	-114.15807996090405

The abutments for the red pedestrian bridge have graffiti on them. A mural could be added to deter unsightly tagging.	CHALLENGE	51.04093926	-114.11894258790929
The alley next to Glenmeadows school needs better drainage and grading. The holes/ponds created when it rains and snows are unbelievable.	CHALLENGE	51.03404805	-114.15854076216527
Turning left from the plaza with your vehicle to access Bow Trail (westbound) is very difficult and dangerous.	CHALLENGE	51.04853921	-114.15312337110777
This strip mall could do with an update (the rear section near the bottle depot) especially	OPPORTUNITY	51.0290102	-114.14188205696439
Crime Hub	CHALLENGE	51.04044607	-114.1362722508349
Convert parking spaces (mostly unused) into green space, plant grass and trees. This will cause the 26ave to feel smaller which will reduce traffic while at the same time improve the look of the community along 26 ave.	OPPORTUNITY	51.02977586	-114.13248360157016

Making any movement via car (left/straight in particular) at this intersection is very difficult given that the visibility is reduced due to parked cars. I've seen numerous accidents at this intersection.	CHALLENGE	51.04326616	-114.14132822619548
street & pedestrian safety could be greatly improved if a curb extension was added on the south east corner	OPPORTUNITY	51.04467555	-114.13519654544697
convert the lane behind the strip mall to a street so that the parking lot is not used as a cut through... also has area has long site lines (ugly) back of shop and garbage bins.	OPPORTUNITY	51.04865369	-114.13573241132983
traffic circle? traffic behaviour	CHALLENGE	51.05219632	-114.1411930888075
traffic behaviour - 4 way stop?	OPPORTUNITY	51.04496497	-114.13540621412757
this is an entrance to a significant historic site - Quarry Road Trail... and it looks like a back lane entrance - needs some love!	OPPORTUNITY	51.04841033	-114.13383483154045

significantly improve the walking / cycling experience along this Bow Trail adjacent pathway by adding a low high wall max 42" to shield the flying rocks and help divert the wind tunnel that travels down bow trail.	OPPORTUNITY	51.04272901	-114.13774702325276
bury the above grade utility lines and put in this centry street lighting so the community can have pole banners	CHALLENGE	51.04345163	-114.13518523154552
move the street front above gread power lines to underground or divert to down the lane	OPPORTUNITY	51.04895441	-114.14110809396946
significantly impover this residential street that has front doors facing it ... reclassify to residential - and some traffic calming features to discourage cut through traffic ... 37th north of bow trail is a very different street than the sections south	OPPORTUNITY	51.04806644	-114.14112858831477
bury the above grade utilities running down the south side ... add the missing sidewalk section at the west end to tie into the walkway	OPPORTUNITY	51.04502672	-114.13805443826557

city needs to buy this land to secure the "park" designation long term... it is in the park/population ratio to support density in the area	OPPORTUNITY	51.04580843	-114.13631805186658
reconsider the restrictive signage "use" guidelines for this very busy park	CHALLENGE	51.05020497	-114.13184637527128
park conditons with dirt patches & significant weed are worse every year in part due to increased foot traffic with increased density .. put the watering system back in	CHALLENGE	51.04973959	-114.13387979419907
narrow this intersection "y" speed exiting entering crossing lanes to do so.	OPPORTUNITY	51.05111453	-114.13608373401026
tea house year round link to the walking trails of Quarry Road Trail and the Bow River pathway ... year round use	OPPORTUNITY	51.04472964	-114.12311377073425
clear out the noxious weed & burrs in Lowery garden especially the area desginated as off lease dog area	CHALLENGE	51.05201322	-114.12979844768648
engineered walkway - add lighting and restore paving & pathway width Willow Cr to 37th ST	OPPORTUNITY	51.04903078	-114.13934716964947
add some park benches amongst the trees closer to the street	OPPORTUNITY	51.04967059	-114.1332700416615
add the missing sidewalk on the east side of Poplar Rd	OPPORTUNITY	51.04563585	-114.13673521786752

add the missing sidewalk on the north / east side - to link Cedar Cr section & the one to the north /west - busy walking route well worn in the dirt.	OPPORTUNITY	51.05180997	-114.13648124291612
improve pedestrian safety - need better makings for the cross walks - staggered stop line on the north east lanes often miss the stop line and park over the ped crossing... the stop line signage on the north side points to the centre line of the cross walk space ? ... sidewalk on the north east corner needs to be much wider - people waiting to go south conflict with people traveling east west	OPPORTUNITY	51.04510782	-114.14113478428197
engineer walkway needs lighting and restoration of surface	CHALLENGE	51.04677271	-114.14034687937931
sidewalk on the curb edge of Bow Trail needs to be wider and have some kind of barrier.	CHALLENGE	51.04566122	-114.1423694545996
Some sort of warning should be posted about the pitbull issues in this off leash park. 4 dogs killed in the last 5 years by off leash pitbulls in this area is 4 dogs to many. Put up warning signs or ban them from the park.	CHALLENGE	51.06013455	-114.16124821844072

There should be transit security here all the time. This is a very dangerous station. The crime in the surrounding communities all comes from this terrible station.	CHALLENGE	51.03966119	-114.13686969741187
Quarry Rd Trail should be paved to make it safe for cycling in summer and winter.	OPPORTUNITY	51.04867263	-114.12587101475906
Vehicles doing u-turns travelling eastbound on Bow Trail at 45th St SW to travel westbound, slow down the turning lane into Wildwood, extending wait to multiple lights. Extend the timing of the advance green, extend the turning lane, and put up a sign reminding drivers u-turns are illegal at controlled intersections.	CHALLENGE	51.04879381	-114.15291689267865
Focus development efforts here! This is the opportunity the neighbourhoods want the city to explore/ follow through.	OPPORTUNITY	51.04143982	-114.13834938117043
link the bow river pathway to the golf course site - expand the seasonal use of the golf site .. opportunity to tap the walking / hikers to club house from Quarry Road Trail / Bow river pathway	OPPORTUNITY	51.04588882	-114.11867627540582

Really like how the bike infrastructure was improved here to make crossing 17th easier and safer. Would love to see more bike friendly infrastructure in the area.	OPPORTUNITY	51.03784448	-114.15593913359339
5 storey MX-2 development with little sensitivity to ARP plan and existing residents feedback. This has caused a lots of grief to residents living along 25, 26 and 26A st, as well as pedestrians using that sidewalk from LRT station to 17th Avenue. It does not create more walkable area.	CHALLENGE	51.041308	-114.12447850103399
Open up the green space if development plan is not decided instead having a "waste Land" in the middle of the city next to a golf coirse. Appreciate low to medium density development is encouraged.	OPPORTUNITY	51.04233761	-114.12057146772372
Safety concern.	CHALLENGE	51.04142554	-114.1398374487876

<p>Lots of land (either undeveloped or soft developed like parking lots). at a transit hub with commercial (shops and offices) already. Incredible opportunity to fully develop this area with high density of everything (condos, offices and more commercial) - this could really become an inner city McKenzie Towne. Chinook and Market Mall are bad examples because they have no residential, and the way the malls are surrounded by parking lots creates a barrier to foot traffic and community feel. Eau Claire failed for several reasons, but not because of mixed use and approachability (I think it failed because there just aren't enough people living there or visiting after office hours). Also, I think Shaganappi Golf Course could be reworked into an all-season park (still with golf course if wanted) modelled on the Bowness Park layout (cafe/patio, winter and summer mixed use, etc).</p>	<p>OPPORTUNITY</p>	<p>51.04078079</p>	<p>-114.13876825803979</p>
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replace the fence with a more permanent and sturdy barrier. the current fence gets damaged and in portion falls down after every winter.	CHALLENGE	51.0445219	-114.13961080741034
The sidewalks are extremely narrow and two people can not walk next to each other at the same time. Widening the sidewalks would promote more foot traffic and breed more community engagement and interactions.	OPPORTUNITY	51.0421436	-114.1468623881964
Very nice accessible playground behind wildflower. This design should be replicated at other parks.	OPPORTUNITY	51.04561033	-114.13613512274617

Appendix: Calling All Kids submissions

